

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

**Wednesday, January 11, 2012
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: Beveridge [Alternate: Miles], Bucknum, Gordon [Alternate: Oluwole], Harris, Horiuchi [Alternate: McGee], Hurwich, Kidd, Lowe, Mac Donald [Alternate: Johnson], McFadden [Alternate: Pierson], Parrott, Robertson, Vidor, Wells, Wyrick-Parkinson
Vacancies: West Mac/Hoover Tenant & Homeowner Representatives
West Oakland Redevelopment Staff: Jeff Chew, Hui-Chang Li
- II. Approval of Draft Minutes for Meeting Held December 7, 2011 (2 minutes)
- III. Chairpersons Report (5 minutes)
- IV. Open Forum (2 min/speaker)
- V. ORA Staff Report / Informational Items (60 minutes)
1. Standing Agenda Item: Staff Update re: State Budget and Redevelopment
 2. Budget & Projects Update (*included in agenda packet; discussion only if necessary*)
- VI. “Committee of the Whole” Report out: (15 minutes)
[The chairs will report out to the full WOPAC]
1. Report on items scheduled for the **December 7th** and **January 4th** meeting.
 - a. Planning (*MLK/Peralta Draft Master Plan, Letter to BART, 2012 NPI Program Guidelines & Launch, Graffiti Abatement Program*)
 - b. Outreach (*Outreach for West Mac/Hoover Tenant Rep and Resident Owner Vacancies*)
- VII. Old Business: Committee of the Whole Recommendations & Vote (45 minutes)
1. Action Item: Future of WOPAC in post-Redevelopment world
 2. Action Item: Approve Draft WOPAC invitation Letter to BART
 3. Action Item: Approve 2012 NPI Program Guidelines and Launch
 4. Action Item: Selection of West Mac/Hoover Tenant Representative
 5. Action Item: Selection of West Mac/Hoover Homeowner Representative
- VIII. Announcements (5 minutes)
- IX. New Business: Future Agenda Topics (3 minutes)
- X. 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, December 7, 2011

6:30 – 9:00pm

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

MEETING MINUTES – Draft

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

The meeting was called to order by Chair Brian Beveridge at approximately 6:45 pm.

Present - 15: Beveridge, Bucknum, Harris, Horiuchi, Hurwich, Kidd, Lowe, MacDonald, McFadden, Oluwole, Parrott, Robertson, Vidor, Wells, Wyrick-Parkinson

Vacancies - 2: West Mac/Hoover Tenant; West Mac/Hoover Owner

Staff Present: CEDA Redevelopment: Jeff Chew, Hui-Chang Li

II. APPROVAL OF DRAFT MINUTES FOR MEETING HELD NOVEMBER 9, 2011

MOTION was made by Hurwich and seconded by Gordon: To approve the November 9, 2011 minutes.

The motion passed by acclamation.

III. CHAIRPERSON REPORT

Chair Beveridge made prefacing, summary remarks about the goal of tonight’s Special December Meeting of the WOPAC: Staff and the Core Committee Group (Ellen Wyrick-Parkinson, Ray Kidd, Madeline Wells, Bill Vidor) are requesting WOPAC’s guidance and decision regarding the selection of Phase I projects for both the Peralta and Martin Luther King projects. Per WOPAC’s direction tonight, Gates and Associates (the consultants developing the Plans for these two streetscape projects) will then finalize construction drawings for Phase I. Chair Beveridge reminded the WOPAC of some criteria to be used for selecting Phase I Project, such as people who will benefit, catalyst potential and visibility.

IV. OPEN FORUM

No speaker

V. ACTION ITEM: PERALTA/MLK STREETScape PROJECT PHASING

The team from Gates and Associates (Gail Donaldson and David Gates) was present to review the options for Phase 1 for MLK Jr. Way and then for Peralta Street, as well as the construction costs and pros and cons associated with each option.

MOTION was made by Hurwich and seconded by Parrott: To select “35th Street through Brockhurst”, or as far as pass Brockhurst as possible, as Phase 1 for MLK Jr. Way.

The motion passed by unanimously.

MOTION was made by Kidd and seconded by McFadden: To select “Hollis through Haven” and “7th through 10th” as Phase 1 for Peralta Street; and to prioritize “Hollis through Haven” and then the “8th through 10th” stretch of “7th through 10th” if construction funds are limited.

The motion passed by roll call vote.

Yes: 13

No: 2 (Hurwich, Wyrick-Parkinson)

VI. ITEMIZATION OF BUSINESS COMMUNITY'S CONCERNS FOR WEST OAKLAND NEIGHBORHOOD ENFORCEMENT TEAM OFFICERS

The WOPAC would like a report on the activities of West Oakland NET Officers at a future WOPAC meeting and discussed concerns they would like the NET officers to come prepared to address:

1. Response time
2. Streamlining communications
3. Graffiti/vandalism
4. Sale of stolen copper and metals to recycling
5. Strategies for more efficient dispatch
6. Regularly reporting to WOPAC

Staff will include these concerns in a formal invite to NET Officers to attend the February 1st WOPAC meeting.

VII. ANNOUNCEMENTS

There were no announcements

VIII. FUTURE AGENDA TOPICS AND NEW BUSINESS

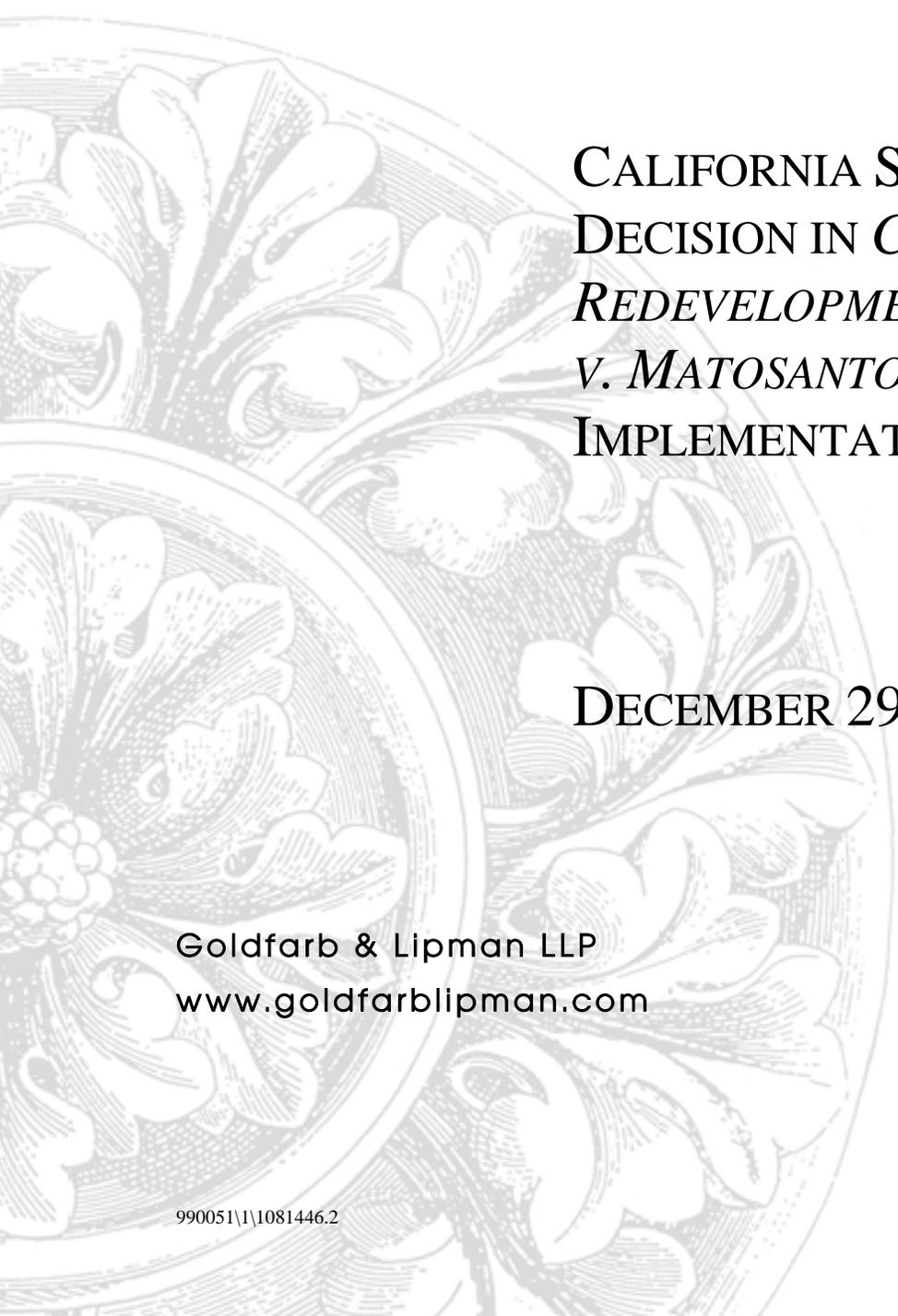
There was no time to discuss future agenda topics and new business

X. ADJOURNMENT

The meeting was adjourned at approximately 9:00 p.m.

goldfarb lipman attorneys

Oakland Los Angeles San Diego



CALIFORNIA SUPREME COURT
DECISION IN *CALIFORNIA
REDEVELOPMENT ASSOCIATION
V. MATOSANTOS* AND RELATED
IMPLEMENTATION ACTIONS

DECEMBER 29, 2011

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This analysis summarizes the California Supreme Court’s (the “Court”) decision announced today in the *California Redevelopment Association v. Matosantos* case (Part A), outlines the key provisions of AB x1 26 (the “Dissolution Act) that the Court found constitutional and that will now control the dissolution and winding down of every California redevelopment agency (Part B), and provides upcoming milestones for implementation of the Dissolution Act (Part C).

As emphasized in Part B and Part C, there are certain decisions and actions that each city or county (the “Sponsoring Community”) that established an existing redevelopment agency (a “RDA”) must make in January 2012 to determine whether it intends to become the “Successor Agency” and/or “Successor Housing Agency” to its soon to be dissolved RDA. See particularly, Part B, Sections IV and V for a discussion of these decisions and actions.

PART A. SUMMARY OF COURT DECISION AND REASONING

I. The Decision

Today, the California Supreme Court delivered its decision in the *California Redevelopment Association v. Matosantos* case, finding the Dissolution Act constitutional and AB1x 27 (the “Alternative Redevelopment Program Act”) unconstitutional.

The Court’s bifurcated decision means that all RDAs will be dissolved under the constitutional Dissolution Act, and none will have the opportunity to opt into continued existence under the unconstitutional Alternative Redevelopment Program Act.

The Court also determined to push back the deadlines in the Dissolution Act arising prior to May 1, 2012 by four months. For instance, all RDAs will be dissolved and their successor agencies will begin to function on February 1, 2012 under the Court’s decision (as opposed to the October 1, 2011 deadline specified in the Dissolution Act itself).

The Court’s decision is final effective immediately.

II. The Court’s Reasoning

The Court found the Dissolution Act constitutional because the Legislature has the broad power to establish or dissolve local agencies as it sees fit. The Court held that nothing in the text of Article XVI, Section 16 of the California Constitution

(the tax increment financing provision) or any constitutional mandates added under Proposition 22 in November 2010 withdraws from the Legislature the power to dissolve RDAs for the benefit of the State.

The Court found the Alternative Redevelopment Program Act unconstitutional concluding that the continuation payments required under the Alternative Redevelopment Program Act were not in fact “voluntary” and thus violate the prohibitions in Article XIII, Section 25.5 of the California Constitution (Proposition 22) related to the enactment of any laws that require RDAs to shift funds to schools or other agencies.

The Court held that the Dissolution Act and the Alternative Redevelopment Program Act are severable from one another because of the differences in the application of the severability clauses of each bill and because large parts of the Dissolution Act are independently enforceable despite the Court’s finding that the Voluntary Program Act is unconstitutional. Thus, the Court held that all but one minor portion of the Dissolution Act can survive despite the Court’s ruling to overturn the Alternative Redevelopment Program Act.¹

Finally, the Court reformed and revised the effective dates or deadlines for performance under the Dissolution Act arising before May 1, 2012, calling instead for those dates and deadlines to be advanced four months from the dates specified in the Dissolution Act.

III. Possible Future Legislation

The California Redevelopment Association and various housing and infill development advocacy groups have indicated their intent to seek legislative modifications or proposals for continuing economic development and affordable housing activities in California. It is premature to speculate on the nature or likely outcome of such proposals. Goldfarb & Lipman will continue to carefully monitor and provide timely information regarding the progress of any future legislative actions.

¹ Only those provisions of the Dissolution Act allowing communities to establish new RDAs and requiring them to make the continuation payments are unconstitutional.

PART B. DISSOLUTION ACT

I. Introduction

As detailed in this Part B, the Dissolution Act, as now found constitutional by the Supreme Court:

- Continues the suspension and prohibition of most redevelopment activities in effect since late June, 2011;
- Dissolves RDAs as of February 1, 2012 (the new dissolution date established by the Supreme Court);
- Creates successor agencies (“Successor Agency” or “Successor Agencies”) and oversight boards (“Oversight Board” or “Oversight Boards”) to continue to satisfy enforceable obligations of each former RDA, and administer the dissolution and wind down of each dissolved RDA; and
- Establishes roles for the County-Auditor Controller, the Department of Finance and the State Controller’s Office in the dissolution process and satisfaction of enforceable obligations of former RDAs.

II. Suspension of RDA Activities and Preservation of RDA Assets and Revenues

As has been the case since the enactment of the Dissolution Act in late June 2011, a RDA continues to be unauthorized to do any of the following pending its dissolution:

- Incur new indebtedness or other obligations or restructure existing indebtedness and other obligations;
- Make loans or grants;
- Enter into contracts;
- Amend existing agreements, obligations or commitments;
- Renew or extend leases or other agreements;

- Transfer funds out of the Low and Moderate Income Housing Fund (the “Housing Fund”);
- Dispose of or transfer assets;
- Acquire real property in most circumstances;
- Prepare, adopt, amend or merge redevelopment plans;
- Approve any program, project or expenditure;
- Prepare or amend implementation plans, relocation plans or other planning documents;
- Cause development or rehabilitation of housing units;
- Join a joint powers authority;
- Form or join a separate legal entity;
- Bring a validation action in connection with issuance of revenue bonds;
- Commence an eminent domain proceeding;
- Prepare a draft EIR;
- Undertake various affordable housing activities;
- Accept financial assistance; or
- Increase employee compensation, bonuses or number of RDA employees and officials.

According to the Dissolution Act, this suspension and prohibition of most redevelopment activities is intended, to the maximum extent possible, to preserve the revenues and assets of RDAs so that those assets and revenues that are not needed to pay for enforceable obligations may be used by local governments to fund core governmental services including police and fire protection services and schools.

III. Permitted and Required RDA Activities Prior to Dissolution

Until February 1, 2012 (when RDAs are dissolved), a RDA is authorized to:

- Make scheduled payments on and perform obligations required under its "Enforceable Obligations,"² which include:
 - Bonds;
 - Loans borrowed by a RDA;
 - Payments required by federal or state government or for employee pension obligations;
 - Judgments or settlements;
 - Legally binding and enforceable agreements or contracts that are "not otherwise void as violating the debt limit or public policy"; and
 - Contracts for administration or operation of the RDA.
- Set aside reserves as required for bonds;
- Preserve all assets and records and minimize RDA obligations and liabilities;
- Cooperate with its Successor Agency and auditing entities (as described below); and
- Avoid triggering defaults under Enforceable Obligations.

In addition, by now the Dissolution Act has required each RDA to:

- Prepare an Enforceable Obligation Payment Schedule no later than late August, 2011, setting forth specified information about the RDA's Enforceable Obligations;
- Adopt the Enforceable Obligation Payment Schedule at a public meeting;

² With one exception, "Enforceable Obligations" are defined in the same way during the suspension period and the post-dissolution period. During the suspension period, the definition of "Enforceable Obligations" does not exclude agreements between a RDA and its Sponsoring Community (although asset transfers under such agreements may be subject to unwinding), while following dissolution most types of agreements between a RDA and its Sponsoring Community are excluded from the definition of "Enforceable Obligations" (see further discussion in Section VII below).

- Post the Enforceable Obligation Payment Schedule on the RDA's or its Sponsoring Community's website;
- Transmit the Enforceable Obligation Payment Schedule by mail or electronic means to the County Auditor-Controller, the State Controller and the Department of Finance;³
- Designate a RDA official to whom the department may make information requests;
- Prepare a preliminary draft of the initial Recognized Obligation Payment Schedule and deliver such schedule to the Successor Agency; and
- Produce documents associated with Enforceable Obligations upon request of the State Controller or Department of Finance.

The Department of Finance may review a RDA action or Successor Agency action pursuant to an Enforceable Obligation Payment Schedule or a Recognized Obligation Payment Schedule, and such actions will not be effective for three business days, pending a request for review by the department. If the department requests a review of a given RDA action, the department shall have ten days from the date of its request to approve the RDA action or return it to the RDA for reconsideration.

IV. Dissolution of RDAs/Creation of Successor Agencies

As of February 1, 2012:

- Every RDA will be dissolved; and
- A Successor Agency will be created for each RDA.

The Successor Agency will be the Sponsoring Community of the RDA unless it elects not to serve in that capacity. In that case, the Successor Agency will be the first taxing entity submitting to the County Auditor-Controller a duly adopted resolution electing to become the Successor Agency.

³ Notification providing the website location of the Enforceable Obligation Payment Schedule will suffice to meet this requirement.

Technically, a Sponsoring Community needs to adopt a resolution before February 1, 2012⁴ only if it elects not to act as the Successor Agency for its former RDA. We advise that a Sponsoring Community electing to serve as Successor Agency adopt a resolution as well to indicate a clear statement of intent.

The actions of the Successor Agency will be monitored, and in some cases approved, by the Oversight Board as described in Section VIII below.

All assets, properties, contracts, leases, records, buildings and equipment of former RDAs would be transferred to the control of the Successor Agency, except as described in Section V below for affordable housing assets.

V. Transfer of Housing Functions of Former RDA

The Sponsoring Community may elect to assume the housing functions and take over the housing assets of the former RDA, excluding amounts in the former RDA's Housing Fund, along with related rights, powers, liabilities, duties and obligations thereby becoming a "Successor Housing Agency" to the former RDA.⁵ While no specific date for such action is set forth in the Dissolution Act, we recommend that a Sponsoring Community desiring to serve as a Successor Housing Agency adopt a resolution to that effect by January 31, 2012.

If the Sponsoring Community does not elect to become the Successor Housing Agency and assume the former RDA's housing functions, such housing functions and all related assets will be transferred to the local Housing Authority (or Department of Housing and Community Development, if there is no local Housing Authority).

The entity that becomes the Successor Housing Agency and assumes the housing functions of a former RDA will be able to use its inherent powers (not limited by the Dissolution Act's restrictions on Successor Agencies) to fulfill housing obligations and will be able to exercise Redevelopment Law housing powers to fulfill such obligations.

⁴ The Dissolution Act specified September 1, 2011 for this action and under the Court's ruling that would mean a revised date of January 1, 2012 which is an impossible date to meet. Accordingly, using the rule of reason, we suggest that Sponsoring Communities have until January 31, 2012 to take this action.

⁵ However, in what is believed to be inadvertent drafting, the Dissolution Act makes it less clear how the former RDA's housing assets, such as property, will be transferred.

The Dissolution Act requires Successor Agencies to repay amounts previously borrowed from the Housing Fund (i.e. to make SERAF payments in prior years), repayment of which had been deferred as of the effective date of the Dissolution Act. These repaid funds would presumably be paid to the entity that becomes the Successor Housing Agency and assumes the housing functions of the former RDA.

The Dissolution Act requires Oversight Boards to direct Successor Agencies to list amounts owed to the Housing Fund on the Recognized Obligation Payment Schedule.

VI. Role of Successor Agencies

All assets, properties, contracts, leases, books and records, buildings, equipment and the existing Housing Fund balance of a former RDA will be transferred to the control of the Successor Agency on February 1, 2012, according to the Supreme Court's modified timeline.

A Successor Agency is required to make payments and perform other obligations due for Enforceable Obligations⁶ of the former RDA, which include:

- Bonds;
- Loans borrowed by the RDA (including amounts borrowed in past years from the Housing Fund);
- Payments required by federal or state government or for employee pension obligations;
- Judgments or settlements; and
- Legally binding and enforceable agreements or contracts⁷ that are "not otherwise void as violating the debt limit or public policy" (at Oversight Board direction, a Successor Agency may terminate existing agreements and pay required compensation or remediation for such termination).

⁶ With one exception described in footnote 2 above, "Enforceable Obligations" are defined in the same way during the post-dissolution period and during the suspension period.

⁷ See Section VII below, regarding the exception that most contracts between a former RDA and its Sponsoring Community will be void and will not constitute an Enforceable Obligation upon dissolution of the RDA.

To facilitate this payment of Enforceable Obligations, a Successor Agency is required to prepare a Recognized Obligation Payment Schedule for each six month period of each fiscal year, including identifying the funding source for all Enforceable Obligations of the former RDA. The first draft of the Recognized Obligation Payment Schedule is now due by March 1, 2012, and should cover the balance of the current fiscal year through June 30, 2012. Presumably, the Successor Agency's draft of the initial Recognized Obligation Payment Schedule should be based on the draft Recognized Obligation Payment Schedule prepared by the former RDA during the suspension period (See discussion in Part B, Section III).

A Successor Agency is required to dispose of the former RDA's assets or properties expeditiously and in a manner aimed at maximizing value (proceeds to be distributed similar to normal property tax proceeds).⁸

A Successor Agency is required to effectuate the transfer of housing functions of the former RDA to its Successor Housing Agency (i.e. the Sponsoring Community or applicable Housing Authority or the Department of Housing and Community Development).

A Successor Agency is required to wind down all other affairs of the former RDA.

A Successor Agency is required to prepare administrative budgets for Oversight Board approval and pay administrative costs.

Subject to the approval of the Oversight Board, the Successor Agency's annual administrative costs will be an amount up to five percent of the property tax allocated to the Successor Agency for FY 2011-12 and up to three percent of the property tax allocated to the Successor Agency each succeeding fiscal year; provided, however, that the annual amount shall not be less than \$250,000 for any fiscal year (or such lesser amount as agreed to by the Successor Agency).

VII. Treatment of Agreements between a RDA and its Sponsoring Community or Other Public Agency/Public Entity

With limited exceptions, the Dissolution Act expressly states that Enforceable Obligations to be paid by Successor Agencies do not include agreements, contracts

⁸ The Oversight Board may direct the Successor Agency to transfer ownership of those assets that were constructed and used for a governmental purpose to the appropriate public jurisdiction pursuant to any existing agreements related to the construction or use of such asset.

or arrangements between a RDA and its Sponsoring Community, and that such agreements, contracts or arrangements are invalid and not binding on Successor Agencies upon dissolution of the RDA. These provisions do not apply to the following agreements, which may be deemed Enforceable Obligations and binding upon Successor Agencies:

- A duly authorized written agreement entered into at the time of issuance, but in no event later than December 31, 2010, of bonds, notes, certificates of participation or other similar indebtedness, and solely for the purpose of securing or repaying such indebtedness;
- A written agreement between a RDA and its Sponsoring Community that provided loans or other startup funds for the RDA that was entered into within two years of the formation of the RDA; or
- A joint exercise of powers agreement in which the RDA is a member of the joint powers authority.⁹

Beginning upon effectiveness of the Dissolution Act in late June 2011, the State Controller has been directed to review RDA activities and determine whether an asset transfer has occurred after January 1, 2011 between the RDA and its Sponsoring Community or other public agency. If the State Controller determines that such an asset transfer did occur and the recipient has not contractually committed such assets to a third party to expend or otherwise encumber those assets, such assets will be ordered returned to the RDA or Successor Agency for payment of recognized obligations or distribution as property taxes.

In any instance where the Oversight Board finds that early termination would be in the best interest of the taxing entities, the Dissolution Act directs Oversight Boards to ensure that Successor Agencies terminate any agreement between the former RDA and any local public entity within the same county that obligates the former RDA to provide funding for debt service obligations of such local public entity or for the construction or operation of facilities owned or operated by such local public entity.

⁹ However, upon assignment to the Successor Agency by operation of the Dissolution Act, the Successor Agency's rights, duties and performance obligations under that joint exercise of powers agreement will be limited by the constraints imposed on Successor Agencies by the Dissolution Act.

VIII. Oversight Boards

An Oversight Board is generally intended to supervise the activities of the Successor Agency. The Oversight Board has a fiduciary responsibility to holders of Enforceable Obligations and the taxing entities that benefit from distributions of property tax and other revenues as described in Section X below.

The Oversight Board of the Successor Agency will consist of 7 members appointed by/representing:^{10 11}

- County Board of Supervisors (two members);
- Mayor (one member);
- County Superintendent of Education (one member);
- Chancellor of California Community Colleges (one member);
- Largest special district taxing entity (one member); and
- A former RDA employee appointed by Mayor/Board of Supervisors (one member).

Under the Court's decision, the Oversight Board membership must be completed by May 1, 2012.

The Dissolution Act requires the Oversight Board to direct the Successor Agency to determine whether contracts, agreements or other arrangements between the former RDA and private parties should be terminated or renegotiated to reduce the Successor Agency's liabilities and to increase net revenues to the taxing entities.

The actions of the Oversight Board of each Successor Agency will in turn be overseen by the Director of the Department of Finance and may be subject to disapproval or modification.

¹⁰ Different rules apply for the composition of the Oversight Board for the former RDA of a city and county (i.e., the City and County of San Francisco).

¹¹ Commencing July 1, 2016, all of the Oversight Boards for the various former RDAs in a particular county will be consolidated into a single county-wide Oversight Board of specified composition.

Oversight Board actions will not be effective for three business days pending a request for review by the Department of Finance. If the department requests a review of a given Oversight Board action, the department shall have ten days from the date of its request to approve the Oversight Board action or return it to the Oversight Board for reconsideration. The Oversight Board has specified obligations with respect to maintaining a website and providing specified notification to various state officials.

IX. Role of County Auditor-Controller

The Dissolution Act, as modified by the Court's decision, requires the County Auditor-Controller to:

- By July 1, 2012, conduct an audit of each former RDA's assets and liabilities, including pass-through payment obligations and the amount and terms of any RDA indebtedness, and provide the State Controller's Office with a copy of such audit by July 15, 2012;
- Annually determine the amount of property tax increment that would have been allocated to a RDA and deposit that amount in a Redevelopment Property Tax Trust Fund (the "Trust Fund"); and
- Administer the Trust Fund for the benefit of holders of former RDA debt, taxing entities that receive pass-through payments and distributions of property taxes, as described in Section X below.

Actions of the County Auditor-Controller will not be effective for three business days pending a request for review by the State Controller. If the department requests a review of a given County Auditor-Controller action, the department will have ten days from the date of its request to approve the County Auditor-Controller action or return it to the County Auditor-Controller for reconsideration.

X. Payments from Trust Fund

The Dissolution Act requires the County Auditor-Controller to allocate moneys in the Trust Fund established for each former RDA as follows:

- To pay pass-through payments to affected taxing entities in the amounts that would have been owed had the former RDA not been dissolved;

- To the Successor Agency to enable the Successor Agency to pay Enforceable Obligations of the former RDA, including bonds;
- To the Successor Agency to pay for administrative costs under the administrative budget approved by the Oversight Board; and
- Any remaining balance in the Trust Fund, to school entities and other local taxing entities as property taxes.

If a Successor Agency determines, and the County Auditor-Controller and the State Controller verify, that the Successor Agency will not have sufficient funds to pay all amounts above, then the deficiencies shall be deducted in the following order from the Trust Fund payments to:

- School entities and local agencies (as normal property taxes);
- Administrative costs of the Successor Agency;
- Pass-through payments to school entities and local entities that have been subordinated to the payment of Enforceable Obligations;
- Enforceable Obligations payable by the Successor Agency; and
- Non-subordinated pass-through payments to school entities and local entities.

The Dissolution Act allows statutory pass-through payments received by school districts, community college districts and offices of education between FY 2011-2012 and FY 2015-2016 to be used for land acquisition, construction, reconstruction, remodeling, maintenance or deferred maintenance of educational facilities.

No later than May 16, 2012 and June 1, 2012 and each January 16 and June 1 thereafter, the County Auditor-Controller must transfer the amount of property tax revenues equal to that specified in the Recognized Obligation Payment Schedule from the Trust Fund of each Successor Agency into a Redevelopment Obligation Retirement Fund to be administered by each Successor Agency. The Successor Agency must then make payments on listed Recognized Obligation Payment Schedule from that fund.

XI. Miscellaneous

The Dissolution Act clarifies that community development commissions may continue their housing authority and other local community development functions (other than redevelopment) unaffected by the Dissolution Act.

The Dissolution Act provides that a former RDA's obligations to its employees pursuant to a collective bargaining agreement become Enforceable Obligations of the Successor Agency. An employee's civil service status and classification remain the same for a minimum of two years.

The Dissolution Act includes a provision lengthening the period to challenge RDA actions taken after January 1, 2011 from ninety days to two years.

The Dissolution Act requires that any action contesting the validity of portions of the Dissolution Act or challenging acts taken pursuant to the Dissolution Act be brought in the Sacramento County Superior Court.

The Dissolution Act appropriates \$500,000 to the Department of Finance for allocation to the State Controller, State Treasurer and Director of Finance to undertake the duties listed above.

PART C. KEY MILESTONES FOR IMPLEMENTATION OF THE DISSOLUTION ACT

The Supreme Court promulgated simple reformation rules calling for a four month extension of those dates and deadlines contained in the Dissolution Act that were prior to May 1, 2012. The milestone schedule outlined below honors those rules, while pointing out some anomalies and inconsistencies that may be caused by those rules and that may merit further clarification.

- Upon effectiveness of the Dissolution Act: State Controller may commence review of RDA asset transfers after January 1, 2011.
- No specified date: State Controller may order the assets improperly transferred by a RDA to its Sponsoring Community after January 1, 2011 to be returned to the RDA (or to its Successor Agency).

- After Court decision: Redevelopment activities continue to remain suspended except for limited specified activities pending dissolution of RDAs.
- No later than January 31, 2012: A RDA should consider any appropriate amendments to its previously adopted Enforceable Obligation Payment Schedule to reflect payments due after December 31, 2011.
- No later than January 31, 2012: Sponsoring Community decides whether to serve as a Successor Agency or Successor Housing Agency by resolution.
- No later than January 31, 2012: Sponsoring Community that elects not to serve as a Successor Agency files a copy of resolution to that effect with the County Auditor-Controller.
- No later than January 31, 2012: A RDA that has not prepared a preliminary draft of the initial Recognized Obligation Payment Schedule should do so and provide it to the Successor Agency. Those RDAs that have prepared such preliminary drafts should forward it to the Successor Agency.
- January 30, 2012: The existing terms of any memorandum of understanding with an employee organization expires, unless a new agreement is reached with a recognized employee organization prior to that date.
- February 1, 2012: RDA is dissolved.
- February 1, 2012: RDA agreements with Sponsoring Community void (with limited exceptions).
- February 1, 2012: All dissolved RDA assets (including properties, contracts, leases, books and records, buildings and equipment, and existing Housing Fund balance), except other housing assets, transferred to Successor Agency. RDA delivers Enforceable Obligation Payment Schedule to Successor Agency. Transfer of RDA housing assets (excluding existing Housing Fund balances) to Successor Housing Agency.
- On and after February 1, 2012: Successor Agency permitted to make payments only as listed on Enforceable Obligation Payment Schedule.
- From February 1, 2012 to July 1, 2012: Successor Agency prohibited from accelerating payments or making any lump sum payments that are intended

to prepay loans unless such accelerated repayments were required prior to February 1, 2012.

- By March 1, 2012: Successor Agency prepares initial draft of Recognized Obligation Payment Schedule for the Enforceable Obligations of the former RDA, subject to review and certification by external auditor as to accuracy and approval by Oversight Board.
- No later than April 1, 2012 and May 1, 2012, and each December 1 and May 1 thereafter: Successor Agency reports to the County Auditor-Controller if the total amount available to the Successor Agency is insufficient to fund the specified payments in the next six-month fiscal period. County Auditor-Controller notifies State Controller and DOF no later than 10 days from the date of that notification from the Successor Agency.
- April 15, 2012: Successor Agency submits first Recognized Obligation Payment Schedule to State Controller and DOF for the period of January 1, 2012 to June 30, 2012. Successor Agency prepares new Recognized Obligation Payment Schedule for each six month period thereafter for approval by Oversight Board. Approved Recognized Obligation Payment Schedules are posted on Successor Agency website and submitted to DOF, Controller and County Auditor-Controller.
- Commencing on May 1, 2012¹²: Successor Agency may pay only those payments listed in the approved Recognized Obligation Payment Schedule. Statements of Indebtedness are no longer recognized for dissolved RDAs.
- By May 1, 2012: Oversight Board elects and reports name of chairperson and other members to DOF.
- No specified date but after formation of Oversight Board: Each Oversight Board informs DOF of a designated contact person and related contact information for the purpose of communicating with DOF.
- May 15, 2012: Governor appoints persons to unfilled positions on Oversight Board (or any member position that remains vacant for more than 60 days).

¹² The Court's order to extend dates by four months, in this instance, leaves a gap for what payments Successor Agencies may make from the time they come into existence on February 1, 2012 until May 1, 2012. Clarification on this issue would be appropriate.

- No later than May 16, 2012 and June 1, 2012, and each January 16 and June 1 thereafter: County Auditor-Controller transfers an amount of property tax revenues equal to that specified in the Recognized Obligation Payment Schedule from the Trust Fund of each Successor Agency into the Redevelopment Obligation Retirement Fund of that Successor Agency. Successor Agency makes payments on listed Recognized Obligation Payment Schedule from that fund.
- By July 1, 2012: County Auditor-Controller completes audit of each dissolved RDA.
- By July 15, 2012: County Auditor-Controller provides the State Controller copy of all audits performed on dissolved RDAs.
- By October 1, 2012: County Auditor-Controller reports specified financial information to the Controller and DOF.
- January 1, 2013: California Law Revision Commission drafts a Community Redevelopment Law cleanup bill for consideration by the Legislature.
- July 1, 2016: Consolidation of all Oversight Boards into one county-wide Oversight board in each county where more than one Oversight Board was created.
- After July 15, 2016: Governor appoints persons to unfilled positions on county-wide Oversight Board (or any member position that remains vacant for more than 60 days).

WEST OAKLAND O&M BUDGET AND PROJECTS UPDATE

Fiscal Years 2004-12

Item V.2

		BUDGET	WOPAC Allocation	WOPAC Status
FY 1	FY 2004-05 O&M Budget Facade Improvement (FI) Program Tenant Improvement (TI) Program Utility Underpinning Study	\$220,410	\$100,000 \$125,000	Complete Complete WOPAC approved \$100,000 but unspent b/c report produced in-house; addressed in Infrastructure Study
FY 2	FY 2005-06 O&M Budget City Wide Retail Study 7th Street Streetscape match, Phase I	\$293,567	\$26,944 \$205,000	Complete Under construction
FY 3	FY 2006-07 O&M Budget Alliance for West Oakland Development Job Training Grant Mandela Foods TI Grant, 1st Allocation	\$533,151	\$100,000 \$200,000	Complete Complete
FY 4	FY 2007-08 O&M Budget Raimondi Park, 1st Allocation Raimondi Park, 2nd Allocation Gal-ReUse-Program Fitzgerald Park Design Funds for FI/TI Program NPI Program Round 2008 (Round 1) Alleviating Blighted Illegal Encampment and Dumping Sites Graffiti Abatement by Cypress Mandela Brown Sugar Kitchen TI grant 7th Street Streetscape MTC HIP match, Phase I	\$2,740,801	\$336,107 \$1,238,803 \$100,000 \$75,000 \$200,000 \$25,000 \$45,000 \$75,000 \$271,250	Complete Complete WOPAC approved \$50,000; Funds returned due to not being spent Complete Complete Complete Reallocated for Graffiti Abatement; in program development; add'l \$20,000 from pre-O&M funds to be used Complete Design complete Under construction
FY 5	FY 2008-09 O&M Budget Automatic Gas Shut-Off Valve Program PS Print TI Grant FI and TI Program MLK Streetscape Design Work Peralta Streetscape Design Work Trees Master Plan Mandela Foods TI Grant, 2nd Allocation Trash Cans for Mandela Parkway Business Retention Services: Survey & Business Alert Admin Business Assistance Center: TI Grant 7th Street Streetscape: Phase I/II	\$2,602,418	\$250,000 \$75,000 \$250,000 \$300,000 \$300,000 \$40,000 \$58,000 \$24,000 \$19,500 \$54,000 \$650,000	Council approved November 2010 Complete Complete In design In design Council approved; Plan under review by Tree Division Complete Complete Complete Complete Ph I Under construction; 60-65% complete
FY 6	FY 2009-10 O&M Budget Seismic Retrofit Program Oakland Crossroads Community Garden Library-in-Header- NPI Program 2010 (Round 2) LISC Note on 7th and Campbell Purchase of 7th and Peralta WO Specific Plan	\$1,912,436	\$160,000 \$3,865 \$300,000 \$100,000 \$160,000 \$310,000	Ongoing/Active Program WOPAC approved \$160,000; staff initiated environmental testing, negotiated site purchase & defined project scope. Bank did not accept Agency offer to purchase site; site purchased by outside party WOPAC approved \$1 million but then reallocated for the Teen Center Projects selected by WOPAC and Council approved; 2010-11 Project implementation underway Closed June 25, 2010; Additional \$2,119 in closing fees Unassigned/not taken to Council Consultant team selected (JRDV Urban Int'l) June 2011; Contract executed July 2011; Project entering Phase III

WEST OAKLAND O&M BUDGET AND PROJECTS UPDATE

Fiscal Years 2004-12

Item V.2

	BUDGET	WOPAC Allocation	Status
FY 2010-11 O&M Budget FI and TI Program (Round 3) NPI Program 2011 (Round 3) West Oakland Teen Center West Oakland Works Website <i>Land Acquisition & Infrastructure Improvements Fund (LAIF)</i> LAIF: Purchase of LISC note on 7th & Campbell overage LAIF: On-Call Economic Consultant Contract LAIF: Redevelopment Plan Amendment Admin Cost LAIF: Infrastructure Study - Part II LAIF: Purchase of 7th & Campbell Sites LAIF: 7th Street Phase II - Complete Construction Drawings	\$853,990	\$300,000 \$400,000 \$1,098,000 \$10,000 \$2,119 \$94,500 \$22,000 \$30,000 \$500,000 \$225,912	Council approved September 2010; Funds are committed to projects currently underway City Council approval of WOPAC selected projects May 2011; Project implementation underway City Council approved May 2011; Construction scheduled for Spring 2012 Completed in 2010-11; additional funding for continued maintenance to come from CDBG WOPAC approved \$874,531 for: "Discretionary Fund - Targeting Land Acquisition & Infrastructure" Complete Selected consultants are in contract for on-call services Complete Completed March 2011 City Council Approved July 2011 Phase II on hold until Phase I nears completion.
FY 2011-12 O&M Budget FI and TI Program (Round 4) NPI Program 2012 (Round 4) Admin Services for West Oakland Business Alert Planning and Administration Land Acquisition and Infrastructure Improvement Fund (Round 2)	\$1,058,796	\$350,000 \$275,000 \$6,000 \$15,000 \$709,569	Ongoing/Active Program Call for Projects expected as early as Feb 2012, if possible Consultant under contract Staff will return to WOPAC to report specific expenditures when applicable Staff will return to WOPAC to report specific opportunities when applicable
TOTAL CURRENT	\$10,215,569	\$10,215,569	

CITY OF OAKLAND

Memorandum

TO: West Oakland PAC Members
FROM: West Oakland Redevelopment Staff
MEETING **January 4, 2012**
DATE: **January 11, 2012**
RE: **2012 Neighborhood Project Initiative (NPI) Program Launch**

Note: The launch of a 2012 NPI Program assumes that the California Supreme Court decision expected in January 2012 allows for continued existence of Redevelopment Agencies.

Staff met with the NPI Subcommittee (Amana Harris, Brent Bucknum and Ray Kidd) to review and discuss challenges and improvements to the NPI Program.

The NPI Subcommittee identified clarifying expectations of prospective applicants as key to improved program functioning.

To that end, the subcommittee came to the following recommendations for program administration:

- Call for Projects to begin on **February 1st** and end on Friday, **March 16th**
- Staff to host a “Q&A for Prospective NPI Applicants” on Tuesday, **February 21st** to clarify application and approval process and set expectations for grant implementation if awarded.
- Staff to invite 2011 NPI applicants to **March 7th** WOPAC meeting to report on status of projects (See attached summary of the status of all NPI Projects)
- NPI subcommittee will meet to review applications with staff before it goes to the Committee of the Whole WOPAC on **April 4th**
- Grant amount limit is reduced to \$50,000 (from \$75,000)
- Project budgets must limit administrative costs to 10%

The NPI Subcommittee reviewed and approved the 2012 Program Materials (attached):

- NPI Program Flyer & Map of Redevelopment Subareas
- NPI Program Guidelines
- NPI Program Application with *new* “Sample Budget Template”
- NPI Frequently Asked Questions (new for 2012)

WOPAC Action Required:

Approve NPI Subcommittee’s recommendations for changes to 2012 NPI Program Materials and program administration.

WEST OAKLAND NPI PROJECT HISTORY

Updated: December 2011

2008-09 (5 Projects = \$119,300)

Completed:

- Grove Shafter Dog Park, \$40,000
- West MacArthur Median Landscaping, \$50,000
- Security Cameras:
 - MacArthur Surveillance Safety Initiative, \$9,500
 - Oakland Technology Exchange, \$7,500
- City Slicker Farms Community Farms Upgrade, \$12,300

Revoked:

- Black New World Community Center Seismic Upgrades, \$50,000

2010 (9 Projects = \$339,106)

Completed:

- Mead/Athens/Milton Speed Bumps and Exterior Lighting, \$29,567
- Median Landscaping along 27th St. and San Pablo triangle, \$18,400
- Median Landscaping along 40th Street, \$54,568
- South Prescott Anti-Dumping Initiative, \$18,341

In Progress (Executed Grant Agreements and drawing down on Grant):

- Gateway to Dogtown Façade Improvements, \$57,000
- Meltzer Boys/Girls Club Improvements, \$53,500
- 31st Street Water Run-Off Demonstration Project, \$45,000
- Longfellow Spot Greening, \$12,730

Stalled:

- West Oakland Aquaponics Gardens, \$50,000

2011 (9 Projects = \$443,365)

In Progress (Grant Agreements not yet executed):

- Superheroes Mural Project (I-580 Overpass on San Pablo Ave), \$75,000
- New Crucible Entryway Improvements, \$57,280
- Improvements to Bring 1485 8th St. Up To Code, \$75,000
- St. Andrew's Plaza Refurbishment, \$75,000
- San Pablo Street Tree Planting, \$74,997
- Peralta St. Exterior Lighting Safety Initiative, \$2,638
- Peralta St. Bike Racks, \$3,450
- Illegal Dumping Deterrent and Apprehension System, \$75,000
- Keep Oakland Beautiful Ad Campaign, \$5,000



2012 NPI Program

Neighborhood Project Initiative Program in the West Oakland Redevelopment Project Area

The Neighborhood Project Initiative (NPI) Program is a grant program that funds one-time, small-scale, community-initiated physical improvement projects that currently have no other source of funding. The program is designed to encourage community participation in the revitalization of the West Oakland Redevelopment Project Area. Projects must be physically located in the Project Area.

Grant amount: \$1,000-\$50,000

Application Due Date: Friday, March 16, 2012 (Accepting applications beginning February 1, 2012)

For more information contact: Ms. Hui-Chang Li * 510.238.6239 * hli@oaklandnet.com

To download the NPI application, visit:

<http://www2.oaklandnet.com/Government/o/CEDA/o/Redevelopment/o/WestOakland/Index.htm>

Crime Deterrent Improvements

Neighborhood Beautification

Community Identity Establishment

Community Facility Upgrades



West Oakland Redevelopment Project Area

West
MacArthur
Hoover

Clawson/
McClymonds/
Bunche

Prescott/
South Prescott





CALL FOR PROJECTS

West Oakland Redevelopment Project Area 2012 Neighborhood Project Initiative Program

Program Guidelines and Application Procedures

Introduction

The Oakland Redevelopment Agency is pleased to announce the 2012 Neighborhood Project Initiative Program (NPI) in the West Oakland Redevelopment Project Area. The NPI program is a grant program that funds one-time, small-scale, community-initiated physical improvement projects that currently have no other source of funding. Grant funds are released on a reimbursement basis. The program is designed to support existing blight reduction and beautification efforts in the redevelopment project area and to encourage community participation in the revitalization of West Oakland.

This is the fourth year the NPI Program will be launched in West Oakland. Projects funded in West Oakland include small public landscaping projects, a dog run facility at Grove Shafter Park, City Slicker Farms community farm upgrades, and installation of surveillance cameras. (Note: surveillance cameras are no longer eligible for NPI funding.)

Program Boundaries

NPI projects may be located on public and/or privately-owned property within the West Oakland Redevelopment Project Area. Projects on public property must be co-sponsored by an appropriate City of Oakland department, such as the Office of Public Works or the Office of Parks and Recreation. The Redevelopment Project Area was adopted in November 2003, and consists of three contiguous subareas as set forth in the attached project area map: Clawson/McClymonds/Bunche; Hoover/West MacArthur; and Prescott/South Prescott.

Project Categories

In accordance with California Redevelopment Law, the NPI program is designed to help fund one-time, small-scale, physical improvements that fall within the following categories:

1. ***Crime Deterrent or Safety/Health Improvements:*** Projects designed to enhance the safety of neighborhoods and/or reduce crime. These could include physical improvements such as exterior lighting, vegetation removal, and installation of fencing. Per Agency policy, redevelopment funds will not be used for security camera projects.
2. ***Neighborhood or Corridor Beautification:*** Projects designed to improve the appearance of neighborhoods or commercial corridors. These could include physical improvements such as street trees, shrubbery or decorative planters. Trash receptacles are NOT an eligible improvement due to the City's contract with Waste Management.
3. ***Establishment of Community Identity:*** Projects designed to enhance neighborhood and community identity. These could include physical improvements such as murals, gateway signage, or way-finding signs.
4. ***Community Facility Upgrades:*** Projects designed to improve existing community facilities. These projects include minor physical improvements at community parks, recreation centers, libraries, youth centers, or community gardens.

Physical improvements that do not fall into at least one of the above categories may be deemed eligible by project staff on a case-by-case basis.

Eligibility Requirement

To be eligible for funding through the NPI program, projects must meet the following criteria:

1. Projects are located within the boundaries of the West Oakland Redevelopment Project Area (see attached map).
2. Grant requests must be between \$1,000 and \$50,000.
3. Projects are one-time physical improvement projects. Ongoing and/or continuing maintenance services or equipment purchases are not eligible under this program.
4. Projects are not already funded through other City programs.
5. Projects are consistent with the West Oakland Project Area Redevelopment Plan and 5-year Implementation Plan.
6. Projects are eligible for funding under redevelopment law.
7. Projects must comply with City's insurance requirements and contracting & permitting guidelines.
8. Administrative cost is limited to 10% of project budget.

Improvements that are not eligible include events, services, programs, equipment purchases, trash receptacles, security cameras and on-going maintenance. The City Attorney's office will review all applications for eligibility under these criteria.

Public vs. Private Projects

NPI funded projects may be located on either public or private property. Projects on public property include improvements that are located on City streets, sidewalks, parks or City-owned facilities. Examples of projects on public property include the installation of street trees, median plantings, and improvements to City parks. Private projects are defined as projects that are physically located on privately-owned property but will benefit the community at large. These projects may include the installation of fencing or barriers, exterior lighting fixtures, murals, or other upgrades to a privately-owned facility that is used by the community.

Projects located on public property must be co-sponsored and administered by the City of Oakland. The budget for these projects (including the requested grant amount and any matching funds) must include the full-cost of implementing the project to the City, including staff time, materials, and permits.

If you are not already working with a City staff person to develop your project budget, please contact Hui-Chang Li at (510) 238-6239 for assistance in developing the project budget for any improvements on public property at least four weeks in advance of the project application due date.

Private projects must be constructed by a private entity. Applications for improvements on private property must include the written consent of the property owner to be considered under this program. For all projects on private property, the City will require that the projects are competitively bid and will provide grant funds on a reimbursement basis only.

Who May Submit Proposals?

Any one of the following community groups and individuals listed below are eligible to submit project proposals; however, the lead sponsoring organization, who will be the signatory to the Grant Agreement, must be a 501c3, a legal entity able to receive grants.

- Area residents and/or business owners
- Neighborhood Organizations
- Merchant Associations
- Neighborhood Crime Prevention Councils (NCPC)
- Redevelopment Project Area Committee (PAC) members
- Neighborhood Service Coordinators (NSCs)

- City Council members
- City of Oakland Departments

To ensure that all project applications are for projects that are community priorities, all applications submitted by private individuals, City departments or staff must be sponsored by one or more community organizations.

Program Budget

A total of \$275,000 has been allocated for the 2012 West Oakland NPI program. The minimum grant award per project is \$1,000 and the maximum grant award is \$50,000. Specific project budgets must include the full cost of implementing the project, including any required City permits and fees. Project budgets should also include a minimum 15% contingency to avoid any cost overruns. Administrative costs should be limited to 10% of the total project budget.

If you are not already working with a City staff person to develop your project budget, please contact Hui-Chang Li at (510) 238-6239 for assistance in developing the project budget for any improvements on public property at least four weeks in advance of the project application due date.

The NPI program will not be responsible for project expenses that are over the approved grant award such as unanticipated cost overruns.

Allowable Expenses

Eligible physical improvements may include the cost of supplies, contract work, professional design assistance, City permits/fees, and City staff time for construction management and design.

Non-eligible expenses include administrative costs for project oversight, travel expenses, on-going program costs, and on-going maintenance. Security cameras will not be funded.

Program Administration

Upon submittal, each project application will be reviewed by the City Attorney's office for eligibility under redevelopment law and conformance with the West Oakland Redevelopment Plan and 5-year Implementation Plan. The applications will also be reviewed by any City Departments potentially affected by the proposed project. The PAC will be responsible for reviewing all eligible applications, prioritizing projects, and recommending projects for approval by the City Council. Redevelopment Agency staff will be responsible for overseeing the implementation of all projects that are awarded grants under this program.

Application Procedures

Applicants must fill out the attached application. Please include all application materials in one submittal. Applications should include a detailed project description, project budget, and letters of support. Be sure to coordinate with managing City departments, and obtain letters of support when relevant (e.g. Public Works for median landscaping projects).

All applications are due by **Friday, March 16, 2012 at 5pm** to:

Ms. Hui-Chang Li
City of Oakland, CEDA, Redevelopment Division
250 Frank H. Ogawa Plaza, Suite 5313
Oakland, CA 94612
hli@oaklandnet.com

Please submit:

- 1) One electronic version of the completed application (preferably as one combined PDF) by email to hli@oaklandnet.com or on a CD or thumb drive.
- 2) Four hard copies of completed application.



PROGRAM APPLICATION

West Oakland Redevelopment Project Area 2012 Neighborhood Project Initiative Program

DEADLINE: Applications must be received by **Friday, March 16, 2012 at 5 p.m.**

SUMMARY:

The Oakland Redevelopment Agency is pleased to announce the 2012 Neighborhood Project Initiative Program (NPI) in the City of Oakland's West Oakland Redevelopment Project Area. The NPI program is intended to support the blight reduction and beautification efforts of existing community and merchant organizations that currently have no other funding source. The NPI program operates as a community grant program which funds small-scale, physical improvements on public and/or privately-owned property within the redevelopment project area. The minimum grant award per project is \$1,000 and the maximum grant award is \$50,000.

Please see the Program Guidelines for more detailed information on the NPI program and project eligibility.

APPLICATION INSTRUCTIONS:

A completed NPI application consists of two parts:

Part I: Project Summary: This page is intended to serve as the cover page to the application. Please limit your project description on this page to 1-2 sentences. It is critical to provide a singular project contact person for all applications, even if they are being submitted by a community organization, so that staff knows where to direct questions about the submittal.

Part II: Detailed Project Information: Please include the detailed description of the project in this section. It is critical to submit a project map and photos of the proposed project site to assist with the review of the application. This section of the application should not exceed 3 pages.

Typed applications are preferred for ease of readability. An editable Microsoft Word version of the NPI application can be downloaded from the City of Oakland's website at <http://www2.oaklandnet.com/Government/o/CEDA/o/Redevelopment/o/WestOakland/index.htm>

Applicants should contact Ms. Hui-Chang Li at (510) 238-6239 or hli@oaklandnet.com if they have any questions about the program application.

SUBMITTAL PROCEDURES:

Please complete attached application and include all application materials in one submittal. Late or incomplete submissions will be automatically disqualified. Be sure to coordinate with managing City departments, and obtain letters of support when relevant (i.e. The Office of Public Works for median landscaping projects).

Applications are due by **Friday, March 16, 2012 at 5pm to:**

Ms. Hui-Chang Li
City of Oakland, CEDA, Redevelopment Division
250 Frank H. Ogawa Plaza, Suite 5313
Oakland, CA 94612
hli@oaklandnet.com

Please submit:

- 1) One electronic version of the completed application (preferably as one combined PDF) by email to hli@oaklandnet.com or on a CD or thumb drive.
- 2) Four hard copies of completed application (hand-delivery or via mail).



The Redevelopment Agency of the City of Oakland
West Oakland 2012 Neighborhood Project Initiative Program
Program Application

Part II: Detailed Project Information

Please submit the following information as part of your NPI application. Typed applications are preferred for ease of readability. Please attach your answers to this cover page. Your application text should not exceed 3 pages.

1. The proposed project falls into the following categories (you may select more than one):
 - Crime Deterrent or Safety/Health Improvements
 - Neighborhood or Corridor Beautification
 - Establishment of Community Identity
 - Community Facility Upgrades
 - Other: _____
2. Is the proposed project located on public or private property?
 - Private property: include a letter of consent from the current property owner on record.
 - Public property: include a letter of support from an appropriate City of Oakland department showing co-sponsorship.
3. Provide a detailed description of the proposed project.
4. Describe how the proposed project benefits the community and/or addresses neighborhood blight?
5. Provide a detailed line-item budget for the proposed project. Please allow for a minimum 15% contingency in your budget to avoid cost overruns and limit administrative or overhead cost to 10% of total budget. See sample Budget Form.
6. Provide a rough timeline for project implementation.
7. Attach a map or diagram showing the proposed project location.
8. Attach photographs depicting existing conditions.
9. Letters of Support: We encourage applicants to provide letters of support from community organizations as opposed to letters from individual residents or business owners.
10. How did you hear about the NPI program? (you may select more than one)
 - Brochure mailed/handed out to you
 - City Website
 - Community Email list
 - Program Flyer
 - Member of the PAC
 - Other: _____

Certification

I have read the description of the Neighborhood Project Initiative program and supporting materials. I certify that the information I have provided is complete and correct to the best of my knowledge. If awarded a grant from this program, I will commit to following the procedures set forth by the City if I choose to participate in the program. I understand that I cannot start work on any improvements to be funded by Grant until my application is approved and an agreement is signed by the City of Oakland.

Applicant Signature: _____

Date: _____



The Redevelopment Agency of the City of Oakland
West Oakland 2012 Neighborhood Project Initiative Program
Program Application

Part I: Brief Project Summary

Project Title:	
Project Location & WOPAC Subarea:	
Brief Project Description: <i>(1 to 2 sentences only)</i>	
NPI Funds Requested:	\$
Total Project Cost:	\$
Sponsoring Public Agency - OR- Community Organization: (Note: Community Org must have 501c3 status and be able to comply with City's insurance requirements and contracting & permitting guidelines)	
Project Contact Person Mailing Address Phone number Email Address:	
Other Project Partners or Co-Sponsors:	

SAMPLE PROJECT BUDGET TEMPLATE FOR NPI PROJECTS

	NPI Funds		Other Funds		Total Project
	Non-Administrative	Administrative (Should not exceed 10%)	Non-Administrative	Administrative	
Planning					
Outreach					0
Design					0
Permits & Fees					0
City Staff Time (for projects on City Property)					0
Construction					
Materials					0
Labor					0
15% Contingency					
Subtotals	0	0 #DIV/0!	0	0	0

NPI Total	0
"Other Funding" Total	0
Project Budget TOTAL (NPI + Other)	0

FAQs



West Oakland Redevelopment Project Area 2012 Neighborhood Project Initiative Program

FREQUENTLY ASKED QUESTIONS

1. Q: I submitted a 2012 NPI proposal for the West Oakland Redevelopment Project Area. When will I know if my proposal was approved?

A: The West Oakland NPI Program is funded by Redevelopment Agency. The West Oakland Project Area Committee (WOPAC) is a 17-member advisory body to the City Council on policies and programs of the West Oakland Redevelopment Project Area. Therefore, the WOPAC is the body that will decide which NPI proposals to recommend to City Council for funding. WOPAC is scheduled to review and select NPI proposals during their regularly scheduled meetings in April and May. The WOPAC meets regularly on the first and second Wednesdays of the month from 6:30pm to 9:00pm at the West Oakland Senior Center.

If your NPI proposal passes the initial level of staff review (for completeness, eligibility, conformity with Redevelopment law, feasibility, etc.), then your proposal will be advanced to the WOPAC for review. A WOPAC decision on which NPI projects to approve for recommendation to City Council is scheduled for Wednesday, May 9th 2012.

2. Q: Who decides which NPI proposals get funded?

A: Ultimately, it is up to the City Council. Redevelopment staff works closely with the WOPAC to make recommendations to City Council on which NPI projects should be funded. In the past three rounds of the WO NPI Program, the City Council has approved the NPI funding recommendations of the WOPAC. Redevelopment staff exercises discretion to initially reject applications on the basis that they do not meet basic Program Guidelines and to later revoke funding allocation approved by the City Council for lack of performance.

3. Q: Am I as the NPI applicant expected to be in attendance at the WOPAC meetings and/or the City Council meetings when my NPI proposal is agendaized for discussion?

A: Yes, you should be in attendance at the WOPAC meetings. Your attendance at the City Council meetings may not be necessary.

Ideally, your NPI proposal should be complete and adequate enough so that any questions and concerns the WOPAC may have about your proposal would be addressed by referencing the written proposal and without need for personal attendance or additional presentation at a WOPAC meeting.

However, in actuality, the WOPAC prefers to have applicants be present at the WOPAC meetings to make short presentations of their proposals and answer any questions or concerns that come up that may not be covered by the written proposal itself.

Redevelopment staff will inform NPI applicants who make it to the WOPAC-level about when their proposal is on the WOPAC agenda for review and any anticipated concerns the WOPAC may have about the proposal that the applicant should be prepared to talk about. Likewise, NPI applicants who receive WOPAC approval will be informed about when staff has scheduled “WOPAC 2012 NPI Funding Recommendations” for City Council approval and if staff thinks attendance at the City Council meeting would be helpful.

4. Q: The WOPAC approved NPI funding for my project. When will I get the money?

A: This is a **REIMBURSEMENT GRANT**. The earliest you will get the grant money is **4 months** after WOPAC approval and this is assuming three important milestones are met.

The milestones are:

- 1) City Council Authorization: usually occurs 2 months after WOPAC approval or July;
- 2) Grant Agreement Execution: NPI Applicant must obtain property owner permission for proposed project, finalize Scope of Work and Budget, collect bids, meet City’s insurance requirements, and submit a maintenance plan;
- 3) Reimbursement request by Grantee: Grantee must submit proof that work is completed per Scope of Work and Budget in executed Grant Agreement. Proof consists of (paid) invoices, work product, and photo documentation of completed work.

5. Q: So after City Council authorization, will the funds be transferred to the Grantee as a lump sum?

A: No, this is a reimbursement grant. Funds will be disbursed to Grantee on a reimbursement basis for services rendered per the Scope of Work and Budget in an executed Grant Agreement. Reimbursement may be in one lump sum or in phases/installments depending on the project but always only for work that has been completed per the Scope of Work of an executed Grant Agreement.

6. Q: How does a “reimbursement grant” work?

A: After staff receives City Council authorization, staff puts grant funds into separate City accounts for each approved NPI project. The NPI applicant can then enter into a Grant Agreement with the “Redevelopment Agency of the City of Oakland”. **The NPI applicant becomes a “Grantee” after Agreement is executed.** The Grantee is reimbursed for project-related expenditures after submitting proof that work has been completed per the Scope of Work in the executed Grant Agreement. Proof that work has been completed includes paid invoices, canceled checks, before and after photos, and

work product.

When Grantees are not in a financial position to advance payment for project-related expenditures directly and then wait for reimbursement by the Redevelopment Agency, the Agency may pay the Grantees' contractors and suppliers directly upon receipt of approved invoices.

7. Q: When contractors and vendors are paid directly by the Redevelopment Agency, why is a W-9 tax form also required of the Grantee?

A. W-9 forms are required from all City grantees, suppliers and vendors for tax reporting purposes, and for the tracking of public funds. Disbursed funds are accounted by the receiving organization or individual as revenue in the form of a 1099.

8. Q: Since this is a Redevelopment Agency-funded project, can permit fees be waived or reduced to free up money for other project expenses?

A: Unfortunately not. Your Project Budget should include City permit fees. The City's permit fee schedule is adopted by the City Council and is not easily changed for individual projects. Projects receiving Redevelopment Agency funding are subject to the same City fees that privately-funded projects are.

9. Q: My community organization includes experienced landscapers. May we use volunteers to install landscaping on City-owned land?

A: It depends but generally no. Volunteers may not use power equipment to install landscaping on City-owned land for reasons of liability and accountability. Work on City-owned land is usually performed by either 1) Public Works staff or 2) a State licensed contractor who meets the City's insurance requirements and was awarded contract via the City's public bidding process. In addition, prevailing wage requirements apply for projects on City-owned land.

Oakland's Public Works Agency administers the "[Adopt the Spot Program](#)" that provides opportunities for volunteers to maintain Oakland's neighborhoods, parks and creeks.

10. Q: I have heard that previous NPI projects that received WOPAC and City Council approval were stalled and/or not able to get the Grant. Why is it so difficult to get this grant money?!

A: Due to the various City procedures and requirements that apply, NPI project implementation is expected to take up to 18 months from time of City Council approval. This can be a frustrating process for NPI applicants who have limited capacity and experience and working with the City to receive a Grant.

However, though the past three rounds of NPI funding have been challenging for various reasons, we have a good success/completion record to date:

- 2009 NPI Proposals: Five of the six approved 2009 NPI proposals were completed and funded. The sixth NPI proposal was “closed” and not able to move toward a Grant Agreement with the Agency primarily because property to be improved went into foreclosure status and was no longer owned by NPI applicant.
- 2010 NPI Proposals: Four of the nine approved 2010 NPI projects were completed and funded. The remaining four have executed Grant Agreements and are underway and actively drawing down on Grant funds. The ninth proposal is stalled because the proposed site of the project is no longer viable.
- 2011 NPI Proposals: The nine approved 2011 NPI proposals are in various stages of “Negotiating Grant Agreement”. This stage requires NPI applicants to obtain written permission from property owners, finalize Scope of Work and Budget, get necessary approvals for Design, and collect Bids. All this is needed *prior* to execution of a Grant Agreement with the Redevelopment Agency. Further complicating the delay in Grant Agreement execution in 2011 is the suspension on Redevelopment Agencies to enter into new contracts which has been in place since staff received City Council approval of NPI funding allocations (with the exception of a 2 week period: July 26 to August 11).

Each year, WOPAC and staff learn from the challenges of the NPI program and apply lessons learned to the next NPI granting cycle.

For example, this year staff will be emphasizing the requirement that NPI proposals be sponsored by a 501c3 (a legal entity able to enter into a Grant Agreement with the Redevelopment Agency, and with the capacity to meet the City’s insurance requirements) *AND/OR* have the permission/support of relevant City department when proposal is for improvements on City-owned land. Also, working closely with the NPI subcommittee of the WOPAC to review applications, staff will be looking closer at proposed Project Scopes and Budgets to be complete, realistic, feasible and ready for bidding.

It has been a challenge to set clear expectations of NPI applicants’ role & capacity and to correct wrong assumptions about timing and how grant funds can be disbursed. This year, staff produced this FAQs page to address some of the common questions that have come up.

CITY OF OAKLAND

Memorandum

TO: West Oakland PAC Members
FROM: West Oakland Redevelopment Staff
MEETING DATE: **January 11, 2012**
RE: **WOPAC Board Member Vacancies**

There are currently two vacancies on the WOPAC for the 1) West MacArthur/Hoover residential tenant seat and the 2) West MacArthur/Hoover residential owner seat. Staff has received one application for each seat by the December deadline.

Attached are the Candidate Statements for the following applicants, who have been invited to attend the January 11, 2012 General Meeting. They have been informed that they will be given a small amount of time to introduce themselves to the WOPAC.

1. Residential tenant representative applicant for West MacArthur/Hoover Subarea
 - Terry Banks

2. Residential owner representative applicants for West MacArthur/Hoover Subarea
 - Halifax K Clottey

WOPAC Action Required:

Selection of applicants for WOPAC vacancies

West Oakland Redevelopment Area Project Area Committee

Candidate Filing Form

Candidate Name: Terry Banks
 Telephone Number: 510.418.9614
 Email Address: terrybanks3@yahoo.com
 Mailing Address: 828 32nd St Oakland CA 94608

I would like to serve as a member of the Project Area Committee for the West Oakland Redevelopment Project Area under the following category and for the designated subarea. Choose one of the following only. Membership categories and qualifications are described on the next page.

Subarea I: West MacArthur/Hoover	Sub Area 2: Clawson/McClymonds/Bunche	Sub Area 3: Prescott/ South Prescott	At-Large Organization
Residential Owner-Occupant <input type="checkbox"/>	Residential Owner-Occupant <input type="checkbox"/>	Residential Owner-Occupant <input type="checkbox"/>	<input type="checkbox"/>
Residential Tenant <input checked="" type="checkbox"/>	Residential Tenant <input type="checkbox"/>	Residential Tenant <input type="checkbox"/>	<input type="checkbox"/>
Business Owner <input type="checkbox"/>	Business Owner <input type="checkbox"/>	Business Owner <input type="checkbox"/>	
Community Organization Representative <input type="checkbox"/>	Community Organization Representative <input type="checkbox"/>	Community Organization Representative <input type="checkbox"/>	

Name of Business : _____
 Business Address: _____
 Business License Number: _____
 Name of Community Organization: _____
 Community Organization Address: _____

I am attaching the appropriate documents as set forth on the next page confirming my eligibility to serve on the West Oakland Project Area Committee.

I hereby certify, under penalty of perjury, that the foregoing information is true and correct to the best of my knowledge and that I meet the required qualifications to be designated as a member of the Project Area Committee for the West Oakland Redevelopment Project Area:

Signature : Terry Banks Date: 12/16/11

Submit in person or by mail the Redevelopment Agency of the City of Oakland, 250 Frank Ogawa Plaza, Suite 5313, Oakland, CA 94612, and Attention: Sunny Nguyen

Persons interested in serving on the Project Area Committee are hereby notified that, if elected, they must file, as a public record, a Statement of Economic Interest and must comply with provisions of the Conflict of Interest Code for the Project Area Committee.

Attachment: CANDIDATE STATEMENT. Please attach a written statement introducing yourself and describing your interest in serving on the Project Area Committee (PAC). If applicable, provide a letter from the Community Organization authorizing you as a representative member.

Terry Banks
828 32nd Street
Oakland, CA 94608

Dear WOPAC Board Selection Committee:

My name is Terry Banks and I am interested serving as a Residential Tenant member on the WOPAC.

I live and work in West Oakland and I love it! I have been a renter in Oakland for 17 years, and moved to my current residence in West Oakland a little over 2 years ago. Soon after moving in, I heard that our neighborhood has a neighbor group and I immediately joined. We are interested, caring neighbors that look out for each other. At the end of each monthly meeting we work on a project that benefits a specific neighbor like pruning a large tree or something to benefit all of us like setting up an earthquake command post. If there is not a project we use the time to do pick up trash. Each year, we host a National Night Out block party. Recently, when our group president stepped down, I was elected to serve as president.

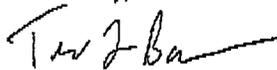
I signed up to be an Adopt-A-Spot volunteer and also planned the Earth Day 2011 event in our neighborhood. Working with WOGI, I volunteered to canvass neighbors on my block. That effort may get almost 30 trees planted. I usually attend NCPC and San Pablo Corridor Coalition meetings. I participated in the California Hotel Clean-Up and when possible, help with St. Andrews Plaza cleanup.

I work full-time as a Fulfillment and Office Manager at a local, family-owned company in West Oakland. I am familiar with logistics, project planning and general small business management.

I am interested in serving on the WOPAC so that I can contribute to the improvement of West Oakland and help bring out the inherent beauty of West Oakland.

Thank you for your consideration.

Sincerely,



Terry Banks

**West Oakland Redevelopment Area
Project Area Committee**

Candidate Filing Form

Candidate Name: HANFAX K CLOTTEY
 Telephone Number: 510/552-7901
 Email Address: h.clottey@gmail.com
 Mailing Address: 3276 WEST STREET, OAKLAND, CA 94608

I would like to serve as a member of the Project Area Committee for the West Oakland Redevelopment Project Area under the following category and for the designated subarea. Choose one of the following only. Membership categories and qualifications are described on the next page.

Subarea I: West MacArthur/Hoover	Sub Area 2: Clawson/McClymonds/Bunche	Sub Area 3: Prescott/ South Prescott	At-Large Organization
Residential Owner-Occupant <input checked="" type="checkbox"/>	Residential Owner-Occupant <input type="checkbox"/>	Residential Owner-Occupant <input type="checkbox"/>	<input type="checkbox"/>
Residential Tenant <input type="checkbox"/>	Residential Tenant <input type="checkbox"/>	Residential Tenant <input type="checkbox"/>	<input type="checkbox"/>
Business Owner <input type="checkbox"/>	Business Owner <input type="checkbox"/>	Business Owner <input type="checkbox"/>	
Community Organization Representative <input type="checkbox"/>	Community Organization Representative <input type="checkbox"/>	Community Organization Representative <input type="checkbox"/>	

Name of Business : _____
 Business Address: _____
 Business License Number: _____
 Name of Community Organization: _____
 Community Organization Address: _____

I am attaching the appropriate documents as set forth on the next page confirming my eligibility to serve on the West Oakland Project Area Committee.

I hereby certify, under penalty of perjury, that the foregoing information is true and correct to the best of my knowledge and that I meet the required qualifications to be designated as a member of the Project Area Committee for the West Oakland Redevelopment Project Area

Signature : Hanford Clottey Date: 12/19/11

Submit in person or by mail the Redevelopment Agency of the City of Oakland, 250 Frank Ogawa Plaza, Suite 5313, Oakland, CA 94612, and Attention: Sunny Nguyen

Persons interested in serving on the Project Area Committee are hereby notified that, if elected, they must file, as a public record, a Statement of Economic Interest and must comply with provisions of the Conflict of Interest Code for the Project Area Committee.

Attachment: CANDIDATE STATEMENT. Please attach a written statement introducing yourself and describing your interest in serving on the Project Area Committee (PAC). If applicable, provide a letter from the Community Organization authorizing you as a representative member.

Desk of
Halifax K Clotley
3276 West Street
Oakland, CA 94608-h.clotley@gmail.com

Dear WOPAC Board Selection Committee:

My name is Halifax K Clotley and I am interested in serving as Residential Owner-Occupant on the WOPAC.

West Oakland has been my home for the past 19 years. As an owner occupant I had participated in neighborhood beautification projects, planting trees, crime prevention, Weed and Seed, family/community art nights, NCPC, co- host Dr. Martin Luther King's celebrations as well as National Night Out.

I work as executive director of the Attitudinal Healing Connection, a community based non-profit that I co founded in 1989. With Masters in Business Administration and co-owner of Sankofa Publishing, I understand project planning, logistics as well as business management.

I am interested in serving on the WOPAC because over the years I had witness the commitment and tireless efforts of the Board Selection Committee as it makes careful consideration for the improvement of West Oakland. This is why I am called and inspired to serve to assist in creating more beauty, safety and value to West Oakland.

Thank you in advance for your consideration.

Sincerely,

Halifax K Clotley

Kokomon Clotley

510/652-7901 • 3276 West Street, Oakland CA 94608 • Kokomon@ahc-oakland.org

PROFESSIONAL OBJECTIVE:

Engage in business practice that is equitable locally and globally and to offer educational trainings, workshops, lectures on Attitudinal Healing, multi-cultural communications, race relations, sacred healing power of rhythm and sound, indigenous healing wisdom and related concepts to individuals as well as organizations. Continue professional growth and development.

WORK EXPERIENCE:

- 1993-Present **Attitudinal Healing Connection, Inc (AHC) – Executive Director –**
Cofounded and spearheaded the development of the Attitudinal Healing Connection, Inc. Board member until 2006. Work includes the following: Mission, Policy and Planning-guides the organization to implement its values, mission, vision and its short and long-term goals; building a Board of Trustees that would sustain the organization, inform the Board about trends, issues, problems and activities in order to facilitate policy-making; not-for-profit management and governance, philanthropy and fund development, creating new programs, created administrative procedures and processes, meet with private foundations and individual donors and maintained day to day operations of the organization; Work collaboratively with local as well as national organizations and provided fiscal sponsorship to emerging organizations. Established good working relationships and make collaborative arrangements with community groups, foundations, press, and other organizations to help achieve AHC goals; Oversees fiscal activities including budgeting, reporting, audit and ensures sound book keeping and accounting procedures;
- 2003 – Present **Sankofa Publishing (Oakland, CA), Co-Owner**
A small, emerging publishing company publishes music, books, and events that delight the heart and heal the mind. As Co-owner, responsibilities include hiring part-time office support to maintain office operations— Sankofa's first published book, "*Mindful Drumming: Unleashing The Human Spirit and Building Community.*"
- 2000 –Present **Conference/ Retreats-Speaker/Presenter-**
Topics: Attitudinal Healing, Non-traditional healing methods, Unleashing the Human Spirit, Secret Power of Rhythm and Sound, Wisdom Race Relations and Healing Power of Indigenous Wisdom
- 2000 –Present **Consultant: Workshop Facilitator**
Secret Healing Power of Rhythm and Sound and Non-Traditional Mental Health and Diversity Trainings to the following: Robert Wood Johnson Medical School, Robert Wood Johnson Hospital, California Pacific Medical Center, Institute for Health & Healing, Center for Attitudinal Healing, Institute of Noetic Sciences, California College of the Arts, Oakland Unified School District, Berkeley Unified School District, The Chaplaincy Institute, Alameda County Department of Public Health, Whole Life Expo, Youth for Environmental Sanity, Challenged Day-to name a few

2003– 2008 **University of Creation Spirituality- Oakland, California. Visiting Professor -**
As the author of Mindful Drumming and expert on African indigenous wisdoms systems; taught courses in West African traditions in the Indigenous Mind Doctorate Program with emphasis on the healing power of rhythm and sound.

1997– 2008 **Peace Alliance Foundation, formally known as the Global Renaissance Alliance –founding Board Director in collaboration with Marianne Williamson:**
The Global Renaissance Alliance is dedicated to mindful political and social action: to the reinvigoration of our democratic process; to the awakening of more Americans to the principles of non-violence, and the need to infuse spiritual values into our political and social systems.

EDUCATION

- *2011 MBA – University of Phoenix (Masters in Business Administration)
- * 2007 BA - University of Phoenix, BA (Business Administration)
- * 2005 Oakland Metropolitan Chamber of Commerce -Lecture Series (Non- Profit management, Board and Fund Development as well as marketing)
- * 1987 Diploma in music Dick Grove Music Workshops
- * 1985 Certificate in Real Estate acquisition, Pasadena City College
- * 1970 Certificate London School of Music

SPECIALIZED SKILLS:

- * Specialized Training in Attitudinal Healing 20 + years
- * Specialized Training in African Indigenous wisdom (West African traditions)
- * Microsoft Word, Excel, PowerPoint, Act, Illustrator, QuickBooks

AUTHORSHIP:

- * *Beyond Fear: Twelve Spiritual Keys to Racial Healing*, (Publisher, H.J. Kramer, Tiburon, CA, 1999)
- * Published a chapter on Race Relations in new book edited by Marianne Williamson titled: *Imagine: What America Be Could In The Year 2050*.
- * *Mindful Drumming: Ancient Wisdom for Unleashing the Human Spirit and Building Community* (Sankofa Publishing, 2004).
- * Produced two compact disk: *Love is the Answer, Mystic Vision*, and co-produced *The Journey*
- * Recent News articles in Post Newspaper: *Mindful Drumming & Fantasy Coffins of Ghana, West Africa*

HONORS AND AWARDS

- The Attitudinal Healing Connection (AHC) is the recipient of the John Fetzer Award conferred on them in 1993 for the Racial Healing Project.
- In 1995 the AHC was invited by the late John Denver to present at Windstar Symposium the Negative Effects of Racism on the Environment.
- An International Award in 1998 for the Africa Project: Utilizing Attitudinal Healing and the Essence of Sufficiency Toward a Sustainable Future.
- In 1999 the AHC participated in a dialogue at the State of the World Forum on diversity and community building.
- In April of 2000 the AHC hosted an International Conference on Attitudinal Healing in Oakland California titled: Choosing Peace.
- ArtEsteem-2000 Jampolsky Award for Exemplary Project
- ArtEsteem-2002 First Place Winner in the Educational category awarded by the Black Filmmakers Hall of Fame.
- In 2002 the AHC received Outstanding Community Service: moving our community in the direction of Peace through the use of the principles Non Violence awarded by First Church of Religious Science.
- 2002 Sector Hero Award to the AHC in recognition of outstanding service to the East Bay community by Oakland Citizens Committee For Urban Renewal and East Bay Resource Center for Nonprofit Support.
- In 2003 ArtEsteem- in recognition of dedication and active work in Living the Vision of Dr. Martin Luther King, Jr. awarded by the University of Creation Spirituality.
- 5th Annual ArtEsteem Exhibition-Super Hero Series-reflections of Me and My World 2003

AFFILIATIONS:

- Serves on the Board of the following organizations.
- * Attitudinal Healing Connection, Inc. (Oakland, CA)
 - * Peace Alliance (Center Line, Michigan)
 - * Youth Environmentalists For Sanity (Santa Cruz, CA)
 - * Centre for Attitudinal Healing, Ghana, West Africa
 - * Challenged Day (advisory board member)

References Available Upon Request