

**Central City East Project Area Committee
Monday October 4, 2010 PAC Meeting
Patten University, 2433 Coolidge Avenue, Student Activity Center**

(The minutes are in draft form until approved by the PAC)

Kathy Chao, Vice-Chair of the Project Area Committee (PAC), chaired the meeting until the elections. The meeting started at 6:33 p.m.

I. Roll Call

- a. See attached roster of attendance.

II. Open Forum

- a. None

III. Approval of the Minutes

Motion (by Robert Cox, seconded by Gloria Jeffery): To approve the September 13, 2010 PAC Meeting minutes.

Vote: Motion approved by consensus.

IV. Administrative Items

- a. Nominations for PAC positions.
 - i. No nominations.
- b. PAC member attendance and absence status.
 - i. No updates were given at this time.
- c. Nominations for Chair and Vice Chair for October 4th meeting
 - i. Gloria Jeffery had previously been nominated for Chair. Frank Rose (seconded by Etha Jones) nominated Al Parham for Chair. There were no other nominations and the nominations for Chair were closed by consensus.
 - ii. Jean Blacksher had previously been nominated for Vice-Chair. Andy Nelson (seconded by Frank Rose) nominated Kathy Chao for Vice-Chair. There were no other nominations and the nominations for Vice-Chair were closed by consensus.
 - iii. The candidates for Chair and Vice-Chair had the option to speak about their qualifications. Gloria Jeffery, Al Parham, and Jean Blacksher chose not to speak. Kathy Chao gave a quick presentation of her qualifications and background.

Vote for CCE Chair: Gloria Jeffery 8; Al Parham 7. Gloria Jeffery was elected Chair.

Vote for CCE Vice Chair: Jean Blacksher 9; Kathy Chao 5; 1 Abstention. Jean Blacksher was elected Vice-Chair

- iv. Gloria Jeffery requests that Jean Blacksher chair the current meeting in her stead due to the temporary loss of her voice.
- d. Announcements from PAC community organizations
 - i. Pat Ruelas informed the PAC that NCPC 21Y will be having a large home alert training and neighborhood watch event on Thursday, October 14th.
 - ii. Kathy Chao announced that she will be taking off the next few months for maternity leave and that her alternate, Mary Fuller, will be serving in her stead.
- e. Council Item and Staff updates:
 - i. Kimani Rogers stated that the Central City East Homeownership Rehabilitation Program will have the changes that the PAC approved in their June 7th meeting be heard by the Community and Economic Development Committee on October 26th. He also stated that the item re: an Ownership Participation Agreement (OPA) and grant for the owners of 8603-8701 Hillside that the PAC approved in their September 13th meeting will also be heard on October 26th.

V. CCE NOFA Expectations and Presentations

- a. Norma Thompson from CEDA Housing and Community Development (HCD) introduced herself to the PAC as the new Housing Manager.
- b. Diana Downton from CEDA HCD presented the NOFA item and gave a background of the NOFA process and distinguished between the two separate NOFA types. She reminded the PAC that the process of pursuing and acquiring NOFA funding is usually the first step in a long process that affordable housing developers will take when acquiring total funding for an affordable housing project. Diana also clarified that CCE NOFA funds can only be spent within the CCE Redevelopment Area. However, projects within the CCE Redevelopment Area could also receive additional NOFA funds from other Redevelopment Areas, as well as the Citywide pool of funds.
- c. Bari Scott asked why new housing projects are receiving NOFA funds while there are currently a number of existing old, dilapidated housing projects. Diana responded that the older units can request NOFA funds to aid in rehabilitation costs or for new construction. However, new projects are also able to request NOFA funds as well.
- d. Charles Chiles expressed concerns regarding new affordable housing projects being brought into CCE and funded with CCE NOFA funds. Diana clarified that 25% of the gross Tax Increment that the CCE Redevelopment Area receives must be applied towards affordable housing uses and must be spent within the CCE Area.

- e. Eugene Smith had concerns regarding creating new Affordable Housing Developments and those projects' lack of impact on local jobs. He specifically had concerns that local labor may not be used on these projects. Diana responded that the City of Oakland has a local employment requirement for many of its projects. She cited a report about the City of Oakland's Local Employment Program and said she would provide it to Kimani Rogers to forward to the PAC.
- f. Laura Jerrard inquired as to how the PAC's recommendation affects NOFA scoring. Diana responded that the recommendation of the PAC is noted in the staff report that HCD provides to Council with its recommendations for NOFA funding. The PAC's recommendation does not affect HCD's scoring.
- g. Diana Downton stated that a question had previously been submitted to staff regarding Satellite Housing's Lakeside project continuously returning to the PAC and specifically as to why it had not been approved in the past. Diana clarified that there was a finite amount of NOFA funds and some previously high-scoring projects had not been able to receive funding in a particular year. Diana added that in the past the Lakeside project would have been the next project to be funded, if not for the limited amount of funds.
- h. 4 projects were presented to the PAC:

1165 East 15th Street: Lakeside Senior Housing Project, New Construction

- i. Cindy Heavens from Satellite Housing presented and provided background information on Satellite Housing and basic information about the Lakeside Senior Housing Project. She clarified that they were asking for \$4.5 million in NOFA funds. She also mentioned resident's income levels, as well as the amenities of the project (including a ground floor community office).
- j. Gloria Jeffery asked for clarification regarding the use that CCE NOFA funds will be put towards. Cindy responded that CCE funds will assist in predevelopment costs, as well as some development and construction costs.
- k. Kathy Chao asked about the estimated number of jobs this project will create. Cindy responded that this will create about 300 short term jobs for predevelopment, development, and construction. Once construction is completed, this project will also create 8 to 10 permanent positions.
- l. Andy Nelson stated that he feels this project will be a positive benefit to the seniors in the neighborhood.

6475 Foothill Blvd: Kenneth Henry Court Project, Rehabilitation

- m. Dori Kajima from Satellite Housing presented and gave background and basic demographic information for this project. This is a 51 unit building constructed in 1994, which requires funds to address issues such as: dry rot; fixing/replacing the water heater; common area improvements; security improvements; landscaping; and painting.

- n. Dori stated that Satellite's planned timeline was to acquire the property January 2011, begin rehabilitation and improvements in May 2011, and finish by August 2011.
- o. Kathy Chao inquired as to the typical amount of funding that a rehabilitation NOFA project can request. Diana Downton clarified that new construction NOFA projects can receive up to 25% of the projects total cost, and that rehabilitation NOFA projects can be up to 100% of total project costs due to lack of other funding sources.
- p. Bari Scott inquired as to how receiving funding from this request will impact potential future requests for funding from the CCE Redevelopment Area. Dori Kajima responded that if they receive the requested funding for this year, Satellite does not plan to return for additional NOFA funds in the future. Satellite would like to maintain this property for the long term.

9801 MacArthur Boulevard: AMCAL Project, New Construction

- q. Craig Smith from AMCAL presented and gave a quick summary and background of this project. He reminded the PAC that this project received NOFA funding last year. They are coming back to the PAC this year to receive additional funding in order to be more competitive when going after Tax Credit financing. The plan for this project is to have 32 units with 40 parking stalls and other amenities.
- r. He summarized previous actions taken by AMCAL, such as listening to initial community feedback and making changes in response to the community's wishes last year. He also stated that the land has been purchased and that the project has gone before the Planning Commission, as well as addressed local employment concerns for construction-related labor.
- s. Bari Scott inquired as to how this project would address security concerns and proper management/oversight. Craig responded that there will be a screening process for each potential resident and a strict guest policy allowing guests to stay for a set amount of time before they must either leave or also go through the screening process.
- t. Kathy Chao asked about AMCAL's timeline and its need of local funds vs. Tax Credit financing. Craig clarified that Tax Credit financing is very competitive and that this project will need strong local financing in order to be more competitive at the state level. He anticipates that the local funding will need to be secured by March or April of 2011, when the Tax Credit applications are due.

8301-8311 MacArthur Boulevard: Allen Temple (ATHEDCO) Project, New Construction

- u. Martin White of Allen Temple presented, assisted by David Kadoo of American Baptist Homes of the West. He stated that the initial plan to develop both 8201 MacArthur and 8301 MacArthur has been revised, as 8201 MacArthur is under legal contention. He clarified that this will be a Senior Housing project.
- v. Martin White stated that this project will be seeking \$2 million in NOFA funds, and will also pursue HUD 202 funds, Tax Credit financing and Section 8 funds to fully fund this project.

- w. Gloria Jeffery and other PAC members expressed concerns about the visuals presented to the PAC. Martin clarified that the visuals supplied to the PAC was not the final design of the project, and was to be used only to provide a point of reference for size and dimension. Jean Blacksher and other PAC members requested an updated visual of the proposed project with a more accurate rendering of the project, as well as the accurate dimensions of the project. Martin stated that he would attempt to have the visual ready by the 3rd week of October.
- x. Kathy Chao inquired if the pursuit of certain Tax Credit financing meant that there would be some commercial space in the development project. Martin clarified that there will be some commercial space in this project, as well as housing units.
- y. Gloria Jeffery asked if Allen Temple owned the property. Martin clarified that Allen Temple has control of the site, and is currently negotiating the final acquisition of the property. His organization needs funding assistance in order to acquire the site.
- z. Ken Harvey and other PAC members expressed a desire for Allen Temple to come back with an updated visual of the project and more precise information of what exactly the project would entail. Al Parham stated that he needs to receive more detailed content of what the project is and what exactly would be done. Kimani Rogers stated that a time can be set by the applicant and the PAC to meet and discuss the project in more detail, before the November 1st PAC meeting. He will facilitate a meeting time and inform the PAC.

VI. CCE Project Evaluation of Impacts to Area

- a. Theresa Navarro-Lopez presented in response to a request by the PAC regarding the impact of Redevelopment projects within the CCE Area. Theresa talked about potential quantitative and qualitative benefits of Redevelopment projects on blighted and or vacant sites. She listed certain examples of Quantitative benefits, including: land sale proceeds; sales tax; property tax; increase in jobs; etc. She listed certain examples of Qualitative benefits, including: blight removal; beautification; business retention; and attraction; etc.
- b. Theresa Navarro-Lopez specifically focused on the Foothill/Seminary development project and briefly pointed out some of the various impacts the project would have on the area. She also supplied a matrix that detailed the different types of impacts
- c. Bari Scott inquired as to whether the listed amounts on the matrix were informed projections or whether they were more of a suggestion of what staff would like to see. Theresa clarified that the amounts were projections based upon the planned project for the site.

VII. Items for the Next Meeting

- a. Bari Scott requested an update on the 2009-10 NPI projects. Kimani Rogers responded that a brief update can be provided at the next meeting.

VIII. Adjournment

Motion (by Andy Nelsen, seconded by Pat Ruelas): To adjourn the meeting.

Vote: Motion approved by consensus.

- a. The meeting was adjourned at 8:37 p.m.