## WEST OAKLAND PROJECT AREA COMMITTEE (WOPAC)

Wednesday, November 10, 2010 6:30 – 9:00pm West Oakland Senior Center 1724 Adeline Street, Oakland, CA

### **MEETING MINUTES**

These minutes are draft until approved by the WOPAC

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

The meeting was called to order by Co-Chair Parrott at approx. 6:50 pm.

Present - 9: Colosky, Harris, Kidd, Lowe, McFadden, Oluwole, Parrott, Wells, Wyrick-Parkinson Excused/Absent - 7: Beveridge, Bucknum, Horiuchi, Hurwich, MacDonald, Rice, Vidor

1 Vacant Seat: Residential tenant representative for West MacArthur/Hoover Subarea

Staff Present: CEDA Redevelopment: Jeffrey Chew, Sunny Nguyen

### II. APPROVAL OF DRAFT MINUTES FOR MEETING HELD OCTOBER 13, 2010

**MOTION** was made by Kidd and Wells seconded: To approve the October 13, 2010 minutes. The motion passed by acclamation.

### III. OPEN FORUM

- Karoleen Feng, Healthy Communities San Pablo Corridor Coalition
- Mary Lucero-Dorst, East Bay Asian Local Development Corporation

### IV. ORA STAFF REPORT

### 1. West Oakland Strategic Planning Discussion

Mr. Chew gave a brief presentation on general West Oakland planning activities for the upcoming year. He indicated that the scope of the Area Plan would have to be expanded because of the receipt of the TIGER Grant, and the need to begin to consider West Oakland development alongside the Army Base's scope of work. He will need assistance during the Request for Proposals and consultant selection process. In light of this, there was a comment from a WOPAC member of the need to improve communication between the West Oakland Community Advisory Group and WOPAC.

- 2. Administrative Items and Correspondences (included in agenda packet; discussion only if necessary)
  - Memo: City of Oakland's Contracting Policies
  - Memo: WOCOP

There was no discussion on these items.

- 3. City Council Item(s) Update (included in agenda packet; discussion only if necessary)
  - Memo: Approval of Façade and Tenant Improvement Program Funds, WOPAC Annual Renewal

Ms. Nguyen reported that there are currently three items relating to West Oakland that will be heard at City Council within the next month: (1) the approval of the three Housing Rehab/Improvement Programs; (2) the annual approval of funding for the West Oakland Redevelopment Façade and Tenant Improvement Program, this year at \$300,000; and (3) the WOPAC Annual Extension.

There was a brief report from a WOPAC member who attended the Housing approval item, who commented that there was discussion among Council members regarding the deed restrictions that would come attached to some of the programs, and what limitations that would have on the marketability of the homes using these programs. There was an additional comment about the preponderance of low income homes in West Oakland, and how these programs may tend to further encourage low income homes in the area.

### 4. Housing Update

Ms. Mulvey gave a brief update on two non-affordable housing items: (1) the three Housing programs (the West Oakland Automatic Gas Shut-Off Valve Program, Vacant Housing Acquisition/Rehab/New Construction, and Owner Rehab Programs) all passed, and Housing will work to get the programs launched as soon as possible, and to finalize the new housing brochure; and (2) follow-up on WOPAC member Gordon's question last month regarding family housing support.

Ms. Mulvey also gave a recap of the Housing Notice of Funding Availability (NOFA) process; the projects are outlined in further detail in Section VII.1-3. There are two types of NOFAs: for new and substantial rehabilitation/site acquisition projects ("Regular NOFA"), and the rehab/preservation NOFA for existing affordable projects ("Rehab NOFA"). There is currently about \$18 million in housing funds availability City-wide; of that about \$4 million is available for the development of senior housing. This year, for both programs, Housing has received \$52 million in requests City-wide. There are three applications within West Oakland this year: Marcus Garvey for \$902,000 under the Rehab NOFA, and the California Hotel for \$10.9 million and the Red Star project for \$2 million, both under the Regular NOFA.

**MOTION by Kidd, seconded Lowe:** To move Subcommittee Reports to after the Housing NOFA projects. Motion passes by acclamation.

### V. SUBCOMMITTEE REPORTS

## 1. <u>Community Outreach/Equitable Development Committee Report-Out</u> NONE

### 2. Planning Committee Report-Out

**NONE** 

### VII. OLD BUSINESS/OTHER ACTION ITEMS

# 1. ACTION ITEM: Request for Support for California Hotel – East Bay Asian Local Development Corporation

Jeremy Liu, the Executive Director of the East Bay Asian Local Development Corporation, gave a brief overview of the California Hotel project and request for funding. \$10,900,000 is being requested under the Regular NOFA. Since last year, when EBALDC approached WOPAC, much progress has been made in terms of understanding the best manner in which to rehabilitate the building, in addition

to how to best design the program of supportive services during operations, and last, to understand the needs of the entire San Pablo corridor. Mr. Liu also introduced members of the development and services team from the audience.

There were comments from WOPAC members regarding: the need for the handouts to be provided to each member, soon enough, and in a large enough font size; confirmation and reiteration (stemming from earlier discussions from the first time this project came to WOPAC last year) that WOPAC would like as a condition of approval to develop a community advisory group for this project; clarification of the income restrictions placed on the units in this project, and how the project can support the operations of the project with such income restrictions in place; general discussion regarding how the operations and financial sustainability of the project, and the need for the project to be well managed in light of the challenging history of the California Hotel; concerns around the diverse mixture of residents living in the hotel and the benefits and drawbacks of their interactions; whether EBALDC has considered other tenant mixes in the project; whether is a process for management to address if/when Section 8 tenants fail to pay their rent; and questions around how many local jobs this project can generate.

WOPAC expressed a desire to register the above concerns to Council, in addition for Council to consider whether there is a sufficient plan in place for how to deal with the special needs/homeless population, and whether adequate and appropriate staffing levels will be dedicated to handling these populations.

**MOTION by Lowe, seconded by Kidd:** to support the California Hotel project with the level of funding currently requested.

YES – 8 NO – 1 ABSTAIN – 0 Motion passes.

### Public Speakers:

- Alex François
- Kenna Stormogipson
- Chris Beatty
- Nicki Henderson
- Pastor Raymond Lankford
- Brenda Goldstein

# 2. ACTION ITEM: Request for Support for Marcus Garvey – East Bay Asian Local Development Corporation

Mary Lucero-Durst, from the East Bay Asian Local Development Corporation, gave a brief overview of the Marcus Garvey project and request for funding. \$902,000 is being requested under the Rehab NOFA, which consists of hard costs plus contingency.

There were comments from WOPAC members regarding: the need for the handouts to be provided to each member, soon enough, and in a large enough font size; the dire need for improvement of the site; and a comment that EBALDC can provide a sufficient level of management for this project; a comment that it is incredible that rehab work would be needed on an 18-year old building; general

concern about existing, abandoned housing stock in West Oakland; and confirmation that redevelopment NOFA funds can be used to fund reserves.

**MOTION by Kidd, seconded by Lowe:** to support the Marcus Garvey project with the level of funding currently requested.

YES - 6 NO - 1 ABSTAIN - 2Motion passes.

### Public Speakers:

Karim Sulten

### 3. Red Star Project – Global Premier Development

A representative from the Red Star project gave a brief overview of the project and an additional request for funding. The project is a 4-story project with approximately 119 senior apartments, and some retail. In response to original WOPAC questions, the developer provided written documentation of over 200 local firms that they have contacted for this project.

WOPAC had provided support for this project in Jan-2010, for \$1,500,000 in housing funds to the project. The original intent was for the developer to simply provide an update for this project; <a href="https://however.gov/

There were comments from WOPAC members regarding: comments that the new request for additional funding, and what it is to be used for, should have been presented in writing; confirmation that hard construction costs are currently estimated at \$21.5 million; general discussion around the developer's local hiring efforts; questions around the design; and discussion pertaining to the maintenance and reserves for the project.

**MOTION by Lowe, seconded by Kidd:** to support the Red Star project with the new level of funding currently requested (\$2 million total).

YES - 9 NO - 0 ABSTAIN - 0Motion passes.

### VII. NEW BUSINESS

**NONE** 

#### VIII. CHAIRPERSONS REPORT

NONE

### IX. ANNOUNCEMENTS

**NONE** 

### X. FUTURE AGENDA TOPICS AND NEW BUSINESS

WOPAC Vote on Residential Tenant Representative West MacArthur/Hoover Subarea

- BART Noise Mitigation
- 7<sup>th</sup> Street Historic District
- Army Base Development Update, including Gateway Park
- West Oakland Transit Village

### XI. ADJOURNMENT

The meeting was adjourned at approximately 9:20 p.m.

## **WOPAC Voting Record**

WOPAC Meeting Date:

Agenda Item #:

	Nov-10-2010	Nov-10-2010	Nov-10-2010			
ŧ:	Item VII.1 - CA Hotel	Item VII.2 - Marcus Garvey	Item VII.3 - Red Star			

Beveridge Bucknum Oluwole Harris Horiuchi Hurwich Kidd Lowe McDonald McFadden Parrott Rice Colosky Vidor Wells Wyrick-Parkinson

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