# Central City East Project Area Committee Monday November 1, 2010 PAC Meeting Patten University, 2433 Coolidge Avenue, Student Activity Center

Gloria Jeffery of the Project Area Committee (PAC) chaired the meeting. The meeting started at 6:35 p.m.

#### I. Roll Call

a. See attached roster of attendance. Tim Royal was introduced as the new representative for Patten University.

## II. Open Forum

a. Shirley Waters spoke and informed the PAC of the lack of improvements in her neighborhood, near Havenscourt Boulevard and Foothill Boulevard. She expressed her disappointment with the lack of redevelopment that she has seen within her neighborhood. Gloria Jeffery and Charles Chiles responded and gave a brief summary of what Redevelopment is doing in general, and specifically within the Central East Oakland sub-area of Central City East.

## **III.** Approval of the October Minutes

a. Tom Thurston sought clarification for a topic discussed on page 2, last paragraph regarding the 25% Housing Set-Aside. He inquired as to whether the Housing Set-Aside had been reduced to 20%, or a different percentage, due to the various budget balancing measures that staff have enacted for the FY 2009-10, 2010-11, and or 2011-12 budgets. Norma Thompson of Housing and Community Development replied that to her knowledge a reduction to the Housing Set Aside has not been set for any of those Fiscal Years, but she or CCE staff will investigate and inform the PAC. Staff Note: On Thursday November 4<sup>th</sup>, staff informed the PAC that minor reductions to the Housing Set Aside had occurred for FY 2008-09, 2009-10 and 2010-11 to meet the State's SERAF requirements. There should be no future reductions to the Housing Set Aside in the future.

Motion (by Eugene Smith, seconded by Andy Nelsen): To approve the October 4, 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. Announcements from PAC community organizations
  - i. Eugene Smith informed the PAC of the 21<sup>st</sup> Anniversary dinner for Pueblo. The dinner will be held at the Lake Merritt Boat House near Fairyland on November 12, 2010 from 6 9pm.
  - ii. Frank Rose informed the PAC that the International Boulevard Transit Oriented Development study would be hosting large public meetings, seeking feedback on preliminary developments. The November 8<sup>th</sup> meeting will be held at St. Louis Bertram near 100<sup>th</sup> Avenue and International Boulevard, and the November 9<sup>th</sup> meeting will be held at St. Anthony's Church near East 15<sup>th</sup> Street and Foothill Boulevard. Both meetings begin at 6:30pm.
  - iii. Tim Royal announced that Patten University will be involved in conducting training programs for certain businesses that can be developed as safe places for runaway youth.
- d. Council Item and Staff updates:
  - i. Theresa Navarro-Lopez updated the PAC that the Foothill/Seminary development project had the Exclusive Negotiation Agreement amendment presented to City Council. Council also heard an item regarding the transfer of the Owner Participation Agreement to the new Hillside Apartment Complex owners; and an item to reallocate \$500,000 for the Wallace Street stabilization efforts.
  - ii. Bari Scott requested a reminder of the Wallace Street stabilization efforts. Theresa Navarro-Lopez gave a quick summary of events to date.

# V. CCE NOFA Presentations

a. Norma Thompson from CEDA Housing and Community Development (HCD) reminded the PAC of the various NOFA projects that had been presented during the October 4<sup>th</sup>, 2010 PAC meeting. Each applicant was given the chance to provide a brief summary of their project.

Review: 116 East 15<sup>th</sup> Street: Lakeside Senior Housing Project, New Construction

b. 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).

Review: 6475 Foothill Blvd: Kenneth Henry Court Project, Rehabilitation

c. Dori Kojima 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. Satellite Housing plans to take over the project from an "absent landlord, and is requesting \$1.5 million to leverage the funding for the amount necessary to make all potential improvements.

- d. Tom Thurston inquired about the potential private developer that had expressed interest in taking over former OCHI properties. Dori Kojima responded that the private developer was considering more vacant properties, as this property is mostly occupied and the private developer would need to have the premises vacated. Dori also stated that if a private developer were to acquire the property, all previous public investments in the property would be lost.
- e. Gloria Jeffery asked what would happen to Satellite Housing's plans if the project was not approved by the PAC and the NOFA process. Dori Kojima replied that Satellite would still seek to keep the site as affordable housing. However, there was always the possibility that Citibank would seek to sell the property to a private developer. Norma Thompson stated that the City's preference is for the site to remain affordable. If Satellite Housing was unable to secure the funds to purchase and maintain the property as Affordable Housing, then staff would look for a different non-profit affordable housing developer to keep the site affordable.
- f. Charles Chiles stated his concern that the property may only be secured for a year. Dori Kojima responded that if Satellite were to acquire the property, then the affordability status can be maintained for significantly longer than a year.

Review: 9800 MacArthur Boulevard: AMCAL Project, New Construction

- g. 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. Craig also introduced Curtis Tumbaga (responsible for site management) and Tim Presado (responsible for services management).
- h. Bari Scott requested a clarification on the additional funds being requested. Craig responded that AMCAL was requesting an additional \$635,000 in addition to the amount they were awarded in the 2009 NOFA process, to help make their application for California Tax Credits more competitive.

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

- i. No one from ATHEDCO was in attendance. Norma Thompson provided a brief summary of the proposed project.
- j. Gloria Jeffery clarified that Elmhurst sub-area members did not attend a proposed site visit because of concerns about ATHEDCO not owning the land for the proposed

Vote: 116 East 15th Street: Lakeside Senior Housing Project, New Construction

- k. Bari Scott sought clarification regarding what the \$4.4 million in funding would be used for. Cindy Evans clarified that the \$4.4 million would come from HCD's "Home Funds," and would not be used for site acquisition costs.
- 1. Kimani Rogers stated that Preston Turner and Etha Jones were unable to attend the night's meeting, but had asked him to inform the PAC that they each supported this project. Andy Park, Frank Rose, Laura Jerrard and Andy Nelsen each spoke in favor of the project.

Motion (by Laura Jerrard, seconded by Andy Nelsen): To accept staff's recommendation to authorize the 116 East 15<sup>th</sup> Street NOFA project for CCE NOFA funds.

Vote: 13 Ayes, 0 Nays, 0 Abstentions. Motion passed.

Vote: 6475 Foothill Blvd: Kenneth Henry Court Project, Rehabilitation

- m. Tom Thurston inquired as to the approximate number of funds that would be available specifically for Rehabilitation via the 2010 NOFA process. Norma Thompson responded that there would be approximately \$18 million in funds Citywide. Next, Tom inquired as to the total number of applications that HCD will receive for the Rehabilitation funds. Norma responded that she was unsure as the deadline had not come to pass. At the current date, she stated that there were approximately 9 projects requesting NOFA funds allocated for new construction and approximately 4 projects requesting funds allocated for rehabilitation.
- n. Charles Chiles recommended that the PAC should support this project since its an existing property and he would not like to see it turn into an even larger blight on the community.

Motion (by Charles Chiles, seconded by Eugene Smith): To accept staff's recommendation to authorize the 6475 Foothill Boulevard NOFA project for CCE NOFA funds.

Vote: 13 Ayes, 0 Nays, 0 Abstentions. Motion passed.

Vote: 9800 MacArthur Boulevard: AMCAL Project, New Construction

- o. Gloria Jeffery spoke in favor of this project and specifically complimented AMCAL for their efforts in being responsive to the community in regards to this project. Jean Blacksher spoke in favor of the project and expressed her admiration that the developer designed a project that is an upgrade from what is currently in that area.
- p. Bari Scott expressed her concerns regarding local hiring for the permanent onsite-staff position for this project. Craig Smith stated it was AMCAL's wish to have local

community members as on-site staff and gave the example of AMCAL's 98<sup>th</sup> and Edes project, where the on-site staff are local residents.

Motion (by Frank Rose, seconded by Charles Chiles): To accept staff's recommendation to authorize the 9800 MacArthur Boulevard NOFA project for CCE NOFA funds.

Vote: 13 Ayes, 0 Nays, 0 Abstentions. Motion passed.

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

- q. Gloria Jeffery once again informed the PAC that the various Elmhurst sub-area members were in agreement that this project would not receive their support.
- r. Charles Chiles also spoke against recommending this project.

Motion (by Eugene Parker, seconded by Jean Blacksher): To reject staff's recommendation to authorize the 8301 MacArthur Boulevard Street NOFA project for CCE NOFA funds.

Vote: 12 Ayes, 0 Nays, 1 Abstention. Motion passed; project rejected.

# VI. CCE NPI Program Update

- a. Kimani Rogers presented a brief update of the 9 approved NPI projects. He gave a brief summary of each project and discussed where each project was in the development or implementation stage.
- b. Bari Scott inquired as to how much time would be required in order to complete each NPI project. Kimani Rogers communicated that it would vary per project, as the multiple steps necessary to properly implement the project varied due to the constraints of each individual project.
- c. Laura Jerrard noted the amount of time required to conduct one type of NPI project and noted that the nine NPI projects were each significantly different from the other. She suggested that future NPI submittals all have a similar theme or type of project that the funds could be used for.

#### VII. Items for the Next Meeting

- a. Andy Nelsen requested the PAC receive information on the City of Oakland's Local Hire Policy, as well as any data that provides analysis regarding how the City's efforts are impacting local hiring on the various redevelopment projects in Oakland.
- b. Bari Scott requested information regarding how the Redevelopment Agency is audited, when the Agency was last audited, and the outcome of that audit. Gloria Jeffery requested that Gregory Hunter present this information. Staff replied that they will gather the information, but they were unsure whether Gregory Hunter could specifically present the information or if another staff person would present.

# VIII. Adjournment

Motion (by Andy Nelsen, seconded by Al Parham): To adjourn the meeting.

Vote: Motion approved by consensus.

a. The meeting was adjourned at 8:10 p.m.