

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

Wednesday, June 8, 2011

6:30 – 9:00pm

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

MEETING MINUTES

Approved by the WOPAC 7/13/2011

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

The meeting was called to order by Co-Chair Rice at approx. 6:45 pm.

Present - 13: Allstadt, Beveridge, Harris, Horiuchi, Johnson [for Mac Donald], Kidd, Lowe, McFadden, Oluwole, Parrott, Rice, Robertson, Wyrick-Parkinson

Excused/Absent - 4: Bucknum, Hurwich, Vidor, Wells

Staff Present: CEDA Redevelopment: Jeffrey Chew, Sunny Nguyen; CEDA Housing: Christia Mulvey; CEDA Planning: Eloise Thornton, Ulla-Britt Jonsson, Holly Pearson

II. APPROVAL OF DRAFT MINUTES FOR MEETING HELD MAY 11, 2011

MOTION was made by Allstadt and seconded by Oluwole: To approve the May 11, 2011 minutes.

Mr. Rice commented that on Page 1, Section IV, “Chairpersons Report”, that “The Rape of Palermo” was an article and not a book.

The motion passed by acclamation.

III. OPEN FORUM

- Nathan Stalnaker, San Pablo Corridor Coalition
- Duane De Witt, Citizen

IV. CHAIRPERSON REPORT

The chairs had nothing to report.

V. ORA STAFF REPORT

1. Housing Update, Christia Katz-Mulvey

Ms. Katz-Mulvey gave the Housing Update that was summarized in the memo included in the agenda packet.

Some highlights from Ms. Mulvey’s report out:

- Regarding the 7th & Campbell sites, the Agency will be seeking to use up to \$500,000 to pay the taxes and liens owed in order to prevent a County tax auction, and to pay for associated foreclosure costs. Discussion around the development potential for the sites will be part of the West Oakland Specific Plan process. If non-affordable housing development occurs on the site, the principal on the existing Site Acquisition loan would need to repayed using non-Housing

funds. This item will be at the Community & Economic Development Committee on June 28, 2011.

- Regarding the California Hotel, the 9% Tax Credit application has been submitted and EBALDC has been notified that it has received a perfect score, so project will very likely receive an award of tax credits.
- Regarding Slim Jenkins, the rehab work is currently underway. It has encountered some additional potential costs that are likely to exceed the contingency, and staff is working with EBALDC to pursue avenues to fund the additional work.
- First-Time Homebuyers Program: since the last update, one application is under review and one application has been approved and has closed.
- The Residential Lending Programs are still not on the website, but the program descriptions are complete.

There were questions and comments from the WOPAC regarding the 7th & Campbell site acquisition: a reminder that the WOPAC per the *Implementation Plan* is not in favor of additional affordable housing development, particularly along 7th Street, which already has numerous affordable housing projects; clarification that the fines likely cannot be waived because they would repay staff costs; the need to have a maintenance plan for what is now a set of Agency-owned vacant lots; the potential to use the 7th & Campbell sites as a project for a planning seminar at UC Berkeley (to be followed up on by Ms. Horiuchi); the potential to have an interim use on the vacant land prior to development for community purposes, such as holding the WOPAC's Annual Picnic there;

There were suggestions from the WOPAC to ensure that the Housing Brochure detailing the Residential Lending Programs were prepared in time to be included with the next WOPAC Newsletter. Both need to be sent out in time for the Annual Picnic in September. They asked that a final draft of the Brochure be prepared by the next WOPAC Committee of the Whole Meeting.

2. Business Retention and Expansion Update, Roberto Costa

Due to the sudden passing of Michael McPherson, the director of the Oakland Business Assistance Center, Mr. Roberto Costa was not in attendance to provide an update on West Oakland business development activities. Staff referred the WOPAC to the memo he had provided in the agenda packet. There was a moment of silence in honor of Mr. McPherson.

3. City Council Item(s) Update

Ms. Nguyen provided a brief update of both the NPI and the 7th & Campbell projects. The third round of funding for the Neighborhood Projects Initiative Grant Program went to the CED Committee on May 24, 2011, and was approved without discussion at City Council meeting on June 7, 2011. The Agency effort to commence foreclosure proceeding on the 7th & Campbell properties and spend up to \$500,000 to acquire the properties will be at CED on June 28, 2011.

4. Standing Agenda Item: Staff Update re: Governor's Budget Proposal and Redevelopment

Mr. Chew provided a brief update regarding the status of the CA budget with regard to redevelopment. He noted that there was an email that had just been sent from the California Redevelopment Association on that day; a two-bill strategy has just been proposed by legislative staff to eliminate redevelopment, and then exempt agencies from elimination if they agree to make

payments to local schools. The CRA states that legal counsel maintains that this set of bills is unconstitutional, and that they will fight it.

5. West Oakland Specific Plan Update

Ms. Ulla-Brit Jonsson, from the Planning Division, provided a brief update on the status of the West Oakland Specific Plan process. Ms. Jonsson announced that the consultant team that was selected was JRDV. Staff is currently in contract negotiations with JRDV and intends to have a finalized contract by the end of June. Ms. Jonsson stated that Planning staff will be returning regularly to WOPAC to provide updates on the activities and progress. Once a process has been formed for selection of the members, a Community Advisory Committee (CAC) or Steering Committee will be formed. Staff will be approaching WOPAC for participation on this committee. Project kickoff will likely be in July or August, and the CAC will likely be up in August. There will be approximately six community workshops. The project will run through April 2013.

Mr. Chew also mentioned that there will be a Technical Advisory Committee (TAC) as well.

One main point of discussion was what the process would be for selection of the CAC. Planning staff reported that they will be seeking to have a balanced group that will represent the whole of the community. Also, interest groups would be identified based upon the specific products delivered under the Specific Plan. From that, staff would approach an interest group (such as, real estate interests) and ask that that group identify a representative who will be able to speak on their behalf. There was also a question about how the interaction between the TAC and the CAC would work. Mr. Chew clarified that the TAC would serve to inform the CAC. Regardless, the WOPAC suggested having at least one board member serve on each committee, to ensure that the community interests are preserved. One member noted that there are WOPAC members who are qualified to be on these committees.

There was additional comment from WOPAC regarding: the fact that the RFP excluded San Pablo Avenue as another opportunity area (staff acknowledged this and indicated that they had met with the consultant team and addressed this); concern that there needed to mechanisms in place to ensure regional buy-in of the Plan; and concern and distrust that regional agencies and/or the City itself would overrule local community and WOPAC's desires, particularly surrounding the development of affordable housing. Also, staff clarified that there is some type of information that may be brought to the WOPAC as part of the Specific Plan process that would not be appropriate for WOPAC to vote on. Staff asked for clarification about whether it was the expectation that staff transmit related documents only to the designated WOPAC members serving on the committees, or that documents needed to be sent to all WOPAC members.

VI. COMMITTEE REPORT

1. Report-Out from "Committee of the Whole"

Mr. Beveridge first noted that there are some standing items (such as with the Staff update on the status of redevelopment) that appear on both the Committee of the Whole (COW) and the General meeting agendas, and suggested that this be looked at. Co-Chair Allstadt concurred. Mr. Beveridge suggested that the COW agenda needs to have standing items that represent the interests of the original subcommittees, namely Outreach and Trees & Transportation.

Some comments from the WOPAC: there was general support for the need to be careful of having duplicate agenda items; the COW forum was meant for discussion of items that could be brought to the General meeting for action; an Outreach agenda item would provide time for the WOPAC to focus on increasing the pool of applicants for the NPI Program; using some time during the COW where pertinent City and Agency staff are available to provide technical assistance for NPI grant applicants; potentially using a small amount of funds to hire a consultant to provide technical assistance.

Secondly, Ms. Harris reported on the COW's discussion around developing a list of concerns to be delivered to Caltrans. She circulated a draft of the letter to WOPAC, which per the COW's direction, now included a specific list of blighted Caltrans properties that need extra attention. She also indicated that Ms. Wells came by her office that day with additional sites. Ms. Harris reported that the closing needed to be drafted, and it was agreed that Mr. Lowe would provide that.

There was a suggestion to cc a number of relevant City staff on the letter. The following persons are to be cc'd:

- Mayor Jean Quan
- Councilmember Nancy Nadel
- Councilmember Rebecca Kaplan
- Councilmember Jane Brunner
- Councilmember Patricia Kernighan
- P. Lamont Ewell, City/Agency Administrator
- Celso Ortiz, Deputy City Attorney
- Gregory Hunter, Deputy Director, Economic Development and Redevelopment

Other ideas discussed: the possibility of "softening" the tone of the letter; Mr. Chew would provide to Ms. Harris the name of the Caltrans representative to which the letter should be addressed; one comment that Caltrans has actually been very responsive in the past; and providing extra attention on areas around the MacArthur and West Oakland BART stations.

VII. OLD BUSINESS/OTHER ACTION ITEMS

None.

VIII. NEW BUSINESS

Some new business included: the need to have some time during the July meeting for a review of the past year's budget, activities, and meeting frequency changes, and to discuss the budget for the next fiscal year; a request to have a standing budget item on the agenda.

IX. ANNOUNCEMENTS

Ms. Wyrick-Parkinson announced that National Night Out is coming up and suggested that WOPAC be could involved to some degree in the effort.

X. FUTURE AGENDA TOPICS AND NEW BUSINESS

Committee of the Whole:

- Planning Items: Annual Budget & Activity Review and FY2011-12 Budget; Review of WOPAC meeting frequency changes; San Pablo Corridor Coalition Asset Mapping (15-20 mins); Planning seminar with UC Berkeley for 7th & Campbell sites;

- Outreach Items (to be a regular agenda item): Options for WOPAC outreach (having a Facebook page); Review of final Housing Brochure; WOPAC Annual Picnic planning; WOPAC Newsletter.
- Trees

General Meeting:

- Action on: Annual Budget Review and FY2011-12 Budget

XI. ADJOURNMENT

The meeting was adjourned at approximately 8:45 p.m.