

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

Wednesday, March 9, 2011

6:30 – 9:00pm

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

MEETING MINUTES – Approved April 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. 6:40 pm.

Present - 15: Beveridge, Gordon, Harris, Horiuchi, Hurwich, Kidd, Lowe, Johnson, McFadden, Parrott, Rice, Robertson, Vidor, Wells, Wyrick-Parkinson

Excused/Absent - 2: Allstadt, Bucknum

Staff Present: CEDA Redevelopment: Jeffrey Chew, Patrick Lane, Hui-Chang Li; CEDA Housing: Christia Mulvey; CEDA Economic Development: Margot Lederer-Prado

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

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

The motion passed by acclamation.

III. OPEN FORUM

There were twelve speakers on the West Oakland Teen Center

- Carletta Starks
- Dedeco Hasi
- John Roland Lee
- La-Damieon Tapasa
- Tyrese Johnson
- Diana Alonzo
- Hunia Bradley
- Bruce Cox
- Ronald Muhammad
- Liz Derias
- Olu Oluwole
- Adrienne Gillyard

IV. CHAIRPERSON REPORT

Chairperson Rice reported that the 2010 US Census results are out.

V. ORA STAFF REPORT

1. Administrative Items and Correspondences

Steve Lowe inquired about the status of the letter he drafted on behalf of WOPAC to BCDC (San Francisco Bay Conservation and Development Commission) about certain community priorities not being represented in the planning of the Gateway Park Plan. Mr. Lowe had

presented and passed around this letter to WOPAC during Open Forum in January, brought it up a second time at the Committee of the Whole in February. Staff reminded Mr. Lowe that WOPAC voted at the February WOPAC General meeting for Mr. Steve Lowe to send the letter as he had drafted on behalf of WOPAC.

2. Housing Update, Christia Mulvey

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

Some highlights from Ms. Mulvey's report out:

- On March 3, City Council approved NOFA funding for California Hotel and Marcus Garvey Commons. Red Star Senior Housing was not funded.
- Rehabilitation work at Slim Jenkins began in January. WOPAC expressed concerns about workers not having badges and lack of notification about construction noise. EBALDC, the property owner, responded that workers onsite should be easily identifiable with either badges or working shirts; and all residents will be sent notices about construction noise and, when relevant, onsite temporary moves.
- WOPAC's security concerns at 10th and Center Street have been reported to EBALDC. This is an ongoing conversation and Ms. Mulvey suggested to the City's Neighborhood Safety Coordinator that this be the pilot site for a possible "Safety by Design" program being explored by the Police Department.

Loyd Ware of Residential lending reported on the Residential Lending Programs and the Chester Street lot development:

- The three residential lending programs were approved by Council in November and should be ready to open soon. WOPAC asked to get regular reports on the applicants and use of these programs, as with the First-time Homebuyers Program.
- The Chester Street lot development will go to City Council for approval on March 15th and Mr. Ware will bring designs to WOPAC for approval and discuss green building options.

3. Business Development Update, Margot Lederer-Prado, CEDA Economic Development

Ms. Lederer-Prado gave the Business Development Update on projects funded by the WOPAC: the Business Retention and Expansion Survey; the West Oakland Infrastructure Study; the West Oakland Business Alert Committee; and the West Oakland Works website. Her report is summarized in a memo that was included in the Agenda Packet. In addition, she reported on other new business and expansion projects happening in West Oakland.

4. UPDATE: TIGER II Grant, Margaretta Lin

Ms. Lin was invited at the request of WOPAC member Brian Beveridge to give a report on the status of the TIGER II Grant but Ms. Lin is unable to attend tonight and agreed to attend for the April 13th meeting.

VI. COMMITTEE REPORT

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

Mr. Parrott gave the report-out from this meeting. There were three items:

- 1) The WO Teen Center. The architect, Mr. Harry Overstreet, gave a second presentation; Community members including teens who were involved in the design process spoke in support of project. Councilmember Nadel was present to respond to questions and comments raised by the WOPAC.
- 2) West Oakland Greening Initiative (WOGI) requested WOPAC sign off on a letter asking Councilmember Nadel to support WOGI's "Opt Out" tree planting program, which would allow WOGI to plant trees if property owners are notified and do not "Opt Out"; this differs from the current City requirement to obtain consent forms from property owners before trees are planted.

Right after the report-out on this item, the WOPAC decided to take action on this item:
MOTION by Parrot, seconded by Wyrick-Parkinson: to send WOPAC letter supporting WOGI's "Opt Out" tree planting program. The motion passed.

Yes: 13

Abstain: 2 (Gordon, Rice)

Absent: 2

- 3) Most of the meeting was dedicated to getting WOPAC feedback on modifications to the façade of the Red Star Senior Apartments. The developer (Michaels Development Company, www.themichaelsorg.com) and the architect (KTGY, www.ktgy.com) presented façade options. WOPAC expressed this desire for this project's development to be coordinated with the West Oakland Area Plan.

VII. OLD BUSINESS/OTHER ACTION ITEMS

1. ACTION ITEM: Request for \$1.098 million for construction of West Oakland Teen Center

MOTION by Parrott, seconded by Hurwich: to support funding for this project, with continued representation from WOPAC members (Horiuchi and Harris) in the planning and program design of the Teen Center; and to have any leftover excess funds from this project returned to WOPAC/West Oakland Redevelopment budget.

The motion passed.

Yes: 15

Absent: 2

VIII. NEW BUSINESS

NONE

IX. ANNOUNCEMENTS

There was no time for announcements.

X. FUTURE AGENDA TOPICS AND NEW BUSINESS

XI. ADJOURNMENT

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