

# CITY OF OAKLAND

## AGENDA REPORT

TO: Office of the Agency Administrator  
ATTN: Deborah Edgerly  
FROM: Community and Economic Development Agency  
DATE: February 27, 2007

**RE: Informational Report Regarding the Continuation of the West Oakland Community Advisory Group (WOCAG)**

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### SUMMARY

The West Oakland Community Advisory Group (WOCAG) is a citizen advisory body to the Oakland Base Reuse Authority (OBRA). Since OBRA approved its own dissolution in June 2006, WOCAG does not have a legislative body to report to – or any formal legal status. In light of WOCAG's value to the community and to the development of the Army Base, the Director of the Community and Economic Development Agency (CEDA), on behalf of the Agency Administrator, has decided to adopt WOCAG as an advisory body to the Agency Administrator. WOCAG will provide community feedback regarding development projects at the Oakland Army Base, will report to the Agency Administrator (or her designee) and will provide annual status reports to the Agency Board. WOCAG will provide input regarding:

- Proposals resulting from the Oakland Army Base Exclusive Negotiation Agreement (ENA) projects
- The West Oakland Community Fund proposal.
- Recommendations to the Agency Administrator regarding the development of Army Base property

The current membership of WOCAG will remain intact, and the CEDA Director has asked that the Mayor appoint new members as vacancies arise in the future. WOCAG's total size will be set at 16 members.

### FISCAL IMPACT

The proposed renewal of WOCAG will not have any significant fiscal impact to the Agency. WOCAG requires approximately \$2,000 per year for meeting room expenses, mailings, and other administrative costs (excluding staff time). The Agency Budget for the Oakland Army Base currently sets aside funds to cover these administrative costs in OBRA Leasing & Utility Fund (9575), OARB Bay Bridge Gateway Project (\$235320).

### BACKGROUND

In 1996, the OBRA Governing Board established WOCAG to provide a forum for community involvement in the reuse of the Oakland Army Base. WOCAG provided significant input during the development of the Oakland Army Base Reuse Plan. Since 2002, when the Reuse Plan was completed, WOCAG has been less active, but it continues to advise OBRA on development

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issues. In December 2005, the OBRA Governing Board voted to limit WOCAG's size to 16 members and approve a future work program for WOCAG (see below). On February 27, OBRA appointed 16 individuals to WOCAG, plus one advisory member from Port staff.

In June 2006, the OBRA Governing Board authorized the transfer OBRA's assets, liabilities, and responsibilities to the Redevelopment Agency. With the dissolution of OBRA, WOCAG does not have a legislative body to report to – or any formal legal status. The CEDA Director plans to reestablish WOCAG for a period of three years, as a community advisory group that reports to the Agency Administrator. WOCAG will cease to exist after February 27, 2010, unless extended by the Agency Administrator.

## **KEY ISSUES AND IMPACTS**

### **1. WOCAG's Relevance**

Several community groups are involved in West Oakland development issues, such as the West Oakland Project Advisory Committee (PAC), West Oakland Commerce Association (WOCA), West Oakland Economic Development Working Group (WOEDWG), among others. WOCAG has had a distinct focus that is not addressed by any other community group, and it provides a community forum specific to the Army Base. The continuation of WOCAG allows community input and involvement in the planning of future redevelopment projects for the Army Base, and it provides a means of communication between the Agency and the West Oakland community.

### **2. Other Options for Structure & Reporting Authority**

Since WOCAG can no longer report to OBRA, WOCAG members discussed three options for structure and reporting authority:

1. Serving as an advisory body to the Redevelopment Agency Board.
2. Serving as an advisory body to the Agency Administrator
3. Becoming a Project Advisory Committee (PAC) reporting to the Agency Board.

By consensus, WOCAG members expressed a strong desire to have WOCAG report directly to the Agency Administrator, which they felt would allow them to have more detailed, substantive dialog with Agency staff during the early planning stages of future redevelopment projects. In addition, WOCAG members requested that WOCAG be given at least one opportunity per year to present an annual report to the Agency Board. Option 3 (i.e., becoming a PAC) was ruled out as being infeasible due to state legal requirements. The CEDA Director concurs with WOCAG's request, and therefore has determined that WOCAG will be restructured to report to the Agency Administrator (or her designee) with the opportunity to provide an annual report to the Agency Board.<sup>1</sup>

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<sup>1</sup> Note: As a community group that is appointed by and advisory to Agency staff, the WOCAG will not be subject to the Brown Act or the Sunshine Ordinance. However, as a practical matter, and in the interest of promoting community participation, staff will continue to meet the same guidelines for meeting notices that are set forth by the Brown Act and the Sunshine Ordinance.

### 3. Scope of WOCAG Discussions

Previously, OBRA had asked WOCAG to engage in a wide variety of activities, including: Reviewing the products resulting from the Army Base Developer ENA projects, reviewing plans for infrastructure improvements, issuing recommendations to the Agency regarding the Army Base Redevelopment Project Area; receiving regular updates from CEDA staff, and refining the West Oakland Community Fund proposal, among other tasks.

Based on the discussions at the WOCAG meetings of September-November 2006, CEDA staff believes that a more focused scope of WOCAG activities is necessary. The CEDA Director has asked that WOCAG discussions focus on the following issues:

- Review of proposals resulting from the Oakland Army Base Exclusive Negotiation Agreement (ENA) projects
- Development of the West Oakland Community Fund proposal.
- Recommendations to the Agency Administrator regarding the development of Army Base property

WOCAG will continue to receive regular updates from Agency staff regarding Army Base projects, and will provide the official forum for disseminating information and providing community outreach on Oakland Army Base Redevelopment Project Area matters.

### 4. Membership

WOCAG will keep its current membership (see Attachment A). Currently there are 22 members, and the low attendance of WOCAG members has prevented WOCAG from attaining a quorum for most of its meetings during the past year. Accordingly, procedures will be put in place whereby WOCAG members will need to attend at least 75% of meetings in order to preserve their membership. Ultimately, through attrition, WOCAG's membership would be set at 16 members. The CEDA Director has asked the Mayor to appoint new members as old members need to be replaced in the future. The intent is to maintain a composition of WOCAG members who can represent the wide variety of community concerns that relate to the development of the former Oakland Army Base.

### SUSTAINABLE OPPORTUNITIES

Economic: The proposed extension of WOCAG does not have any direct economic impacts.

Environmental: The proposed extension of WOCAG does not have any direct environmental impacts.

Social Equity: The continuation of WOCAG will provide a public forum to allow community concerns to be integrated into the planning of new projects in the Army Base. This, in turn, could help to ensure that future redevelopment projects offer benefits to the community.

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## **DISABILITY AND SENIOR CITIZEN ACCESS**

The proposed extension of WOCAG does not affect disability or senior citizen access.

## **RECOMMENDATIONS AND RATIONALE**

This report is for informational purposes only. Since OBRA approved its own dissolution in June 2006, WOCAG does not have a legislative body to report to – or any formal legal status. In light of WOCAG's value to the community and the development of the Army Base, the CEDA Director, on behalf of the Agency Administrator, has decided to adopt WOCAG as an advisory body to the Agency Administrator, for a period of three years. The continued existence of WOCAG will allow greater community input and involvement in the early planning stages of future redevelopment projects for the Army Base – and it will help maintain open communication between the Agency and the West Oakland community.

Under the proposed new structure, WOCAG will report directly to the Agency Administrator and will give annual status reports to the Agency Board. WOCAG will keep its current members, and new members shall be appointed by the Mayor as vacancies arise in the future. WOCAG's total size will be set at 16 members.

## **ACTION REQUESTED OF THE REDEVELOPMENT AGENCY**

This report is for informational purposes only. No action is requested at this time.

Respectfully submitted,

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Director of Development

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APPROVED AND FORWARDED TO  
THE COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE:

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**Office of the City/Agency Administrator**