

**BROADWAY/MACARTHUR/SAN PABLO REDEVELOPMENT  
PROJECT AREA COMMITTEE**

**Thursday, March 5, 2009  
7:00 – 9:00pm  
Beebe Memorial Church  
Multi-Purpose Room  
3900 Telegraph Avenue, Oakland, CA**

**MINUTES**

Present

Edric Kwan, Chairperson  
Michele Coit, Vice Chairperson  
Josephine Lee  
Christopher Waters  
Sandra Wilson  
Andrea Goldman

Walter Miles  
Aaron Reaven  
Larry Benson  
Seth Katz  
Wendy Tao  
Lee Cherry

Absent

Shirley Edding  
Mary Mayberry

Walter Springer  
Willie Lockett

Excused

Uma Thomas  
Sylvia Tellez  
Paula Price

Debra McClelland  
Marlene Elbin

City Staff Present:

CEDA Redevelopment: Kathy Kleinbaum, Christine Lebron, Jan Lang  
CEDA Planning: Devan Reiff; OPD: Lt. Hamilton, Officer Taylor

**I. ROLL CALL**

The meeting was called to order. Roll was taken by Edric Kwan, Chairperson.

**II. OPEN FORUM**

Walter Miles invited PAC members to attend the March 19<sup>th</sup> Market Street Corridor meeting at the North Oakland Senior Center at 7:30 pm.

Josephine Lee invited PAC members to attend the March 26<sup>th</sup> NCPC chair meeting at the North Oakland Senior Center at 7:00 pm.

**IV. FORM 700 – STATEMENT OF ECONOMIC INTEREST**

Staff announced that Form 700 was due on April 1<sup>st</sup> to the City Clerk. Staff offered to turn in the form for any PAC members that had brought the form with them to the meeting.

**V. CITY OF OAKLAND HOUSING ELEMENT UPDATE**

Devan Reiff from the CEDA Strategic Planning Division gave a presentation on two major City initiatives: the 2007-2014 Housing Element and the Citywide Zoning Update. He presented maps from the new Housing Element which showed new housing within the redevelopment boundaries and “opportunity sites” where future housing could be built. The Public Review

Draft of the Housing Element will be available for public review online at the following link: [www.oaklandnet.com/government/hcd/policy/he2009.html](http://www.oaklandnet.com/government/hcd/policy/he2009.html). Comments are requested by the first week of May.

The Zoning Update process is on-going through 2009 and is intended to make the zoning compatible with the adopted General Plan. PAC members asked questions regarding the status of previous community work on updating the zoning in the Temescal and on creating the Housing and Business Mix Zone. The previous community work on zoning updates for the Temescal District will be included in the current rezoning effort. The Housing and Business Mix zone which was adopted in 2006 will not be changed during the rezoning effort. For more information on the zoning update process, PAC members were encouraged to visit the following website: <http://www.oaklandnet.com/zoningupdate/>.

### III. APPROVAL OF MINUTES

This item was moved to later in the agenda because there was no quorum at the start of the meeting. Josephine Lee noted that Paula Price's name was missing from the minutes.

**A motion was made to approve the January 8, 2009 minutes with corrections.** The motion was approved.

### VII. SECURITY CAMERA DISCUSSION

Lt. Hamilton gave a presentation about the status of the pilot security camera program in West Oakland. The City is currently studying other cities where similar programs have been implemented to see what technology is used and how effective it has been. To date, there have not been many success stories since the technology is still in its infancy. As a result, the implementation of the program City-wide is still several years off.

In the interim, Lt. Hamilton recommends implementing other previously funded security cameras systems such as the one that was approved for San Pablo through the NPI program. Although these cameras are not as effective as the cameras proposed for the pilot program, they do have some value in deterring crime and serving as an investigative tool after a crime has been committed.

### VIII. CONTINUED FUNDING OF ENHANCED SECURITY OFFICER

The PAC was asked to make a motion to decide whether or not they supported continuing with the Enhanced Security Officer program in the Project Area for the next two-year budget cycle. Josephine Lee requested that this item be delayed until the next meeting so that the PAC could get a copy of the City Attorney's 1996 legal opinion that stated that the Enhanced Security police services were an eligible use of redevelopment funds. Staff warned that if the item was delayed, the PAC's recommendation would come too late to be incorporated in the FY 2009-11 Budget documents. The PAC decided not to postpone the item.

Seth Katz raised concerns that the current monthly reports do not provide enough detail to understand the amount of time spent outside of the redevelopment area. Staff agreed to work with the officer to make the data easier to interpret. Seth Katz also raised concerns about whether the annual budget amount was for the officer's salary and overhead only or whether it was also funding equipment purchases such as a car. Staff stated they would confirm but believed the amount was salary only.

**A motion was made to continue funding the Enhanced Security Officer position for Fiscal Year 2009-11.** The motion was approved with 7 members in favor, 2 opposed, and 3 abstaining.

**VI. FEDERAL/LOCAL SUPPORT FOR OAKLAND RESIDENTS FACING FORECLOSURE**

This item was moved to later on the agenda at the PAC's request.

Staff gave a presentation on the foreclosure services being offered by the City of Oakland using both local and federal funds. The federal assistance money is only available for use in portions of West and East Oakland since those are the areas of most pronounced need.

Aaron Reaven stated he had concerns about addressing the needs of homeowners within the project area in danger of foreclosures. Staff stated that the City has several programs such as one-on-one counseling that were available to any resident of Oakland, that only a small handful of properties within the Project Area have been foreclosed, and that based on a recent tour completed by the North Oakland SDS team, the current foreclosed properties in the area did not appear to be blighted. Staff recommended a wait and see approach before creating any redevelopment-specific programs to address the issue.

**IX. UPDATES FROM REDEVELOPMENT STAFF**

**Rebuilding Together Oakland Grant**

The City Council approved the \$50,000 grant for the rebuilding effort on April 2009. RTO has already identified 4 properties within the redevelopment area.

**Facade and Tenant Improvement Program Funding**

Council approved the \$600,000 in additional funds for the programs. Staff will continue to implement the programs.

**Expansion of the Redevelopment Project Area**

A neighborhood meeting was organized by community members in February to discuss the proposal to expand the redevelopment boundaries. Petitions are currently being circulated to demonstrate neighborhood support.

**Foreclosure Activity Update**

The latest foreclosure statistics were presented to the PAC.

**Redevelopment Enhanced Security Officer Monthly Reports**

The latest activity reports from Officer Taylor for the months of December, January, and February were distributed to the PAC.

**Neighborhood Projects Initiative Program**

All of the 2008 projects are currently in the process of being implemented. Staff suggested that the timing of the 4<sup>th</sup> round of the program be discussed at the May PAC meeting.

**40<sup>th</sup> Street Streetscape Improvements**

Staff reported that the project is almost complete and will likely be done by the end of March 2009.

**San Pablo Pedestrian Lights**

Staff reported that the construction bids have been received and are being evaluated by the Contract Compliance division. The construction award will go to City Council for approval in Spring 2009.

**MacArthur Transit Village**

Staff reported that the project is still active and negotiations are still underway on the redevelopment agreement. Staff anticipates the project returning to the PAC in May for PAC action on the agreement.

**X. AGENDA DISCUSSION AND SCHEDULING OF NEXT MEETING & ADJOURN**

The PAC requested that the following items be placed on the May 7, 2009 Agenda:

- NPI Program project updates and discussion of timing for next grant cycle
- MacArthur Transit Village project negotiations
- Solar Projects/Green Jobs Corp presentations
- PAC Annual Meeting elections
- Fiscal Year 2009-11 Budget Update

There being no further business to discuss, the meeting was adjourned at 9:00 p.m.

**\*\*\*\*\*Next meeting scheduled for May 7, 2009\*\*\*\*\***