

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

**Thursday, May 7, 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
Gwelen Paliaga
Shirley Edding
Sylvia Tellez

Walter Miles
Aaron Reaven
Larry Benson
Seth Katz
Wendy Tao
Debra McClelland
Willie Lockett
Manel Kappagoda

Absent

Walter Springer
Mary Mayberry
Paula Price

Uma Thomas
Lee Cherry

Excused

Marlene Elbin

City Staff Present:

CEDA Redevelopment: Kathy Kleinbaum; CEDA Housing Development: Jeff Angell;
City Council President Jane Brunner

I. ROLL CALL

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

II. OPEN FORUM

Bob Brokl announced that the Oakland Housing Authority (OHA) had purchased the site and entitlements for the Courthouse Condominium project, located at 29th and Telegraph Avenue. They plan to use the entitlements for the condominium project to build affordable rental units. Staff announced that OHA has requested to be on the July 2nd agenda to discuss their plans for the site.

Items were taken out of order due to the lack of quorum at the start of the meeting.

V. FISCAL YEAR 2009-11 BUDGET UPDATE

Staff went over current and projected funding available for this fiscal year (2008-09) and for the next two-year budget cycle (FY 2009-11). According to current projections, the PAC will have \$1.9 million available to program for projects and programs during the next two years.

Members of the PAC asked questions about the Citywide budget deficit and whether the proposed layoff of OPD officer will effect the Redevelopment funded Enhanced Security Officer. Staff confirmed that it would not.

III. APPROVAL OF MINUTES

A motion was made to approve the March 5, 2009 minutes. The motion was approved unanimously.

IV. ANNUAL MEETING ADMINSTRATIVE ITEMS

A motion was made to extend the PAC until July 2010. The motion was approved unanimously..

The current PAC Chairperson, Edric Kwan, and Vice Chairperson, Michelle Coit, were nominated to continue in their positions. The PAC voted unanimously for them to continue.

A motion was made to confirm Manel Kappagoda to fill the Sub Area 2 Residential Owner position on the PAC. The motion was approved unanimously.

VI. MACARTHUR TRANSIT VILLAGE REDEVELOPMENT AGREEMENT

Joe McCarthy and Lydia Tan from the development team, MacArthur Transit Community Partners, gave an update on the MacArthur Transit Village project site plan and schedule. PAC members asked questions about the bicycle circulation and storage facilities and location of parking facilities.

Staff presented the proposal under negotiation for Redevelopment Agency financing for the project. The project is requesting \$18.3 million of Broadway/MacArthur/San Pablo Redevelopment funds and \$17.2 million of affordable housing funds for the development of the 90-unit affordable rental project on-site. Staff explained the recommendation that the affordable housing funds for this project be committed outside of the competitive NOFA process. The project would still be required to comply with all of the NOFA guidelines. The amount of affordable funding required is equivalent to the contribution from the Broadway/MacArthur/San Pablo redevelopment area to the City's affordable housing pot.

A motion was made to support the proposed Agency financial contribution to the MacArthur Transit Village project. The motion was approved unanimously.

A motion was made to support the award of the Affordable Housing funding for the MacArthur Transit Village project outside of the NOFA process. The motion was approved unanimously.

VII. 2009 NPI PROGRAM

Staff recommended revising the schedule of the NPI program and to release the 2009 applications in August. PAC members asked questions about the status of prior NPI projects. A request was made to have Parks and Recreation give a presentation on all of their uncompleted NPI projects in July. In addition, the 2009 NPI subcommittee will need to formed in July

A motion was made to approve the recommended schedule for the 2009 NPI program. The motion was approved unanimously.

VIII. UPDATES FROM REDEVELOPMENT STAFF

40th Street Streetscape Improvements

Construction is now complete on this project.

San Pablo Pedestrian Lights

Construction is scheduled to begin in July 2009

Redevelopment Enhanced Security Officer Monthly Reports

The latest activity reports from Officer Taylor for the months of March and April were distributed to the PAC. Staff requested input on how to make the reports more readable.

Foreclosure Activity Update

The latest foreclosure statistics were presented to the PAC.

City of Oakland Solar Initiatives

Staff informed the PAC of an upcoming Council item on various solar proposals going forward on May 12th.

X. AGENDA DISCUSSION AND SCHEDULING OF NEXT MEETING & ADJOURN

The PAC requested that the following items be placed on the July 2, 2009 Agenda:

- Annual Training for Boards and Commissions
- Oakland Housing Authority presentation on Courthouse Athletics site purchase
- Solar Project Proposal from Aaron Reaven
- Update on Parks and Recreation NPI Projects
- 2009 NPI materials and subcommittee formation

There being no further business to discuss, the meeting was adjourned at 8:45 p.m.

*****Next meeting scheduled for July 2, 2009*****