

Community Advisory Committee – 2nd Meeting

August 27, 2025, 5:30-7pm, Zoom



Attendees

Staff: Lakshmi Rajagopalan, Khalilha Haynes, Bebe LeGardeur, Timothy Green, Laura Kaminski

Community Members (link or copy sign-in sheet):

- Cathy Eberhardt
- Ashley Dawn
- Corwin
- Danny Cruz
- Brionna
- Mack
- Marjan Abubo
- Lily E. Espinoza
- Leslie Evens
- Andrea Pineda
- Matt Matusiewicz
- Princess Modupe
- Danny Cruz
- June Katzschner
- Khilacz Foster
- Marina Muñoz
- Mercy
- Hanaa Hamdi
- Howard Oliver
- Stephany Ramos
- Nicole Coronel

Total participants engaged:

Action Items (for Follow Up)

- Follow-up with Caltrans about 580 study – see where they are in the study/what the timeline is
- Plan a mix of meetings – in-person, hybrid, virtual
- Consider a meeting in the fall to share out high level themes from Options Report engagement

Key Takeaways / Recommendations

- Division within the group on best setting for future meetings

Summary of Engagement

Discussion of options and role of the CAS.

Summary of Feedback

Mack-

- Thing not getting discussed is displacement
 - Not really addressing the displacement
 - Any development would mean moving people out and then offering low-income housing to come back, but this is normally many fewer units than what was there originally
 - Cathy agrees
 - Totally against anything that causes displacement

Laura – we have very strong tenant protections in Oakland (talked through them)

Lakshmi – HCD is working on an Anti-Displacement Strategic Action Plan, and we are working closely with them to ensure these actions are implemented through GPU elements

Marina

- We don't have the policies in place to help tenants to pay rents – is there going to be some sort of assistance or aid for people who have lived here for a long time to continue to live here and to compel landlords to keep houses in good condition
- Mental health issues among youth is also a big concern
- Khalilha – the anti-displacement plan is going to address many of these issues. We are also committed to including youth-specific policies in each of the

Brionna

- Affordable housing is at the root of many of issues in Oakland
- If we are investing in job creation – how do we ensure that the jobs we create employ local residents rather than bringing in a lot of new residents that would then exacerbate the housing issues we see here
- How do we get folks gainfully employed? And how do we ensure this happens before people get displaced and impede the creation of beautiful parks and public spaces via encampments – sequencing is important
 - KH: should look to other cities for policy examples of phasing to put local employment first

Leslie

- Appreciate the thoughtfulness and intention that went into the Options report

- Looking at plan A – this looks like it is the greatest investment in existing neighborhoods
 - Looking at all 3 through the lens of the people who live here, this provides the most benefit to current residents, investment in communities
- Plan B – seems like the investment in existing communities was stripped out – verbiage around benefit to people had really disappeared
 - Concern about reliance on creating density around corridors for transit ridership – would this unintentionally negatively impact businesses and people not on these corridors
- Plan C – what data exists on the job creation and job types that this is relying on – Office space vacancy is really high in the Bay Area over the past 5 years. This idea of building out a ton of new business spaces feels quite wishful
 - What is the data that backs this
 - Understand why Oakland would want to get a piece of the tech pie, but doesn't seem feasible today
 - Also, this option does not have the people-centered language of option A
- Lakshmi – R&D is a broad definition in the Options Report. Laura – We like the idea of R&D as jobs that require in person work – would support an ecosystem of growth

Brionna

- Do we need more commercial real estate or to attract them to existing vacancies? Also, folks pull out as we've seen previously.

Matt

- Options A and B were exciting – exciting opportunity to add more jobs and housing in Deep East Oakland, IF there is enough investment to support small businesses in Deep East Oakland as well
 - BART station in San Antonio – love the idea of more transit, but we need to do it in an equitable way. Cannot have another west Oakland BART situation – can't build a ton of market rate housing or middle income housing around a new station, it needs to be truly affordable

Ashley

- Looking through the Options – see a lot of emphasis on environmental conditions
 - How are we going to address environmental justice and health impacts of living in a city with an industrial history
- Khalilha – we just started thinking through this in Phase 1 – changes to zoning to limit truck trip and polluting activities near residential areas
- Laura – Intent with Land Use changes is to create buffers around residential zones that limit polluting activities

- City also has a lead abatement program and the Department of Race and Equity also did a lead study

June

- All the documentation and research has been really helpful
- Curious about need to pick one option – KH clarified that we can pick and choose
- We need more tax money for schools, we need affordable housing but also need hubs for economic activity/business friendly policies to bring in tax money
- On transportation, redlining during early Oakland development – I-880 vs. I-580: are we thinking about ways to shift truck traffic

Mercy (written comment)

- I love the idea of Option A having parks where everyone has access to public outdoor space in their neighborhoods to walk up and recreate at. I like that about option a. With option b, getting around easier makes employment and enjoying businesses much easier. I appreciate that about option b. I think option c should be scaled down **but beautification of the waterfront still happening**

Leslie

- I'd like to see an Option B type transit system layered on top of an Option A neighborhood map.

Ashley

- I'm also concerned about AC transit limiting and removing bus lines currently

Marina

- We need to think about the air – my daughters are developing asthma. This is the most polluted air in California, we have a lot of polluters in this area. We all want to live better
- East Oakland is where we have so many difficulties – pollution, trash, poverty. The hills don't want these activities and so they don't have them because they are rich. But in East Oakland I might live 10 years less than someone in the hills.

KH – Differences in life expectancy between the hills and the EJ communities is one of the city's most inequitable data points

Mercy

- Also I wonder if the construction of each of these new hubs can be done in phases where the displacement is minimal and can be handled more easily vs all at once

KH – What does it mean to preserve culture – creating a cultural district? Is there a specific transportation strategy you want to see?

Lily

- The options are great but its hard to get a picture – are there more renderings?

KH – walked through the renderings that were included and invited feedback on how we visualize the Options to inform presentation of the Preferred Plan

Marjan

- Think option A is conducive to creating cultural districts.
- Likes option A
- Curious how cultural districts would conflict with ODS?
 - KH – Architectural style is important, but we should also be more expansive in how we think about reinforcing culture
- Option A seems to lay the best groundwork for encouraging a sense of community

Khilacz

- Will we be having any of these meetings in person?
 - Would like to have hybrid option as well

Hanaa

- culturally, environmentally, and economically? For example, a park should be more than green space. It should serve as connective infrastructure:
 - a place where neighbors build relationships,
 - a climate mitigation asset that reduces heat and manages stormwater,
 - a hub for cultural exchange and community expression, and
 - a space that nurtures health and wellbeing across generations.
- This approach is especially critical in parts of Oakland that have been historically underdeveloped and underinvested. By centering people in these communities, we can create environments that are resilient, equitable, and reflective of Oakland’s diverse histories and futures.
- Want to ensure that whichever plan we adopt is truly human-centered. This means going beyond how we use space and focusing on how people can live optimally within it.
 - A human-centered plan asks: how do our spaces help people thrive, socially, culturally, environmentally, and economically? For example, a park should be more than green space. It should serve as connective infrastructure:

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 - a hub for cultural exchange and community expression, and
 - a space that nurtures health and wellbeing across generations.
- This approach is especially critical in parts of Oakland that have been historically underdeveloped and underinvested. By centering people in these communities, we can create environments that are resilient, equitable, and reflective of Oakland's diverse histories and futures.

Lessons Learned / Opportunities for Improvement

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Demographic Info (If possible to collect)

1. Age of participants

a. Under 15

b. 16 – 17

c. 18 – 20

d. 21 – 44

e. 45 – 64

f. 65+

2. Gender of participants

a. Female

b. Male

c. Transgender

d. Other

3. Relationship to Oakland

a. Live in Oakland __ Most participants said they live in the San Antonio neighborhood or commute through it

b. Work in Oakland

c. Spend time in Oakland

4. Zip code

a. 94601

b. 94602

c. 94603

d. 94605

e. 94606

f. 94607

g. 94608

h. 94609

i. 94610

j. 94611

k. 94612

l. 94613

m. 94618

n. 94619

o. 94621

p. 94704

q. 94705

r. 94720

5. Race

a. Black or African American

b. Asian

c. Native American or Alaskan Native

d. Native Hawaiian or Other Pacific Islander

e. White

f. Mixed Race

g. Some Other Race

h. Prefer Not to Answer

i. Other

6. Ethnicity

a. Hispanic/Latino/Latine

b. Not Hispanic/Latino

c. Middle Eastern, Southwest Asian North African (SWANA), or Middle Eastern North African

d. Other
