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CITY OF OAKLAND



CITY HALL • 1 FRANK H. OGAWA PLAZA, 3rd FLOOR • OAKLAND, CALIFORNIA 94612

Office of the Mayor
Honorable Libby Schaaf
Mayor

(510) 238-3141
Fax (510) 238-4731

Letter of Appointment

May 19, 2015

The Honorable City Council
One Frank H. Ogawa Plaza, Second Floor
Oakland, CA 94612

Dear President Gibson McElhaney and members of the City Council:

Pursuant to City Charter Section 601, the Mayor has appointed the following person as a member of the following board or commission, subject to City Council confirmation..

CITY PLANNING COMMISSION

Amanda Monchamp, Mayor's appointment to serve a three-year term on the City Planning Commission, beginning May 5, 2015 and ending May 4, 2018, filling the seat previously held by Michael Coleman.

Emily Weinstein, reappointment to serve a three-year term on the City Planning Commission, beginning May 5, 2015 and ending May 4, 2018, filling the seat previously held by herself.

Adhi Nagraj, reappointment to serve a three-year term on the City Planning Commission, beginning May 5, 2015 and ending May 4, 2018, filling the seat previously held by himself.

Thank you for your assistance in this matter.

Sincerely,

Libby Schaaf
Mayor

AMANDA MONCHAMP

PROFESSIONAL EXPERIENCE

Holland & Knight LLP, Partner, July 2005 – Present

Advise clients on various aspects of complex residential, commercial and industrial land use and development projects, as well as linear projects for utilities such as transportation, transit, telecommunications and natural gas projects across California. Advise clients on due diligence review, local entitlement processing, site remediation, environmental review under the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA), state and federal resource agency permitting (regarding water quality, wetland impacts, endangered and threatened species). Provide transactional counseling for land use and real estate transactions. Defend challenges to project approvals and permits under CEQA, NEPA and other land use laws in state court and federal court.

Beveridge & Diamond, P.C., Associate, November 2000 – July 2005

Obtain local, state and federal resource agency permits and advise on environmental review under CEQA and NEPA for complex commercial, residential and mixed use developments and energy facilities. Litigate approvals under CEQA, NEPA and state Zoning and Planning Law. Advise clients on state and federal requirements under the Clean Water Act, Endangered Species Act, Resource Conservation and Recovery Act, California state hazardous waste disposal laws, reporting and disclosure obligations.

Electronic Industries Alliance, Environmental Manager, February 2000 – November 2000

Represented the electronic industry in international, federal, and state regulatory, legislative and policy arenas regarding environmental issues related to consumer electronics, specifically shipping requirements Environmentally Sound Management guidelines, Clean Water Act effluent standards, Toxic Release Inventory reporting requirements, Energy Star requirements for consumer electronics, and state and local electronics collection systems and extended producer responsibility programs.

National Oceanic Atmospheric Administration, Office of General Counsel, Law Clerk, July – December 1998

Drafted memoranda, legal opinions and court documents interpreting statutory and regulatory language of the Endangered Species Act, Marine Mammal Protection Act, Administrative Procedures Act, Regulatory Flexibility Act, Magnuson-Stevens Fishery Conservation and Management Act, Equal Access to Justice Act and the International Whaling Convention.

National Oceanic Atmospheric Administration, National Marine Fisheries Service, Office of Legislative Affairs, Legislative Assistant, May – July 1998

Prepared testimony and white papers for Congressional hearings and White House briefings on controversial fishery management policies, ESA amendments, and ocean management legislation.

EDUCATION

Vermont Law School, South Royalton, VT

Juris Doctor and Master of Studies in Environmental Law, May 1999

University of California at San Diego, La Jolla, CA

Bachelor of Arts, *cum laude*, June 1995. Majors: History with Honors of High Distinction & Political Science

COMMUNITY & PROFESSIONAL ASSOCIATIONS

SPUR, Oakland Membership Committee, Board Member

Oakland Ballet Company, Board Member

Fairview Park Neighborhood Association, Representative

Habitot, Pro Bono Counsel

Association of Environmental Professionals, Bay Area Board Member, State Legislative Committee Board Member

Urban Land Institute, Member

Environmental Law Institute, Member

EMILY REBECCA WEINSTEIN

SUMMARY

Over 15 years of successful experience managing large-scale public private partnerships. Strong background in mixed-income housing, education, economic growth and community development in underserved communities. Adept at establishing creative strategies to manage complex projects within time and budgetary constraints, bringing community stakeholders to the table and navigating teams through changing political environments.

PROFESSIONAL EXPERIENCE

Oakland Planning Commission, Oakland, CA

Planning Commissioner, 2013-Present

- Advise the City Council and City departments on Oakland's long-range goals, policies and programs on a broad array of issues related to land use, transportation, and planning.
- Assist City planning staff in the writing and preparation of Area Specific Plans, and the City's Housing Element, General Plan and Zoning Ordinances.
- Conduct public hearings and promote the orderly growth and development of the City through studies, decisions on development proposals, and policy recommendations to the City Council.

BRIDGE Housing Corporation, San Francisco, CA

Director, Rebuild Potrero, 2014-Present

Community Development Director, 2010-2014

- Responsible for all aspects of a \$600 million redevelopment project, transforming a 600-unit public housing site into a thriving 1600-unit mixed-income, mixed-use, LEED Gold certified neighborhood.
- Oversight of real estate development process including securing environmental and land use entitlements, negotiating public-private financing, managing infrastructure and neighborhood improvements, directing design and engineering teams, and ensuring on time and on budget project delivery.
- Manage ongoing communications with project stakeholders including public housing residents, community members, City staff, neighborhood organizations, investors, foundations, HUD and local businesses.
- Created an innovative new model of community building, "Trauma Informed Community Building," that addresses the challenges of trauma and sustained stress on public housing families through intentional community building strategies.
- Produced a data driven long-term community development plan to improve educational, health and economic outcomes in the South Potrero neighborhood.

Awards and Publications

- **"Trauma Informed Community Building"** SFSU Health Equity Institute Publication, Weinstein, Wolin, Rose. 2014
- **2013 Carol Galante Award**, selected by the President of BRIDGE for exemplifying the management characteristics of former President of BRIDGE, Carol Galante of tenacity, humor and creativity.

Green Dot Public Schools, Los Angeles, CA

Senior Manager, New School Development, 2009-2010

Senior Manager, Real Estate Development, 2008-2009

- Oversaw the design, financing, construction and move-in of 4 new high school facilities including the opening of three new high schools in South Los Angeles in the Summer, 2008.
- Obtained public and private financing to reduce real estate portfolio costs across the organization.
- Worked with Principals to assess current and future facility requirements and managed the ongoing facility needs of approximately 8 high schools.
- Fostered relationships with LA Unified School District to secure facilities and ensured smooth day to day operations for Green Dot schools co-located with traditional LAUSD schools.
- Developed and executed strategic outreach plans to meet enrollment targets and Green Dot's growth strategy in South Los Angeles, including the passage of Green Dot's first middle school charter and it's opening in the Summer, 2010.

- Managed a team of 3 Community Organizers, overseeing ongoing community engagement and outreach efforts, student recruitment, and neighborhood events.
- Created frameworks, including asset maps and parent and staff leadership trainings to build key partnership in neighborhoods surrounding Green Dot schools.

Free Range Studios, Oakland, CA

Consultant and Campaign Strategy Director, 2005- 2008

- Founded and managed the Free Range Strategy Department, providing strategy services to clients to increase the effectiveness of Free Range's design and social marketing products.
- Provided strategic consulting services by applying traditional field organizing and community development best practices to online campaigns.
- Worked with clients to integrate on- and off-line organizing efforts and managed multi-departmental projects, including the successful launch of the Story of Stuff, an online movie phenomenon that has been viewed by over 10 million.

Forest City Development, San Francisco, CA

Assistant Development Manager, 2003-2005

- Managed the development of the Uptown Apartments, a \$200 million urban infill, mixed-income, mixed-use, transit-oriented, Brownfield project in Downtown Oakland.
- Worked with project stakeholders to ensure on-time, on-budget project delivery and actively participated in large-scale community revitalization efforts, including streetscape re-design, public transit improvements, art and entertainment districting and a merchants association.
- Responsibilities included consultant oversight during the feasibility, design and construction process, leading community meetings during the public entitlement phase, evaluating project budget and ongoing financing needs, negotiating deal terms with the City of Oakland and other financing institutions, developing a community benefits plan with labor and community organizations, engaging project stakeholders, and monitoring and analyzing changing market conditions.

EDUCATION

Massachusetts Institute of Technology, Cambridge, MA

Master in City Planning, 2002

Master of Science in Real Estate Development, 2002

Awards and Recognitions:

- **Alumni Representative:** Chosen by faculty to represent MIT Alumni on MIT's Department of Urban Studies and Planning and Center for Real Estate Faculty Recruitment and Selection Committee, 2002-2003.
- **MIT Center for Real Estate Brenda Radichel Fellowship:** Awarded for demonstrating leadership and promise in the field of real estate, 2002.
- **MIT Center for Real Estate Social Service Scholarship:** Awarded to a recent graduate who shows a commitment to serve in the nonprofit real-estate sector, 2002.

Wesleyan University, Middletown, CT

Bachelor of Arts: East Asian Studies, 1997

HONORS and BOARDS

- **National Women's Political Caucus, Alameda County North:** Elected Board Member, 2007-2008 and 2010-2013
- **New Leaders Council, LA Chapter:** Founding Board Member, 2008-2010.
- **City Council Proclamation declaring May 8, 2008 "Emily Weinstein Day":** City of Oakland, CA.
- **Emerge California:** Alumna of leadership program, training Democratic women to run for local and state political office. Program member, 2005-2006.
- **East Bay Young Democrats Executive Board:** Elected At Large Board Member, 2003-2008.
- **California Delegate:** Elected John Kerry CA Delegate to the 2004 National Democratic Convention to represent the 9th Congressional District, 2004.

ADHI NAGRAJ

EDUCATION

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| Columbia Law School | New York, NY |
| • Juris Doctorate, Admitted to the State Bar of California | 2001 – 2004 |
| Brown University | Providence, RI |
| • Bachelor of Arts, <i>Honors</i> , Urban Studies and Biology, May 1998 | 1994 – 1998 |
| • Honors Thesis: <i>Olympic Glory: The Revitalization of Atlanta's Techwood Community</i> | |

PROFESSIONAL EXPERIENCE

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| BRIDGE Housing Corporation | San Francisco, CA |
| Project Manager | Jan 2013 – Present |

- Manage development and rehabilitation of over 400 units of affordable housing in Oakland, San Diego and Sacramento
- Managing financing and community relations for redevelopment of historic West Oakland Train Station
- Key responsibilities include: financial development and analysis, oversight of design and entitlement process, creation and management of project schedule, budget and construction management.

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| MidPen Housing Corporation | San Francisco, CA |
| Project Manager | October 2010 – Jan 2013 |

- Managed \$60MM redevelopment of 160 public housing units on 6 acres of land.
- Won three RFP Competitions for new development projects in the South, North and East Bay
- Strategically partnered with counties, cities and financial institutions to pursue new business opportunities in jurisdictions across the Peninsula.

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| Tenderloin Neighborhood Development Corporation | San Francisco, CA |
| Project Manager | Nov 2006 – October 2010 |

- Secured and managed financing sources including ARRA, LIHTC, MHP, CalHFA, Bonds, AHP, Section-8 vouchers, and local, federal and conventional bank loans.
- Closed financing, managed construction for San Francisco's first stimulus-financed construction project – a seismic rehab of two Section-8 senior buildings.
- Closed financing, completed construction on 56-unit building for homeless individuals, \$1m under budget.

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| Farella, Braun & Martel | San Francisco, CA |
| Associate Attorney | Nov 2005-Nov 2006 |

- Active general business litigation practice
- Drafted demand letters, complaints, and motions, negotiated and drafted settlement agreements, defended depositions, and drafted and responded to all aspects of discovery.

COMMUNITY WORK

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| Oakland Housing Authority | Oakland, CA |
| Commissioner | October 2010 – Present |

- Appointed by Mayor to serve on Board of Commissioners for the Oakland Housing Authority, a nationally recognized Housing Authority providing housing to approximately 10% of Oakland's families, operating over 1,600 public housing units and 13,000 Section-8 vouchers.
- Chair of Budget Committee
- Chair of Real Estate Development Committee

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| SPUR | San Francisco, CA |
| Board of Directors | March 2012 – Present |

- Chair of SPUR Oakland Exploratory Committee