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AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Alexa Jeffress
Interim Director, Economic
& Workforce Development

SUBJECT: Federal Opportunity Zone Designation
Updates and Policy
Recommendations

DATE: November 8, 2019

City Administrator Approval

Date:

11/21/19

RECOMMENDATION

Staff Recommends That The City Council Receive An Informational Report On Opportunity Zone Designation Updates And Policy Recommendations.

EXECUTIVE SUMMARY

This Informational Report responds to Resolution No. 87694 C.M.S., adopted by the City Council on May 21st, 2019, requesting that staff provide updates and develop policy recommendations following the federal designation of 30 Oakland census tracts in East and West Oakland as Opportunity Zones (OZs). The OZ designation allows investors who make a long-term equity investment into a business or property located in designated census tracts to defer and reduce their Federal capital gains taxes. Oakland's Opportunity Zones have more renters, higher poverty rates, and larger Black and Latinx populations than the city overall. Some of the City's Opportunity Zones are already attracting new businesses and high-density development, but many are in areas that have not received substantial commercial, business, or multi-family residential investment interest in decades. Federal regulations do not currently require local community benefits or investor reporting to local governments. However, projects must still comply with local development regulations and local governments can influence OZ investment by highlighting and supporting beneficial local projects.

The City's Opportunity Zone goals should be to increase engagement and local awareness of the designation, help direct investment to projects that benefit Oakland's Black population, communities of color and women-owned businesses, and prevent displacement due to loss of affordable residential and commercial space. Since the last Informational update in June, staff has analyzed existing policies as well as potential administrative, resource and policy changes to support these goals. The City has also received funding from the Rockefeller Foundation to create a new position, Chief Opportunity Zone Officer, to support equitable development in Opportunity Zones. Staff has outlined that analysis and resulting recommendations in this report, and seeks input on ongoing engagement, policy and regulatory considerations to guide Opportunity Zone development.

Item: _____
CED Committee
December 3, 2019

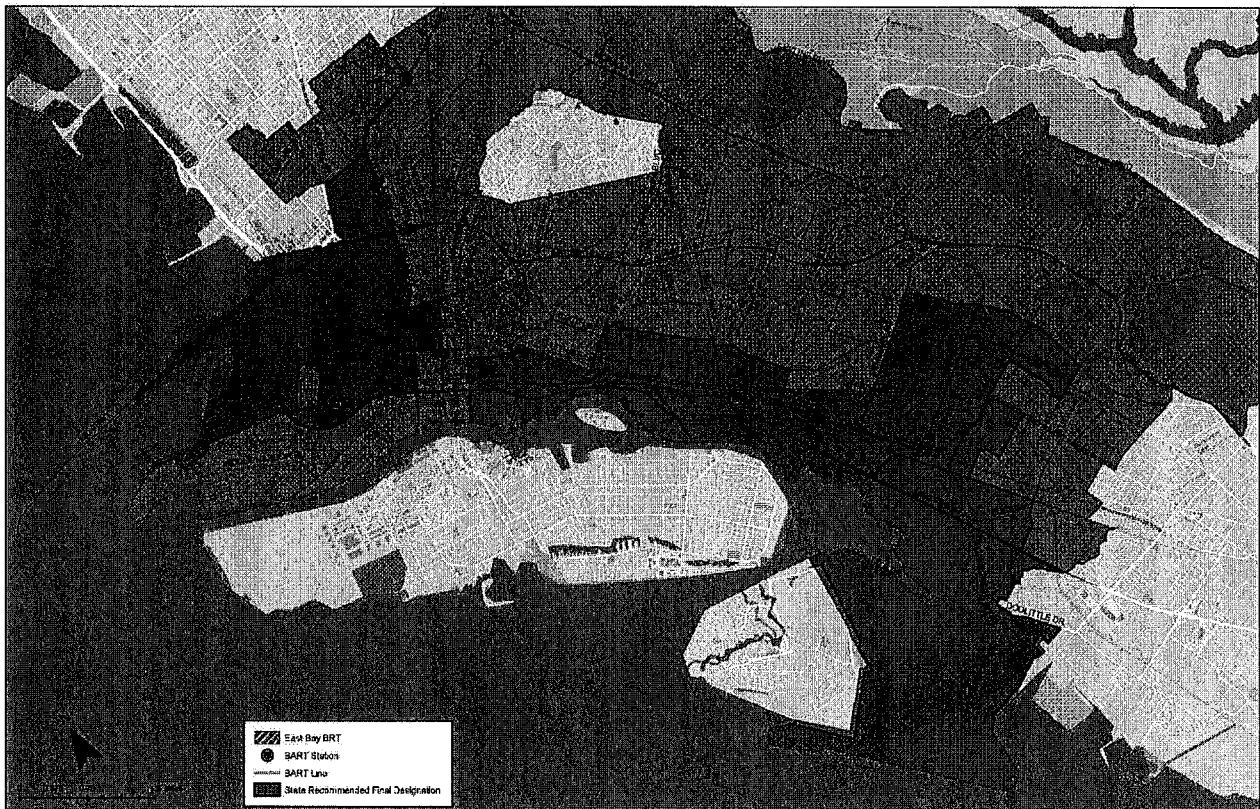
BACKGROUND / LEGISLATIVE HISTORY

Federal, State and Local Opportunity Zone Policies and Goals

The Opportunity Zone designation was created through the 2017 Tax Cuts and Jobs Act, ostensibly to spur economic development and job creation in distressed communities by providing investors with a tax benefit. Qualifying census tracts must have both a low median income and at least 30 businesses. Qualifying investments can be made in either real estate or a business located in designated zones. Investors in qualifying Opportunity Funds receive a capital gains tax reduction of up to 15 percent for investments held in place seven years or longer, and do not pay additional capital gains on new profit earned after ten years.

The City desires to use the OZ designation to facilitate investment that intentionally integrates "fair and just" principles to achieve equitable opportunities for all, as outlined in Section 2.29.170 of Oakland's Municipal Code. The City's *Economic Development Strategy 2018-2020* includes a target to identify new funding sources to spur development in underinvested neighborhoods as well as increase investment in businesses owned by women and people of color. The OZ tax credit is an incentive for place-based investing in low income communities of color and should be prioritized for Black-owned businesses, businesses owned by women and/or other people of color as well as other forms of ownership that can help to narrow Oakland's racial wealth gap. A map of Oakland's Opportunity Zones is displayed in **Figure 1**, below.

Figure 1: Oakland's Opportunity Zones



The Opportunity Zone designation includes tracts within the areas of the West Oakland Specific Plan, Downtown Plan, Coliseum Area Specific Plan, International Boulevard Transit-Oriented Development Plan, and portions of the Lake Merritt Station Area Specific Plan. The adopted Plans lay out the vision for investment and development and highlight priority sub-areas. However, other Oakland neighborhoods with designated Opportunity Zones do not have adopted Specific Plans to guide investors.

Legislative Advocacy

State

The State of California proposed conforming a State capital gains tax credit in Opportunity Zones, limiting the state credit to affordable housing and clean energy investments, but has yet to adopt legislation. Since California is one of only four states that do not conform their tax credit, the state's appeal for OZ investors is diminished.

City staff have been actively engaged with the State on Opportunity Zones, embracing the restriction for affordable housing but requesting an expansion of the business investment credit to consider ownership demographics and include other types of businesses which could help to achieve the State's greenhouse gas reduction goals, such as retail in underserved neighborhoods.

Federal

Staff have advocated at the Federal level for regulatory updates to make OZs work better for affordable housing as well as require reporting to local governments.

Investor Interest

Due to its location, population growth, recent rise in employment and property values, and adopted Specific Plans, Oakland is well positioned to attract OZ investments. The first reported investments in Oakland, as well as nationwide¹, have been in hotels and primarily market-rate housing located in the Uptown/Downtown area. Funds for projects in West and East Oakland exist but are still raising capital. Although market-rate real estate has been the most active OZ area thus far, many social impact and local investors are actively seeking to invest in projects for social impact, and funds have been launched in other cities to support affordable housing and small businesses.

Additional Staff Activities

In addition to meeting with community members and local economic development partners, City staff have:

¹ Drucker, Jesse and Eric Lipton, "How a Trump Tax Break to Help Poor Communities Became a Windfall for the Rich," *New York Times*, Aug 31, 2019

- Formed an Opportunity Zone Working Group that includes the Departments of Economic & Workforce Development, Planning & Building, and Housing & Community Development;
- Produced an investment prospectus to communicate the City's equitable development goals in Oakland's Opportunity Zones;
- Set up a process to prioritize review and support for development projects consistent with the City's equity goals, and;
- Secured additional staff resources to support equitable investment in Oakland, including a Chief Opportunity Zone Officer position and two Americorps VISTA (Volunteers In Service To America) positions. These positions are funded for two years by the Rockefeller Foundation and will greatly increase the City's ability to engage residents, businesses, and community development entities around the Opportunity Zone designation and build local capacity to receive investment.

At its May 21, 2019 meeting, the City Council adopted Resolution No. 87694 C.M.S., directing the City Administrator to "develop recommendations for leveraging available incentives and City resources to encourage responsible investment resulting in the improvement of the quality of life for Oakland residents living in the communities in and around Opportunity Zones." Staff analysis of the specific requests follow.

ANALYSIS AND POLICY ALTERNATIVES

The May 21 Resolution asks staff to develop a program to encourage and oversee responsible development in Opportunity Zones located in Oakland. Responsible development goals in Oakland, as described in the City's Opportunity Zone Investment Prospectus, include:

- affordable housing and workforce housing construction, preservation and rehabilitation
- investment in Black-owned businesses, businesses owned by other people of color and women-owned businesses
- creation of new arts and cultural spaces
- neighborhood quality of life improvements
- wealth-building opportunities for lower-income Oakland residents
- consistency with adopted City plans and sustainability goals, including higher densities near transit
- demonstrated community support
- targeted local hire
- avoids displacement of tenants, businesses, and cultural communities

The Resolution asked staff to provide guidance on the following items:

1. Promoting projects through a City Opportunity Zone Fund and creation of OZ project Pro Formas

Highlighting potential projects for investment is one of the most strategic things local governments can do to promote equitable development in Opportunity Zones. City staff has therefore created and is actively adding to a list of local, community identified projects that align with the OZ Prospectus goals (**Attachment A**). The City may also put forward projects on City-owned land or with other forms of City participation to receive Opportunity Fund investment, such as affordable housing projects earmarked for Affordable Housing Trust funds.

Staff are not recommending, however, conducting pro formas on private projects, nor including funding amounts in OZ outreach. Staff recommends that the Chief Opportunity Zone Officer and Business Development staff continue to assist local projects that are consistent with the equitable development goals listed above to create their own pro formas and connect with investors on their own terms.

Staff does not recommend creating a public OZ Fund due to limited capacity. A fund needs to maintain investment, legal and accounting staff expertise for at least the 10-year life of the fund. Staff instead recommend continuing to work with private partners to create funds aligned with Oakland's OZ Investment Prospectus.

2. Existing and proposed economic incentive programs or tax credits

The City of Oakland has several incentive-based tools to encourage businesses to locate, remain, or grow in its boundaries. These include Workforce Development Board training dollars, which support local hiring and pay a portion of wages during a training period, the Façade and Tenant Improvement Grant fund, and New Markets Tax Credits. The Façade and Tenant grant is a matching fund for property owners; and new applications are currently limited to East Oakland. OZ investments could also potentially leverage the Mills Act, which allows a property tax reduction to fund historic rehabilitation.

There are multiple affordable housing development proposals in Opportunity Zones receiving City funding which could potentially leverage an Opportunity Fund investment to close their financing gap. These have been added to the Oakland OZ Prospectus.

A potential incentive to benefit multiple Oakland property owners is a housing loan fund to incentivize the construction of accessory dwelling units, including training, outreach and grant funding for property owners. This could be combined with amendments to the Zoning Code to encourage single family homes to become higher density or increase the number of accessory dwelling units allowed. These changes would allow more individual property owners to use an Opportunity Fund investment to add units and potentially produce more middle-income housing.

3. Approaches considered and enacted by other local jurisdictions and states

Several dozen other US cities have released an Opportunity Zone Investor Prospectus.² Staff is not aware of any other Cities that have directly created Opportunity Funds.³ The City of Birmingham, Alabama has created a public-private initiative to support OZ investment with a governance model that includes a Private Investment Board, Community Investment Board, and City Team.

To the extent of staff knowledge, one other Bay Area city has been directed to consider a zoning overlay, establishing new land use controls that apply only in the designated tracts, but has yet to fully evaluate it. The City of Boulder, Colorado has a single Opportunity Zone where the zoning was not aligned with its development vision. City of Boulder established a moratorium on demolition and on certain types of development projects until the City could update its zoning in that census tract. The moratorium was temporary and exempted certain types of development, such as buildings owned by community-serving non-profits and new multi-family housing that met inclusionary requirements.

4. Analysis of the capacity of financial institutions serving the Oakland area to establish and certify Qualified Opportunity Funds;

Nationally, a few Community Development Corporations (CDCs) or Community Development Financial Institutions (CDFIs), such as the Rockwood CDC in Oregon and Clearinghouse CDFI, have launched Opportunity Funds for social impact, including investing in immigrant-owned microenterprises. Clearinghouse CDFI serves Oakland. Many Oakland-based CDCs and business service providers have reported that they do not have capacity to create Opportunity Funds for projects or businesses in their portfolios. Staff are aware of four impact-driven Opportunity Funds in Oakland currently raising money as well as one project-based Opportunity Fund.

Staff have discussed the creation of an Opportunity Fund to invest in projects consistent with the City's equitable economic development goals, particularly neighborhood stabilization and increasing wealth in communities of color, with the East Bay Community Foundation. Two key elements of this fund are that it would 1) favor investments that create community wealth and eventual ownership and 2) allow community stakeholders without capital gains to co-invest. The East Bay Community Foundation is currently assessing the mechanics of such a fund and proposing a launch in December 2019.

The Opportunity Zone Working Group has considered other administrative, resource and policy changes to support responsible development, and makes the following recommendations:

1. Community Engagement

A neighborhood engagement group, including residents, business owners, and affordable housing project representatives, should be designated or created to review OZ investment

² These are available at <https://acceleratorforamerica.com/>

³ A list of private Opportunity Funds is available at <https://www.novoco.com/resource-centers/opportunity-zone-resource-center/opportunity-funds-listing>

projects. These groups can hold regular meetings to review projects for each area to ensure consistent equitable processes are in place that align and support the values set forth in the City of Oakland OZ prospectus. Their reports will be provided to the OZ City oversight committee (the current City OZ Working Group) and the City Council. The new Chief Opportunity Zone Officer and VISTAs can analyze the existing network of neighborhood organizations to assess where additional capacity and resources may be needed.

Staff recommends updating Conditional Use Permit (CUP) noticing requirements to include tenants as well as property owners within 300 feet of a proposed project. In addition, staff recommends making it easier to learn about projects in Planning review, for example by disseminating information at Opportunity Zone workshops about how to subscribe to Planning Commission agendas and how to use Accela Citizens' Access.⁴ The Accela Citizens' Access is an online tool to identify active and historic planning and building permits. Weekly permit application review updates are also currently available at <https://www.oaklandca.gov/documents/related-to/topics/active-planning-and-zoning-applications>.

Staff also recommends sending an informational notice to all property owners in designated OZ tracts, with additional engagement targeted to Seniors and other groups likely to be targeted by investors to sell their property.

2. Data Monitoring

Led by the Chief Opportunity Zone Officer with support from the OZ Working Group, staff should create baseline Planning & Building permit data in Opportunity Zones to better assess where investment is already happening and where it is related to Opportunity Funds. Additional project analysis with support from Americorps VISTAs, including tenant interviews, could help to determine whether it has displacement impacts.

3. Housing Regulations and Renter Protections

The City should continue to increase outreach and awareness of Oakland's current rent control regulations as well as California State Assembly Bill 1482, and assess the viability and need for additional rent control regulations, i.e. limiting rent increases following an owner move-in eviction.

Staff also recommends supporting the development of funds, programs and projects in Opportunity Zones that would enable tenants and current property owners to purchase, rehabilitate or expand their properties through accessory dwelling units or affordable housing density bonuses. The City should continue to advocate for regulatory changes to make the OZ designation more useful for affordable housing.

Ordinance No. 13379 C.M.S. established local resident preferences for new affordable housing in 2016. OZ engagement should aim to increase awareness of and enforce this adopted legislation.

⁴ The attached handout shows instructions for using Accela Citizens Access.

4. Focused Zoning Analysis and Amendments

Some portions of the Opportunity Zone in East Oakland are not covered by adopted Specific Plans that update their zoning and outline priorities for development and job creation. Proposed development in these areas must still adhere to Citywide policies for community engagement, including noticing requirements for Conditional Use Permit (CUP) applications. In addition, applications for a Major Conditional Use Permit must make a finding of neighborhood compatibility. As of January 2019, projects over 100 units or 100,000 square feet must document community engagement in their application.

Staff has discussed but does not recommend establishing a Zoning Overlay for Opportunity Zones. Guidance and regulations for responsible development should not be limited to the OZ geography but apply citywide. However, City Council has already passed a resolution directing staff to amend zoning along transit corridors, including designated Opportunity Zones, to allow density increases for affordable housing or additional accessory dwelling units. As part of this analysis, staff recommends considering more incentive-based zoning, such as the affordable housing density bonus, for other desired outcomes, such as ground floor cultural space or neighborhood improvements.

The Zoning amendment process requires significant community engagement and 6-12 months to enact but would be a faster precursor to the creation of a new area Specific Plan (a 3-5 year undertaking) or a General Plan update.

5. Impact Fees

Currently, impact fees fund affordable housing, capital projects and transportation improvements, with affordable housing fees waived for affordable development. A new fee could generate additional resources to support small businesses, workforce development, or anti-displacement activities, such as tenant relocation or community engagement. Since discretionary fees are only possible in negotiations for a City-owned asset, the City would need to conduct a nexus study to demonstrate that the projected economic impact necessitates additional fees.

There are some challenges to implementing an impact fee based on the anticipation of new development profit margins created through the Opportunity Zone tax credit:

- 1) Not all projects in the Opportunity Zone geography will receive Opportunity Funds.
- 2) Oakland building permit activity has declined from its 2017-2018 peak since the current fees were fully enacted. Additional fees on projects in Opportunity Zones may discourage more marginal projects, which are already not receiving investment, from being funded.
- 3) Although the OZ designation creates a higher profit margin for real estate development projects, counteracting with a local increase in the impact fees could be legally challenged under a Federal preemption claim.

Current impact fees are scheduled to be re-evaluated every five years. Staff recommends considering the impact of the Opportunity Zone tax credit on building permit activity when evaluating the current impact fee structure next year, and analyzing a fee to mitigate

displacement impacts in the next nexus study. Specifically, the affordable housing nexus study should consider whether the impacts of a higher-rent project on surrounding property values can be analyzed and established as a nexus.

FISCAL IMPACT

This report is for informational purposes only and does not have a direct fiscal impact or cost. Anticipated costs associated with Opportunity Zone investment include additional staff review time, engagement resources, and increased fee revenue if the credit results in additional development. The City is receiving philanthropic support for one full-time two-year position for a Chief Opportunity Zone Officer to staff Opportunity Zone engagement, review, and project support, as well as two full-time AmeriCorps VISTA members.

Regulatory, policy or administrative changes related to the above items may require additional resources.

PUBLIC OUTREACH / INTEREST

Both public and investor interest in the Opportunity Zone tax credit is high. Staff have met with and heard feedback from local business service organizations, community development corporations, banks, microlenders, representatives of local churches, participants in the East Oakland Neighborhoods Initiative, the Bay Area Council, local investment conferences, and Affordable Housing Week attendees. Engagement around community visions, benefits, and priority locally-driven projects to support for Qualified Opportunity Fund investment should continue through 2019.

Staff have also petitioned State and Federal agencies on proposed Opportunity Zone regulations and the need for reporting on and prioritizing social impact.

COORDINATION

Staff have formed an Opportunity Zone Working Group that includes the Departments of Economic and Workforce Development, Planning and Building, Race & Equity, Housing and Community Development, City Attorney's Office, Mayor's Office and the Chief Resilience Officer.

SUSTAINABLE OPPORTUNITIES

Economic: The Opportunity Zone tax credit increases investor interest in low income parts of the City where job and business growth has been stagnant, potentially making property and businesses in those neighborhoods more valuable. The tax credit may result in increased housing and jobs, but the draft federal guidelines do not currently require that housing or jobs be prioritized for current residents. The credit has created a new group of place-based investors who may previously have put their capital gains into bank accounts or stock but are now

seeking local real estate and business investments. Projects that are investment-ready are more likely to receive funds.

Environmental: The Opportunity Zone tax credit makes it easier to finance high density construction near Oakland's Bay Area Rapid Transit (BART) stations and transit-rich areas, resulting in some reduced greenhouse gas emissions. Some areas within Opportunity Zones are known hazard areas likely to be inundated with sea level rise or built on landfill. Opportunity Zones also include brownfields and other blighted property.

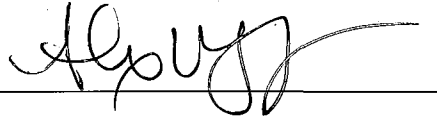
Race & Equity: City of Oakland Municipal Code Chapter 2.29.170.1 specifies that "the City of Oakland will intentionally integrate, on a Citywide basis, the principle of "fair and just" in all the City does in order to achieve equitable opportunities for all people and communities. To this end, Opportunity Zone efforts by the City will target equitable growth that increases community vitality and addresses racial disparities impacting current residents. This will be reflected in increased economic security and mobility through access to good jobs and contracting opportunities that decrease the racial wealth gap in Oakland. Efforts are to advance reinvestment without displacement of current residents, particularly those most vulnerable; low income, Black, Indigenous and other People of Color. Projects and related infrastructure improvements will also be calibrated to increase services available to disparity impacted populations, including very low-income housing, affordable transportation options, health-care facilities, healthy food retail and high-quality education.

ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommends That The City Council Receive An Informational Report On Opportunity Zone Designation Updates And Policy Recommendations.

For questions regarding this report, please contact Marisa Raya, Urban Economic Analyst IV, at (510) 238-6230.

Respectfully submitted,



ALEXA JEFFRESS

Interim Director, Economic & Workforce
Development

Reviewed by:

Micah Hinkle, Deputy Director

Prepared by:

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Special Projects, Economic & Workforce
Development

Attachments (2):

A: Current list of Potential Opportunity Zone Projects

B: Using Accela Citizens Access to Track Permit Activity

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African Americans for Economic Empowerment (A2E2)
OZ Area: West and East Oakland, Multiple Locations

Oakland is building dense housing, near transit, on sites that serve both commercial and community needs. African-American faith-based property is centrally located, historically trusted and ideally suited for these residential and mixed uses. A2E2 has designed an end-to-end asset management program for the accelerated redevelopment of church property by systematizing finance packages for developing smaller and scattered sites while delivering on market ROI objectives. Built into our method is our long and in-depth experience with churches' inclusive consultation and decision making processes as well as extensive expertise with investor and lender needs. Local leaders see this opportunity for repurposing their sites to ensure maximum benefit and economic stabilization for the community, especially its lowest-income residents.

When the property remains in the control of local congregations they create employment, housing, services and local procurement opportunities for the community. A2E2 provides a business approach alongside coordinated community links for the conversion of our last remaining assets into the services so vitally needed for Oakland's inclusive economic development. Development target: Five sites for a mixture of housing and commercial space.

Black Cultural Zone

OZ Area: High Street to San Leandro Boulevard¹

1. Single Family Home Opportunity Zone Acquisition Fund: This Fund would acquire single family homes which are for sale at below market rates due to the condition of the property. The Collaborative and/or its Assignee would manage the operations, renovation project (with a Project Manager and established General Contractor) and third party property management (as needed.) 2020 Acquisition Target: 12 Properties.
2. Small Site Residential/MXU Opportunity Zone Acquisition Fund: This fund would acquire 2-15 unit properties (residential only or mixed-use) which are for sale at below market rates due to the physical or financial condition of the property. The Collaborative and/or its Assignee would manage the Fund's operations, renovation project (using an Owner's Representative, Project Manager and established General Contractor) and third party property management as needed. 2020 Acquisition Target: 6 properties.
3. Main Street Real Opportunity Zone Acquisition Fund: This fund would acquire retail properties located on main street retail corridors which are for sale at below market rates due to the physical or financial condition of the property. The Collaborative and/or its Assignee would manage the Fund's operations, renovation project (using an Owner's Representative, Project Manager and established General Contractor) and third party property management as needed. 2020 Acquisition Target: 6 properties.
4. Neighborhood Shopping Center Opportunity Zone Acquisition Fund: This fund would acquire neighborhood shopping center properties which are for sale at below market rates due to the physical or financial condition of the property. The Collaborative and/or its Assignee would

¹ The Eastern OZ boundary ends at approximately 98th Avenue

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manage the Fund's operations, renovation project (using an Owner's Representative, Project Manager and established General Contractor) and third party property management as needed. 2020 Acquisition Target: 2 properties.

5. Zone Business and Entrepreneurship Opportunity Zone Investment Fund: This Fund would provide financial and technical assistance to incubate, start-up, expand locally owned and operated businesses. The Collaborative and/or its Assignee would manage the Fund's operations, investment process, and provision of financial and technical assistance directly or via management of third party consultants. 2020 Investment Target: 20 businesses/entrepreneurs.

East Bay People's Real Estate Collaborative (EB PREC)

OZ Area: West Oakland

1. Uwazi Commons - Mandela Station's Cultural Hub (@ West Oakland BART Station): EB PREC is partnering with SUDA, Mandela Grocery, Oakstop, and Designing Justice Designing Spaces to create a new cultural hub at the West Oakland BART Station. Through a community-led design process, EB PREC is facilitating the creation of an Exploratorium Museum of the African Diaspora, digital production studios, indoor/outdoor theatres, co-working space, market place, and food experiences representing West Oakland's diverse cultural history. Target: \$20M
2. West Oakland Legacy Home Restoration Project (@1428 9th Street): This historic West Oakland home, located right off the historic Mandela Parkway, is a single family home housing third generation Oakland residents. The house is in need of repair, and can be restored and upgraded from a 3-bedroom single family, to a 6-bedroom triplex.

West Oakland Transit Village (SUDA)

Description pending

Acta Non Verba

OZ Area: High Street to East Oakland border

East Oakland Grocery Coop: This project's mission is to create a community-owned and operated, democratically-run food cooperative that will operate a retail grocery store emphasizing healthy and culturally-recognizable and locally-made goods; give support to local growers; and prioritize and empower the Black, Indigenous, and People of Color (BIPOC) community of East Oakland. The community cooperative grocery store will help ensure a just transition from a disempowering and extractive food system and local economy into one where communities lead in the development of cultural, ecological, economic, and spiritual regeneration and restoration. In the next two years, ANV will continue to address many of the challenges plaguing youth and families within the East Oakland community through building socio-economic resilience and taking ownership in the revitalization of their local food system.

Juntos Fruitvale

OZ Area: Fruitvale

The Unity Council, a minority-controlled nonprofit organization with a 50-year history of providing holistic services for low-income residents of Oakland, California, seeks equity for its Juntos Fruitvale project, involving renovation of an underutilized Masonic Hall in the severely distressed Fruitvale

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neighborhood. The renovated space will house Peralta Service Corporation, an innovative social enterprise maintenance and security services business that hires and trains low-income adults with significant barriers to employment. Juntos Fruitvale will also offer critically-needed affordable co-working, office, performance, and event space for community organizations and small businesses being priced out of other Oakland area neighborhoods.

Local OZ Businesses currently seeking investment:

1. Café/Performance Space (West)
2. Crave Barbecue (West)
3. WeCoffeeUp (Akat Café & fair trade coffee tech startup, East)
4. Get the Fork Out Barbecue Restaurant (East)

Early stages – may or may not have developed investment plan or secured location

1. B-Love's Guest House (Artist-run guesthouse for visiting artists, events and short-term stays;, West)
2. Hella Juiced Juice Bar - Mixed use building, housing over commercial
3. Late Night Writers' Café & Co-Working (Seeking Site)

Contacts for Oakland-Based Opportunity Funds Raising Capital:

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Disclosure: This list is for City tracking purposes only and is not to advertise about, endorse or in any other way to promote or offer specific investment opportunities in Oakland OR OTHERWISE. This document has been prepared for discussion purposes only and not to induce any one to enter into any agreement or transaction. For the avoidance of any doubt, the distribution of this document does not constitute an offer to sell or a solicitation of an offer to buy any assets or equity, securities or any investment of any kind.

Attachment B: Using Accela Citizens Access to track permit activity

Accessing ACA to query permit applications in an area:

1. Access ACA using breadcrumb in top left corner; Select pulldown menu under "Oakland Insight"; Choose "Insight Map Search":

The screenshot shows the City of Oakland Online Access (ACA) website. The browser address bar displays <https://aca.accela.com/OAKLAND/Default.aspx>. The page header features the City of Oakland logo and contact information: 510-444-CITY, TTY 238-3254. A navigation menu includes links for Home, Residents, Business, Visitors, and Government. Below this, a secondary menu shows "Oakland Insight" with a dropdown arrow, "Insight Map Search", and "Code Enforcement Statistics". A search bar is located on the right side of the header. The main content area is titled "City of Oakland Online Access" and includes a "Welcome to the City of Oakland Online Permitting" message. A table of links is provided, categorized by "General Information", "Planning", "Building", and "Enforcement". A "Login" box is visible on the right side of the page.

City of OAKLAND California
For Assistance: 510-444-CITY, TTY 238-3254
Languages: Taiwanese (TW), Spanish (MX), English (US)
Anouncements | Register for an Account | Login

City of Oakland Online Access

Global Search

Home | Building | Planning | Enforcement | Fire

Welcome to the City of Oakland Online Permitting
System provides real-time, direct access to information 24 hours/day - 7 days/week.

What would you like to do today?

| General Information | Building |
|-----------------------------|-------------------------|
| Lookup Property Information | Apply for a Permit |
| | Search Building Records |

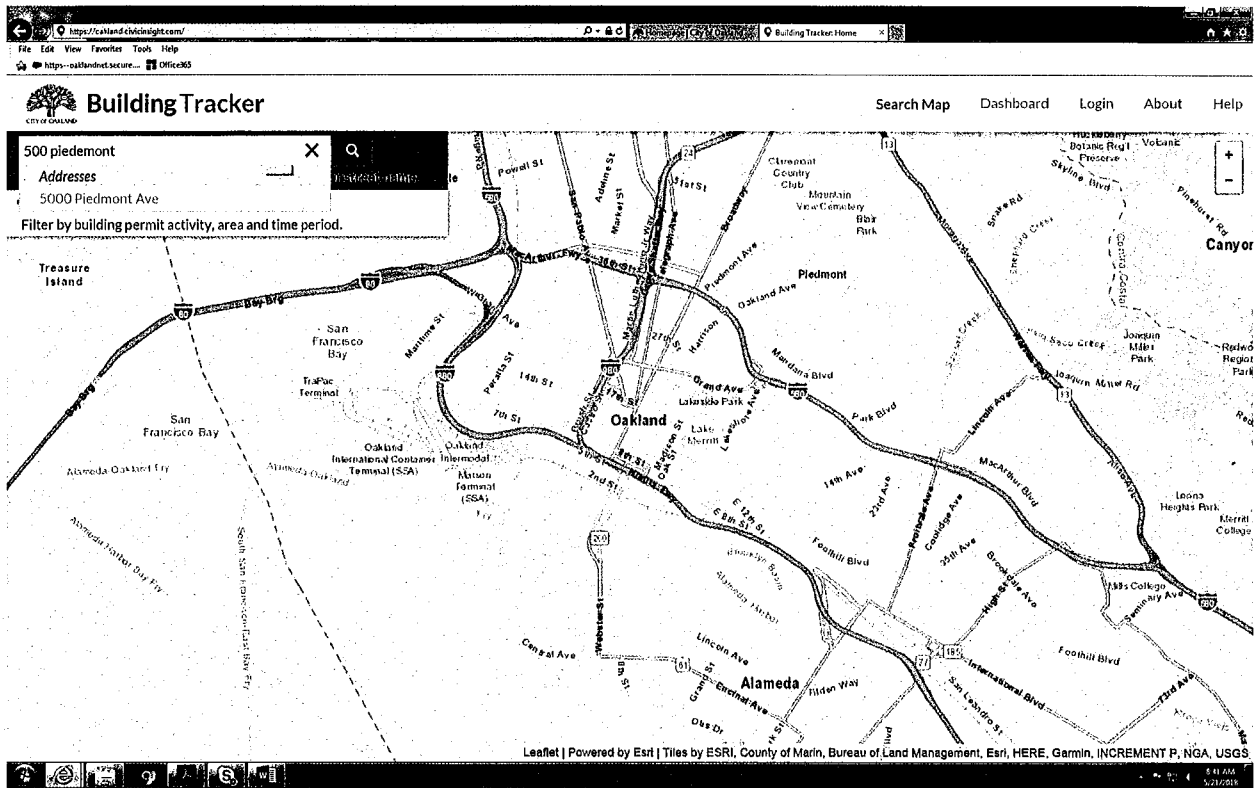
| Planning | Enforcement |
|-----------------------|--------------------------|
| Create an Application | File a Complaint |
| | Search Complaint Records |

<https://oakland.civonline.com/ords>

Login
User Name or E-mail:
Password:
Remember me on this computer
I've forgotten my password

8:40 AM 10/1/2013

2. Enter an address in area of interest:



3. Make sure to narrow search criteria using pulldown menus:

The screenshot shows the Building Tracker web application. The search bar contains "500 piedmont" and "Addresses". The "Planning" dropdown menu is open, showing options: All, Activity, Application, Completeness Review, CEQA Determination, and Zoning Review. The map displays the Oakland area with various streets and landmarks. The bottom status bar indicates "Leaflet | Powered by Esri | Tiles by ESRI, County of Marin, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS".

The screenshot shows the Building Tracker web application with updated search filters. The search bar now contains "5000 Piedmont Ave" and "Application". The "Planning" dropdown menu is still open, but the "Application" option is selected. The "in the last 3 months" option is selected under the "within" dropdown. The date range is set to "04/2018 to 05/2018". The map displays the Oakland area with various streets and landmarks. The bottom status bar indicates "Leaflet | Powered by Esri | Tiles by ESRI, County of Marin, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS".

- Zoom in to see all matches that meet your search criteria (identified with pins); you can click on any pin to see summary of activity; If you then select "More Information", you can see record details:

