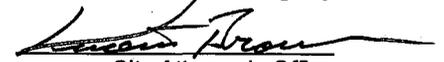


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Approved as to Form and Legality


City Attorney's Office

OAKLAND CITY COUNCIL

RESOLUTION NO. 87992 C.M.S.

INTRODUCED BY COUNCILMEMBER LOREN TAYLOR

RESOLUTION DIRECTING THE CITY ADMINISTRATOR TO IMPLEMENT MEASURES THAT LEVERAGE AVAILABLE INCENTIVES AND CITY RESOURCES TO GUIDE RESPONSIBLE OPPORTUNITY ZONE INVESTMENT RESULTING IN THE IMPROVEMENT OF THE QUALITY OF LIFE FOR OAKLAND RESIDENTS LIVING IN THE COMMUNITIES IN AND AROUND OPPORTUNITY ZONES

WHEREAS, racial and socio-economic disparities persist in the City of Oakland, as evidenced by well-documented inequities of income, educational opportunities, economic mobility, healthcare outcomes, and access to basic services; and

WHEREAS, those disparities which are a direct result of redlining and other practices of institutionalized racial discrimination are most prominent in the Flatlands of East and West Oakland, which are geographically segregated from more affluent and rapidly developing areas of the City; and

WHEREAS, the Oakland City Council acknowledges that unfettered development in our City leads to greater displacement of vulnerable communities, and the importance of guiding investment in a way that ensures maximum community benefits concerning jobs, locally-owned businesses, affordable housing, preservation of arts and culture, improvement of public health and safety, and accessibility to local services and amenities; and

WHEREAS, the Federal Tax Cuts and Jobs Act of 2017 created Qualified Opportunity Funds as a tool to reinvest capital gains in designated Opportunity Zones (OZs), which are census tracts nominated by the governor of each state, as a flexible tool to encourage investment in low-income communities (census tracts) where the median family income does not exceed 80% of the median family income for the area in which the census tract is located, or that have a poverty rate of at least 20%; and

WHEREAS, the Spirit of East Oakland community engagement initiative was designed to assess the needs of East Oakland residents who have historically been underrepresented and live in lower-income communities, and the lack of access to grocery stores was raised repeatedly by members of these communities throughout these engagement opportunities; and

WHEREAS, the City of Oakland's 2017 Community Survey shows that residents of Council Districts where OZs are located are more likely to report dissatisfaction with access to high-quality, affordable food options; and

WHEREAS, the City has committed to supporting complete communities that provide easy-to-access, nearby amenities to improve residents' quality of life through the Imagine Oakland Comprehensive Plan and the Strategic Direction 2023; and

WHEREAS, the City has committed to encouraging responsive and responsible private sector investment, as shown by the City Council's approval of new Chapter 380 economic incentive agreements to encourage responsible development that benefits all Oakland residents; and

WHEREAS, the City of Oakland requested that the Internal Revenue Service provide expanded guidance on investments in Qualified Opportunity Funds, the qualifying and appropriate investments that can be made with these funds, the role of state and local governments in guiding such investment, and the use of state and local incentives in conjunction with these funds to encourage development that is appropriate and responsible for each community. Similar requests have come from other jurisdictions, community financial organizations, and investment groups; this additional regulatory guidance remains in progress.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OAKLAND: that the City Council hereby directs the City Administrator to implement the following:

1. Creation and the active updating of a list of projects that align with the City's Opportunity Zone Prospectus goals, ensuring that such list will be publicly accessible via the internet.
2. Supporting one or more qualified community partners in the establishment of an Opportunity Fund to invest in projects that are consistent with the City's equitable economic development goals, particularly, neighborhood stabilization and wealth creation/enhancement in communities of color.
3. Evaluate and return to City Council with recommendations and/or strategies for preparation of an Ordinance to amend the Planning Code's Conditional Use Permit (CUP) noticing requirements to include tenants as well as property owners within 750 feet of a proposed project.
4. Evaluate and return to City Council with recommendations and/or strategies for providing informational notices 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.
5. Creation of baseline Planning & Building permit data in OZs to allow the City to better assess where investment is already happening and where it is related to Opportunity Funds.
6. Evaluate and return to City Council with recommendations and/or strategies for preparation of an Ordinance amending the Planning Code to require that

BE IT FURTHER RESOLVED: that the City of Oakland will continue to actively engage and advocate at the State and Federal levels to make OZ Funds work better for business development, job creation, and affordable housing development to the benefit of existing residents of OZ census tracts.

IN COUNCIL, OAKLAND, CALIFORNIA,

JAN 21 2020

PASSED BY THE FOLLOWING VOTE:

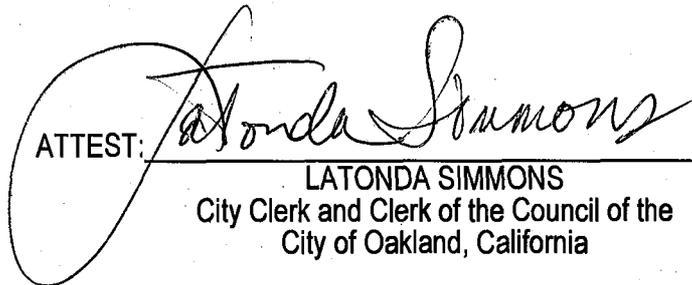
AYES - FORTUNATO BAS, GALLO, GIBSON MCELHANEY, KALB, REID, TAYLOR, THAO AND
PRESIDENT KAPLAN - 8

NOES - 0

ABSENT - 0

ABSTENTION - 0

ATTEST:



LATONDA SIMMONS
City Clerk and Clerk of the Council of the
City of Oakland, California