

RACIAL EQUITY IMPACT ASSESSMENT

City of Oakland General Plan
Environmental Justice and
Safety Elements

Public Review Draft
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I. Introduction

This document is a Racial Equity Impact Analysis of the City of Oakland’s Draft Environmental Justice Element and Draft Safety Element Update, addressed both sequentially and, at times, together. While the two Elements share several overlapping themes, they also diverge in focus. The equity lens the City is using throughout the General Plan update means that both Elements prioritize policies to reduce the risks and harmful impacts the City’s most vulnerable and frontline communities face, whether the risks are from daily exposure to pollution or from structural disasters. As climate change impacts continue to be felt, the City looks to build climate resilient communities where all members thrive.

A. Oakland’s First Environmental Justice Element

California law requires that each city and county adopt a general plan to guide its physical growth and development. A jurisdiction’s general plan is its official policy document to create a blueprint for the future of the jurisdiction and guide its development. In California, all cities must adopt a General Plan composed of at least seven elements, including for the first time, either an Environmental Justice Element (“EJ Element”) or environmental justice goals and policies integrated into related elements, as required by Senate Bill 1000 (“SB 1000”).¹

Environmental justice (“EJ”) is defined in California law as the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.² The national Environmental Justice movement arose to address our history of unjust actions, find remedies to disproportionate impacts, and build decision-making power among the groups most affected by these harms. Fair treatment with respect to environmental laws means reducing the disproportionate and compounded health risks EJ Communities face. “Disproportionate” means that certain groups bear more than their fair share of the health risks created by our economic and political systems, enabling others more privileged to avoid experiencing the true harms caused by these systems. “Compounded” means that pollution burdens are not the only ones borne by EJ Communities, and the presence of one burden worsens the impact of another.

¹ Senate Bill 1000, 2016 (“SB 1000”).

² Cal. Gov. Code, Section 65040.12(e).

Reducing disproportionate and compounded health risks requires both (a) reducing the disproportionate pollution burdens that violate the civil rights of EJ Communities and (b) improving the social determinants of public health in these disinvested neighborhoods. The actions that reduce unique or compounded health risks and improve conditions for vulnerable populations are found across all of the dimensions of: (a) harm reduction; (b) increased access to resources; and (c) civic accountability. SB 1000 requires cities and counties to identify *the disproportionately pollution-burdened low-income communities* in their jurisdiction and *address the needs of these Environmental Justice Communities* (“EJ Communities”) in their general plans.³ The City must prioritize public programs and investments in EJ Communities that meet identified community needs and align private investment toward these aims, focusing on the seven topic areas below.

- Reduce the unique or compounded health risks in EJ Communities;
- Reduce pollution exposure and improve air quality;
- Increase access to public facilities;
- Increase access to food;
- Increase the number of safe and sanitary homes occupied by lower income residents;
- Improve access to the means for outdoor physical activity (parks, open space, recreation centers); and
- Increase community participation in civic decision making.

Consistent with State requirements, the City of Oakland’s EJ Element addresses community-identified environmental justice issues related to reducing pollution exposure and improving air quality; promoting safe, healthy, and affordable homes; providing equitable public facilities; expanding healthy food access; promoting physical activity; improving civic engagement; and prioritizing improvements and programs that meet the needs of EJ Communities. Because environmental justice is a cross-cutting topic, Oakland has chosen to adopt a standalone Environmental Justice Element, while also integrating environmental justice strategies into policies, goals, and actions across other elements of the General Plan. This approach seeks to guide the City toward coordinated interdepartmental efforts that effectively and efficiently address environmental justice and racial equity.

³ While SB 1000 refers to pollution-burdened low-income neighborhoods as “disadvantaged communities,” the City of Oakland uses the term “environmental justice communities.”

B. The Safety Element Update

The Safety Element Update addresses potential short- and long-term considerations to mitigate the harmful effects of fires, floods, droughts, earthquakes, landslides, climate change and other local hazards. Its aim is to protect residents, workers, and visitors from seismic and geologic hazards, hazardous materials, and other environmental hazards, both human-made and natural. In accordance with the City’s decision to include environmental justice policies and center an equity lens throughout the General Plan update, the Safety Element highlights the issues faced by Oakland’s most vulnerable communities to develop goals, policies and actions aimed at alleviating these burdens.

Topics addressed by the Safety Element include:

- Geologic and Seismic Hazards
- Hazards and Hazardous Materials
- Hydrology and Flooding
- Fire
- Climate Change
- Airport Hazards
- Light Pollution
- Public Safety
- Emergency Preparedness and Response

C. Racial Equity Framework

Oakland’s Municipal Code requires the City to intentionally integrate the principles of fairness and justice into “all the City does in order to achieve equitable opportunities for all people and communities.”⁴ The City’s Department of Race and Equity (“Oakland DRE”), established to help the City achieve this goal, has advised that racial inequities cannot be eradicated unless directly addressed.⁵

⁴ Oakland Municipal Code Section 2.29.170.1.

⁵ Oakland Department of Race and Equity, Racial Equity Analysis Worksheet (“Not everything that is faced can be changed, but nothing can be changed until it is faced.” James Baldwin).

To directly address Oakland’s racial disparities during the General Plan Update, the City has adopted a racial equity framework, which calls for: (a) all elements to be deeply informed by community engagement and (b) a Racial Equity Impact Analysis (“REIA”) of all emerging or revised plans and policies to support development of equitable policies that are concrete, data-driven, outcome-oriented, and problem-solving.

a. Community Engagement

All elements in the General Plan Update build from existing equity-based plans and reports which were developed with extensive community engagement, such as the 2030 Equitable Climate Action Plan (“ECAP”) and its accompanying Racial Equity Impact Assessment and Implementation Guide. In addition, the City’s community engagement consultant, the Deeply Rooted Collaborative (“Deeply Rooted”), led by Just Cities, is conducting extensive and inclusive community engagement. Deeply Rooted is dedicating additional resources to engage communities historically underrepresented and excluded from traditional planning processes and negatively impacted by City policies. Deeply Rooted is primarily focused on engagement with the following key communities and geographic areas:

- *Communities*: Unhoused; formerly incarcerated; low-income Asian, Pacific Islander, Black, Latinx, multiracial communities including those experiencing environmental injustices.
- *Geographies*: Fruitvale, West Oakland, East Oakland, Chinatown, Eastlake, San Antonio.

Deeply Rooted convenes the General Plan Equity Working Group (“EWG”) to provide equity-focused feedback on all draft elements. The EWG is composed of 20 diverse community members who advocate for solutions that advance equitable and healthy communities for Oakland residents.

Environmental Justice Solutions (“E/J Solutions”), a subconsultant on the City’s technical consultant team led by Dyett & Bhatia, prepared this REIA of the draft Environmental Justice and Safety Elements, and is preparing a REIA for each element for the General Plan update process. E/J Solutions conducted 12 supplemental in-depth stakeholder interviews with environmental, environmental justice, and social justice organizations based in Oakland and incorporated the results of this

engagement throughout this analysis.⁶ In the Appendix, the issues or recommendations explicitly supported by interviewee organizations name those organizations in parenthesis following each statement.

b. Racial Equity Impact Analysis

A Racial Equity Impact Analysis (“REIA”) focuses on racial disparities in order to identify the impacts of structural racism. Within structural racism, whiteness is a uniquely Americanizing force that severs communities from their ancestry and capitalizes on the populace. One of its most prominent defining characteristics is anti-Black, anti-Indigenous and anti-people of color racism which is expressed through institutional gatekeeping and exclusionary practices that prevent wealth-building in communities of color and externalize the harmful consequences of industry. People with light skin privilege can be more susceptible to accepting the privileges and perpetuating the dynamics of this force. They are, however, not the only people that whiteness operates on. The primary function of the racial equity impact analyses is to identify the extent to which Black/African American, Indigenous, and other Oaklanders of color are disproportionately harmed by programs and policies or have less access to benefits provided through policies and programs and identify equitable solutions.

This REIA provides an assessment of the proposed goals and actions in the draft Environmental Justice and Safety Elements, shedding light on the communities within Oakland that experience the greatest environmental justice and safety burdens. Informed by this assessment, the REIA provides equitable strategic direction for implementation, guiding City decision-makers and staff to prioritize implementation measures that maximize benefits to lower-income and BIPOC communities, reduce racial disparities, and mitigate possible additional harms to communities facing disparities. REIA recommendations also promote long-term monitoring, evaluation, and results-based accountability.

Racially equitable policies work to eradicate the disproportionate levels of harm borne by the most vulnerable communities among us and treat Black/African American, Indigenous, Latinx/Hispanic,

⁶ E/J Solutions interviewed: Asian Pacific Environmental Network; Communities for a Better Environment; Cocina del Corazón; The Greenlining Institute; New Voices Are Rising; Oakland Parks & Recreation Foundation; Oakland Climate Action Coalition; Saba Grocers Initiative; Save the Bay; Sugar Freedom Project; The Village in Oakland; and West Oakland Environmental Indicators Project.

Asian/American Pacific Islander communities and other people of color (“BIPOC”) with dignity and respect.

The REIA includes five sections:

1. Section I is the Introduction, which provides the context and purpose of this REIA.
2. Section II describes the equity gaps vulnerable frontline communities face with respect to environmental justice and safety impacts and provides neighborhood snapshots of six of Oakland’s Environmental Justice Communities.
3. Section III contextualizes the equity data by linking it to the systemic root causes of inequitable environmental health and safety outcomes.
4. Section IV recommends ways to maximize racially equitable environmental health and safety outcomes in the Environmental Justice and Safety Elements.
5. The Appendix provides an equity impact assessment for the Draft EJ and Safety Element Goals and Actions, including an analysis of who stands to benefit or be burdened, and existing challenges and equity gaps, followed by recommendations to strengthen each action or bolster implementation in ways that overcome existing barriers to achieving substantive equitable outcomes.

II. Racial Disparities in Environmental Justice Outcomes: Baseline Equity Scores

Oakland’s average CalEnviroScreen 4.0 Pollution Burden score (44.3) means that pollution burdens in the city are lower than those faced by nearly 56% of California census tracts. Yet, this relatively low average Pollution Burden score belies the fact that some Oakland census tracts face disproportionate pollution burdens that are among the highest in the state. Historic and current economic practices, civic policy, and land use choices have isolated the major pollution burdens in communities from West to East Oakland along the Interstate 880 corridor. Four of Oakland’s census tracts are ranked above the 90th percentile for CalEnviroScreen Pollution Burden statewide: *Port Upper, Jingtletown/Kennedy, Melrose, and Brookfield Village/Hegenberger*. On average in Oakland, higher percentages of BIPOC communities live in tracts with higher pollution burden scores. These neighborhoods are proximate to polluting industrial uses or adjacent to freeways and major truck routes, disproportionately impacting the health of vulnerable populations, including children.

Pollution burdens, however, are not the only factor assessed to identify environmental justice communities. Rather, the overall CalEnviroScreen score calculates the *cumulative* impact of numerous burdens. The Office of Environmental Health Hazard Assessment finds that socioeconomic burdens operate as threat multipliers, compounding the adverse impacts experienced by communities that face both higher pollution burdens and lower socioeconomic status.⁷ Reflecting the addition of population level burdens, Oakland has an average cumulative CalEnviroScreen 4.0 score of 53.77, which means that less than half of the state, on average, is more burdened overall.

A. Disproportionate and Compounded Health Risks: Vulnerable and Frontline Communities

Environmental justice communities facing disproportionate and compounded health risks are both *vulnerable* and *frontline* populations. Vulnerability is assessed via three factors: 1) degree of exposure to pollution or other health risk; 2) degree of population sensitivity (susceptibility to health or other impacts); and c) degree of adaptive capacity (ability to take action to protect oneself and withstand adversity). Population sensitivity is caused by social, economic, and biological factors, such as pre-existing conditions, physical impairments, pregnancy, age, poverty, racial or ethnic heritage, that increase both the level of risk and the level of harm experienced. Adaptive capacity is limited by socioeconomic barriers, such as low wages and lack of access to health care and is further limited by the social determinants of health in the built environment, such as poor housing quality, and lack of access to fresh food, parks, recreation opportunities, and community facilities. These factors exponentially limit a community member's ability to protect their health.

For example, residents in an EJ neighborhood adjacent to the Interstate 880 freeway (from West Oakland to Deep East Oakland) are most vulnerable to diesel particulate matter (“Diesel PM”) pollution. They are most *exposed* to Diesel PM because they live within 1,000 feet of a near-constant source of Diesel PM emitted by heavy duty trucks. By contrast, diesel trucks are prohibited from driving along a majority of Interstate 580 and Highways 24 and 13. Along the Interstate 880 corridor are lower-income, predominantly BIPOC neighborhoods with multiple other types of pollution, few healthy food options, low access to healthcare, and few economic opportunities due to the ongoing

⁷ Office of Environmental Health Hazard Assessment (OEHHA), [CalEnviroScreen Report](#), 2021.

legacy of redlining and other forms of de facto racial segregation and disinvestment. All of these factors make them more *susceptible* to the harm caused by Diesel PM. Biological factors and pre-existing conditions also increase sensitivity; naturally sensitive populations such as children and the elderly living along the Interstate 880 corridor are among Oakland’s most sensitive populations. Finally, residents of these neighborhoods have lower *adaptive capacity* to mitigate the effects of Diesel PM pollution because they may lack the resources to move to a less-polluted neighborhood, invest in indoor air filtration, go to the hospital for treatment, or plant trees or vegetative buffers to ameliorate the daily assault of Diesel PM on their health.

Frontline communities, due to the nature of pollution, climate change and other safety impacts, are the first to experience harm. Oakland’s frontline communities tend to also be its most vulnerable communities, meaning that they are harmed first and worst. The intersecting harms vulnerable frontline communities face, including racial discrimination, poverty, xenophobia, disability injustice, housing insecurity, linguistic isolation, and poor air quality, among others, magnify climate threats and hinder these communities’ ability to withstand or recover from climate impacts. For example, Oakland’s coastal flatlands are vulnerable frontline communities and at the greatest risk for sea level rise. (See Table 1).

Because the most vulnerable communities are harmed first, the City must prepare for the worst impacts and increase access to resources to build community resilience (adaptive capacity). Helping vulnerable frontline communities avoid the worst impacts helps the entire city begin to “bounce forward” from natural disasters and public health crises to a more equitable social and environmental paradigm.

Table 1. Percent of population living within the 100-year flood zone and 66-in sea level rise zone

Census Tract	%	Predominant Race	Census Tract	%	Predominant Race
<i>Port Lower</i> ⁸	99%	White	Prescott/Mandela Peralta	44%	Black
Port Upper	79%	White	Chinatown/Laney	41%	Asian
Acorn Industrial	75%	Black	Jack London Square	38%	White
Brookfield Village/Hegenberger	56%	Hispanic/Latinx	McClymonds	32%	Black
Lockwood/Coliseum/Rudsdale	52%	Hispanic/Latinx	Melrose	27%	Hispanic/Latinx

⁸ Port Lower has a population of 58 people.

The Environmental Justice Element’s EJ Communities Map identifies the very-low-income communities that are most burdened by pollution and socio-economic burdens, developed using the City’s EJ Communities Screen (description below in Section II.B).

The Safety Element’s natural hazard maps illustrate areas of highest social vulnerability using the methodology developed by the Bay Conservation and Development Commission (“BCDC”), which includes the following social vulnerability indicators:

- Renters;
- Under 5 years old;
- Very low income;
- Non-U.S. citizens;
- Without a vehicle;
- People with disabilities;
- Single parent families;
- Communities of Color;
- 65 years old and over living alone;
- Limited English proficiency;
- Without a high school degree;
- Severely housing cost burdened.

Block groups labeled “Highest social vulnerability” have eight or more social vulnerability indicators with rates in the 70th percentile, relative to the Bay Area; and/or six or more social vulnerability indicators with rates in the 90th percentile, relative to the Bay Area.

B. Environmental Justice Communities Screen

Oakland published the Environmental Justice and Racial Equity Baseline report (“Baseline Report”) in March 2022 for the Oakland General Plan Update. The Baseline Report is a collection of critical information —disaggregated by race and geography— about current and historical environmental and socioeconomic conditions within Oakland. The Baseline Report includes information about Oakland’s environmental health (Sensitive Land Uses; Geologic Hazards; Pollution and Hazardous Materials Reduction; Climate Change); neighborhoods and built environment (Housing, Land Use and Transportation, Open Space, Conservation, and Recreation); and social and community environment (Community Stressors; Economy and Education; and Civic Engagement).

The City used a comprehensive lens to identify the low-income communities most impacted by environmental justice issues (EJ Communities). Oakland compiled data on 53 indicators related to environmental justice and racial equity, creating a composite score that ranks all of Oakland’s census tracts to identify the hardest hit communities.⁹ The Baseline Report presented a preliminary screening methodology to identify EJ Communities, which was refined through an iterative process, which included a racial equity impact analysis, to ensure that the final EJ Communities map is representative of on-the-ground conditions. A comprehensive description of the process of creating the EJ Community Screen is found in the Public Review Draft Environmental Justice Element (pp. 2-11 – 2-18).

The following methodology is used to identify Oakland’s EJ Communities, resulting in 48 of the city’s 113 census tracts being identified as EJ Communities. (See Draft Element Table EJ-2, pp. 2-15 – 2-16).

1. The census tract is among the top 25th percentile of EJ Community Screen’s composite scores (i.e., greater than or equal to 0.75); or
2. The census tract is among the top 10th percentile of any EJ Community Screen category score (i.e., scoring 0.90 or higher for Race/Low Income, Pollution Burden, Climate Change, Sensitive Population, or Built Environment); or
3. The census tract is designated as a Disadvantaged Community pursuant to SB 535 (i.e., greater than or equal to 0.75 on the statewide CalEnviroScreen 4.0 cumulative impact score).

The neighborhoods that meet one or more of these criteria are designated as EJ Communities. The City acknowledges, however, that despite this comprehensive approach, the data does not and cannot encompass all of the EJ issues in Oakland. The City’s equitable approach to policy development and program implementation will encompass a focus on the needs of all communities that experience undue cumulative health risks.

C. Baseline Equity Scores

For each EJ Screen indicator used to identify EJ Communities, E/J Solutions performed a racial equity impact analysis to reveal how burdens are distributed across the city’s racial/ethnic populations and

⁹ An interactive map is available at [“Environmental Justice Community Hub.”](#)

geographic areas.¹⁰ The comparison between highly burdened census tracts and the not-so-burdened tracts allows numerical quantification of existing disparities. Based on the level of disparity within the City, each indicator receives an equity score that the City can track over time.

Average Disparities. The average racial equity baseline score (“equity score”) for each indicator was developed following the methodology used in the Oakland Equity Indicators Report (2018) to make scores directly comparable. This equity score is based on the ratio between the averaged outcomes for the least and most advantaged racial/ethnic groups. The ratio is converted to a scale of 1 to 100, with 1 representing the worst possible disparity and 100 representing highest possible parity between the city’s neighborhoods. Equity scores function as letter grades (see Table 2). Higher grades are “better” and correspond to outcomes that are less racially disparate. Lower grades mean large equity gaps exist between different neighborhoods within the city. Higher degrees of parity do not necessarily translate to positive outcomes, however. They indicate only that the different neighborhoods within Oakland share similar experiences in the selected issue area.

Table 2. Equity Score Letter Grades

A	90 – 100
B	80 – 89
C	70 – 79
D	60 – 69
F	0–59

Actual Disparities. E/J Solutions also developed an actual equity score for each indicator based on the ratio between the outcomes between the most-impacted and the least-impacted census tracts. This resulted, across the board, in far lower equity scores for each indicator, demonstrating that on-the-ground experiences may reflect much larger disparities than the average equity data might reflect. Actual disparities resulted in failing grades for all but two indicators: Life Expectancy at Birth and Heat Health Events. These two indicator grades, unfortunately, appear to reflect failings in the

¹⁰ Environmental Justice Solutions, [Baseline Equity Scores for the EJ Communities Screen Indicators](#), prepared for the General Plan Update.

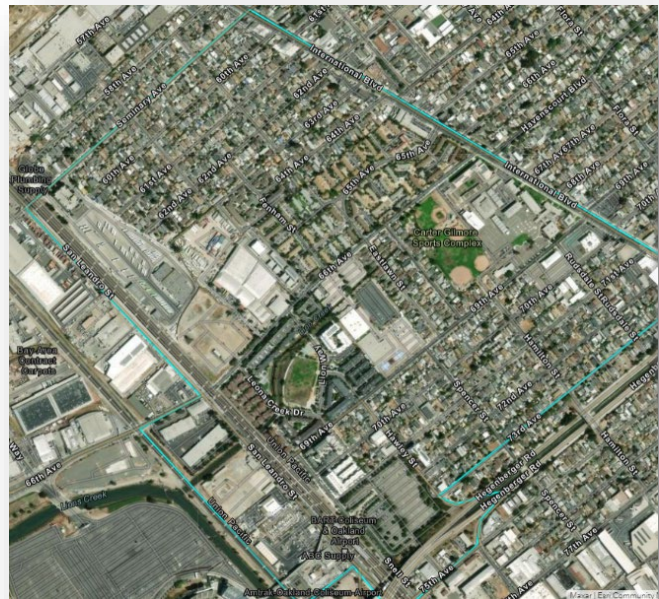
underlying data and analytical methodology, rather than higher degrees of parity between neighborhoods.¹¹

D. EJ Community Neighborhood Snapshots

The EJ Communities Screen data on 53 indicators provides each of the City’s 113 census tracts with indicator and category scores alongside a composite score, as percentile rankings. The baseline equity scores for each indicator show the amount of racial disparities between census tracts. Combined, these datasets illustrate the type and degree of burdens in each EJ Community. As each community faces a distinct set of burdens, the City will need to develop highly tailored programs and policies to address each community’s priority needs.

a. Lockwood/Coliseum/Rudsdale

Lockwood/Coliseum/Rudsdale (Census Tract No. 60010408800, also referenced as 4088) is the City’s most burdened census tract and its second most populous, with a neighborhood population of 7,149. It is located in East Oakland near the Oakland Coliseum and Airport. This tract is predominantly Hispanic/Latinx (46.64%) and about 95% people of color. It also has a very high percentage of children under 10 (20.74%) one of the most sensitive populations.



¹¹ In the case of Life Expectancy, residents of Bella Vista live 1.27 times longer on average than Fitchburg residents, a difference of approximately 20 years. Despite the extreme disparity, the disparity ratio and resulting equity score downplay the equity impacts. On average, Life Expectancy in census tracts that are predominantly Asians/American Pacific Islander is eight years longer than in predominantly Black/African American census tracts. In the case of Heat Health Events, the indicator is based on computer modeling of projected average maximum temperature in Fahrenheit during future Heat Health Events (HHEs) occurring Sept-Oct from 2021-2040. Computer modeling of projected future climate conditions is inherently limited, and the underlying data lacks sufficient granularity. The indicator also does not take into consideration the actual impacts experienced due to heat trapped by smog or in urban heat islands.

Racial/Ethnic Demographics of Lockwood/Coliseum/Rudsdale

Latinx (%)	White (%)	African American (%)	Native American (%)	Asian American (%)	Other/Multiple (%)
46.64	5.41	38.02	0	9.36	0.57

Eighty percent of households in Lockwood/Coliseum/Rudsdale are extremely-low-income (“ELI”), which is 21 times more ELI households than the least impacted census tract, Montclair South, where only four percent of residents are ELI. Residents of Lockwood/Coliseum/Rudsdale spend over 5.25 times more of their income on energy costs than the least burdened census tracts. Fourteen percent of residents are enrolled in the Supplemental Nutrition Assistance Program, in contrast to the eleven census tracts with no households enrolled in SNAP.

Addressing the topics of race and poverty, residents of Lockwood/Coliseum/Rudsdale spoke to Deeply Rooted about the need for the City to address the legacy of redlining and reduce the industrial land use conflicts where residences are immediately adjacent to industrial land uses and major highways. Residents urged the City to challenge the status quo that prioritizes economic growth over human lives. With respect to climate change, residents spoke of the need for protection from urban heat islands next to industrial zones and freeways and pointed to energy efficiency measures as ways to reduce ever-increasing energy-cost burdens.

CalEnviroScreen 4.0. CalEnviroScreen scores compare all of the census tracts in the state. Lockwood/Coliseum/Rudsdale has a cumulative impact score of 96.2. Less than 4% of the census tracts in the state have more cumulative burden. Its Pollution Burden score is 83.30 and its Population Characteristics score is 97.74.

EJ Communities Screen. The City’s EJ Communities Screen compares census tracts within the city to each other to determine the most burdened tracts within the city. Lockwood/Coliseum/Rudsdale is among the top 25 most burdened for 24 of 53 indicators spread across all of the five categories.

Composite Score	Race & Poverty	Pollution	Climate Change	Sensitive Population	Built Environment
1.00	1.00	0.88	0.97	1.00	0.79

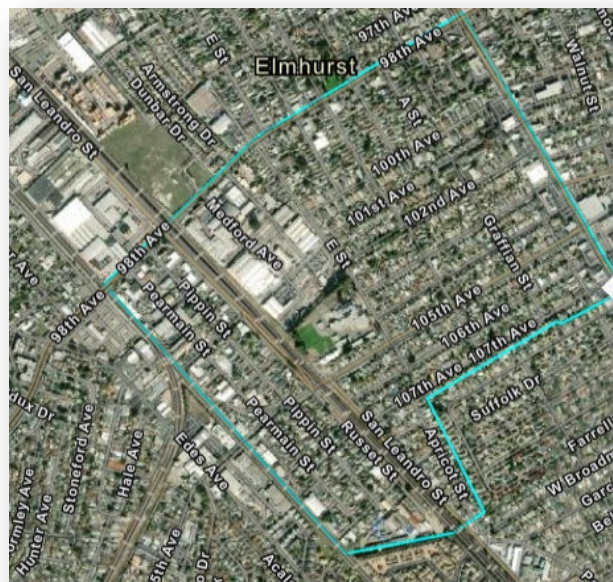
The indicators for which Lockwood/Coliseum/Rudsdale is among the 10 percent most burdened in the city are below.

#	Indicator	EJ Communities Screen Percentile	Average Baseline Equity Grade	Actual Baseline Equity Grade
1.	Energy Cost Burden	100	38 - F	20 - F
2.	Median Household Income	100	38 - F	4 - F
3.	Very Low Income and below	100	37 - F	1 - F
4.	Residents receiving SNAP	99	28 - F	1 - F
5.	Toxic Releases	99	79 - C	38 - F
6.	Lack of Internet Access	99	29 - F	1 - F
7.	Educational Attainment	99	13 - F	1 - F
8.	Solid Waste Sites	98	12 - F	1 - F
9.	Cardiovascular Disease	98	54 - F	21 - F
10.	Lack of Health Insurance	97	32 - F	13 - F
11.	Lead Paint in Housing	96	54 - F	15 - F
12.	Sea Level Rise	96	58 - F	1 - F
13.	Asthma Visits to the Emergency Room	96	39 - F	1 - F
14.	Low Birth Weight	96	56 - F	14 - F
15.	Young Children	96	39 - F	1 - F
16.	Life Expectancy	92	80 - B	72 - C

b. Stonehurst

Stonehurst (Census Tract No. 60010409300, also referenced as 4093) is located in Deep East Oakland below 98th Ave and International Boulevard and has a population of 5,303 residents, with 17% of them being children under 10.

Stonehurst residents spoke to Deeply Rooted about food access, stating that their neighborhood is a food desert, lacking access to healthy food. Many residents pointed to high rates of asthma and other lung problems within their neighborhood. Policy solutions raised by residents include



reducing trailer truck traffic along Interstate 880 and support for sustainable food cultivation within the community.

Racial/Ethnic Demographics of Stonehurst

Latinx (%)	White (%)	African American/Black (%)	Native American (%)	Asian American (%)	Other/Multiple (%)
65.17	4.79	24.61	0	3.3	2.13

CalEnviroScreen 4.0. Stonehurst has a CES 4.0 cumulative impact score of 70.01. Its Pollution Burden score is 41.84 and its Population Characteristics score is 83.91.

EJ Communities Screen.

Composite Score	Race & Poverty	Pollution	Climate Change	Sensitive Population	Built Environment
91	98	58	46	94	94

Stonehurst is in the 25 most burdened census tracts citywide for 22 of 53 indicators and is among the 10 percent most burdened neighborhoods in the city for the following indicators.

#	Indicator	EJ Communities Screen Percentile	Average Baseline Equity Grade	Actual Baseline Equity Grade
1.	Asthma Visits to the Emergency Room	98	39 - F	1 - F
2.	Young Children	97	39 - F	1 - F
3.	Cardiovascular Disease	96	54 - F	21 - F
4.	Very Low Income	95	29 - F	1 - F
5.	Lack of Access to Farmers Markets	94	59 - D	1 - F
6.	Energy Cost Burden	93	38 - F	20 - F
7.	Lack of Internet Access	93	29 - F	1 - F
8.	Redlining	93	62 - D	1 - F
9.	Lack of Health Insurance	90	32 - F	13 - F

c. Melrose

Melrose (Census Tract No. 60010407300, also referenced as 4073) is located in East Oakland and has a population of 2,420 residents, with only 6.28 percent children under 10. It is bounded by High Street, Lion’s Creek, Seminary Ave, International Blvd, and the coastline. It is bisected by Interstate 880.



Melrose residents spoke to Deeply Rooted about the prevalence of asthma and also emphasized the need for more garbage clean-up. Melrose is overburdened by unlawful dumping, scoring in the 98th percentile.

Racial/Ethnic Demographics of Melrose

Latinx (%)	White (%)	African American/Black (%)	Native American (%)	Asian American (%)	Other/Multiple (%)
63.72	11.82	10.99	0.12	10.25	3.1

CalEnviroScreen 4.0. Melrose has a CES 4.0 cumulative impact score of 97.84. Its Pollution Burden score is 93.54 and its Population Characteristics score is 94.86.

EJ Communities Screen. Melrose is in the 25 most burdened census tracts citywide for 27 of 53 indicators and is among the 10 percent most burdened neighborhoods in the City for the indicators below.

Composite Score	Race & Poverty	Pollution	Climate Change	Sensitive Population	Built Environment
97	85	93	100	56	98

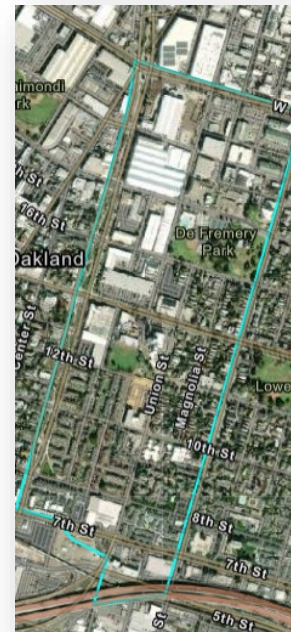
#	Indicators	EJ Communities Screen Percentile	Average Baseline Equity Grade	Actual Baseline Equity Grade
1.	Solid Waste Sites	100	12 - F	1 - F
2.	Impaired Water Bodies	98	32 - F	1 - F
3.	Proximity to Industrial Zones	98	24 - F	1 - F
4.	Housing Burden	98	39 - F	1 - F
5.	Children Receiving Free/Reduced Cost Meals	98	56 - F	1 - F
6.	Lack of Tree Canopy	98	75 - C	33 - F

7.	Extreme Commutes	98	68 - D	1 - F
8.	Unlawful Dumping	98	35 - F	1 - F
9.	Groundwater Threats	96	52 - F	1 - F
10.	Access to Heating Fuels	96	29 - F	1 - F
11.	Incidence of Violent Crimes	95	38 - F	1 - F
12.	Unemployment	92	48 - F	1 - F
13.	Sea Level Rise	92	58 - F	1 - F
14.	P.M. 2.5	91	79 - C	56 - F

d. DeFremery/Oak Center

DeFremery/Oak Center (Census Tract No. 60010410500, also referenced as 4105) is located in West Oakland bounded by West Grand Ave. and 7th Street. It has a population of 2,705 residents, which is majority African American/Black. Children under 10 are 16.67 percent of the population.

DeFremery/Oak Center residents spoke to Deeply Rooted about the poor air quality in their neighborhood and its impact on people with asthma. They also strongly feel the City should clean up the brownfields and old gas stations and properly enforce regulations that industries have to follow.



Racial/Ethnic Demographics of DeFremery/Oak Center

Latinx (%)	White (%)	African American/Black (%)	Native American (%)	Asian American (%)	Other/Multiple (%)
9.83	14.9	61.07	0.26	30.96	5.98

CalEnviroScreen 4.0. DeFremery/Oak Center has a CES 4.0 statewide cumulative impact score of 90.94. Its Pollution Burden score is 78.95 and its Population Characteristics score is 90.91.

EJ Communities Screen. DeFremery/Oak Center is in the 25 most burdened census tracts citywide for 22 of 53 indicators and is among the 10 percent most burdened neighborhoods in the city for the indicators below.

Composite Score	Race & Poverty	Pollution	Climate Change	Sensitive Population	Built Environment
92	96	85	84	91	43

#	Indicators	EJ Communities Screen Percentile	Average Baseline Equity Grade	Actual Baseline Equity Grade
1.	Unemployment	100	48 - F	1 - F
2.	SNAP Enrollment	99	28 - F	1 - F
3.	Very Low Income	97	37 - F	1 - F
4.	Redlining	97	62 - D	1 - F
5.	Median Household Income	96	38 - F	4 - F
6.	Cleanup Sites	96	34 - F	1 - F
7.	Proximity to Industrial Zones	92	24 - F	1 - F
8.	Groundwater Threats	91	52 - F	1 - F

e. Chinatown/Laney

Chinatown/Laney (Census Tract No. 60010403300, also referenced as 4033) is located in West/Central Oakland below Lake Merritt. This tract has a population of 4,178 with only 3.52 percent children under 10. This tract has a high rate of elderly persons who comprise 20.7 percent of the population.

Chinatown/Laney residents spoke to Deeply Rooted about the need for additional green spaces within Chinatown to combat the presence of large amounts of concrete. Residents also spoke of the possibility of limiting the traffic that goes through this area, particularly at night when the noise is the worst. Community members also mentioned the need for more air quality sensors in the community, and improved ventilation in old buildings, noting that the elderly have difficulty breathing during wildfires.



Racial/Ethnic Demographics of Chinatown/Laney

Latinx (%)	White (%)	African American/Black (%)	Native American (%)	Asian American (%)	Other/Multiple (%)
63.72	11.82	10.99	0.12	10.25	3.1

CalEnviroScreen 4.0. Chinatown/Laney has a CES 4.0 cumulative impact score of 83.06. Its Pollution Burden score is 75.25 and its Population Characteristics score is 79.92.

EJ Communities Screen. Chinatown/Laney is among the 10 percent most pollution burdened neighborhoods within the City and is among the 10 percent most burdened for the indicators that follow.

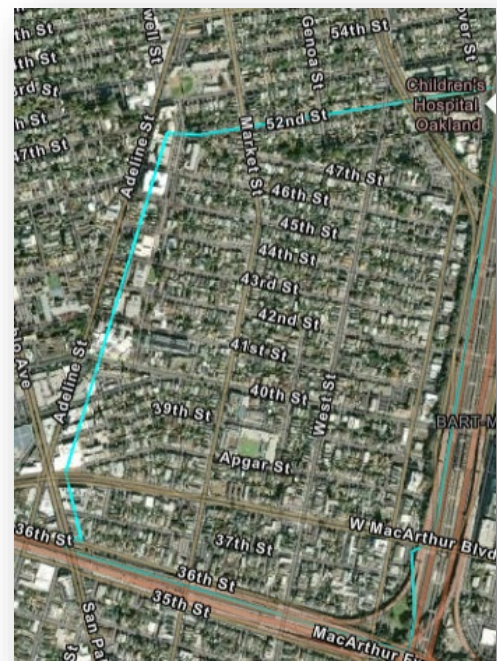
Composite Score	Race & Poverty	Pollution	Climate Change	Sensitive Population	Built Environment
62	71	96	55	59	15

#	Indicators	EJ Communities Screen Percentile	Average Baseline Equity Grade	Actual Baseline Equity Grade
1.	Diesel PM	96	65 - D	21 - F
2.	PM 2.5	95	79 - C	56 - F
3.	Groundwater Threats	95	52 - F	1 - F
4.	Impaired Water Bodies	91	32 - F	1 - F

f. Longfellow

Longfellow (Census Tract No. 60010401000, also referenced as 4010) is located in North Oakland above the 580 and adjacent to Emeryville. below Lake Merritt. This tract has a relatively large population of 6,133. Nearly 10 percent (9.96) are children under 10. Due to changing demographics, Whites are now the largest racial/ethnic plurality in this census tract.

Longfellow residents spoke to Deeply Rooted about the need for the City to engage its longstanding Black residents in decision-making about their communities to ensure the right solutions are selected. They also expressed concerned about the impacts of wildfire smoke.



Racial/Ethnic Demographics of Longfellow

Latinx (%)	White (%)	African American/Black (%)	Native American (%)	Asian American (%)	Other/Multiple (%)
18.72	33.44	30.96	0	8.27	9.21

CalEnviroScreen 4.0. Longfellow has a CES 4.0 cumulative impact score of 80.41. Its Pollution Burden score is 81.83 and its Population Characteristics score is 70.27.

EJ Communities Screen. Longfellow qualifies as an EJ Community due to its CES 4.0 score and relatively high pollution burden. It does not appear among the 10 percent most burdened for any indicator.

Composite Score	Race & Poverty	Pollution	Climate Change	Sensitive Population	Built Environment
59	50	82	65	53	44

III. Root Causes of Environmental Injustice

A. From segregation and redlining to cheap industrial land, pollution hot spots, and cumulative health impacts.

Existing environmental laws allow for the creation of pollution hot spots. Rather than forcing polluters to internalize the costs of preventing pollution, existing paradigms sacrifice the health of marginalized communities. Most of the pollution hot spots that disproportionately affect EJ Communities fall outside of any agency or government’s jurisdiction. The cumulative impacts of multiple pollutants are not regulated because emissions are only measured pollutant-by-pollutant and on a source-by-source basis and regulated based on regional ambient emissions. Rather than placing air quality monitors on every block in every city in the state to gather real-time data, air quality impacts are modeled using data collected at “central” locations throughout the region. Recent efforts to quantify hyperlocal pollution levels block-by-block have confirmed that regional sensors miss the more dire levels of pollution experienced in EJ Communities.¹²

Environmental laws that address pollution on a pollutant-by-pollutant and polluter-by-polluter basis also fail to address the cumulative impacts caused by the synergy of socioeconomic and environmental disparities, such as proximity to pollution while lacking access to health care. This means that the cumulative impact of exposure to higher levels of numerous pollutants is itself compounded by socioeconomic burdens such as the lack of positive social determinants of health in the built environment.

Pollution hot spots disproportionately burden communities of color, with study after study demonstrating that race is the most telling factor in the location of pollution hot spots. This paradigm

¹² Environmental Defense Fund, [Understanding air pollution in Oakland](#), Last Accessed March 2023.

was created intentionally. A segregation map of Oakland published in 1960 showed that the three zones where Black people were allowed to reside were adjacent to industrial zones, while the six zones where they were not allowed to reside were mostly “A” or single-family zoned, with no industrial uses nearby.¹³ While predominantly White, affluent neighborhoods are protected from industrial uses, lower-income, BIPOC neighborhoods do not receive equivalent levels of protection, and instead are targeted for sacrifice zones.

While BIPOC residents are no longer limited to certain areas by law, our cities are zoned in ways that keep healthy areas out of reach for lower-income residents. Polluting industries need both (a) cheap land to support the profitability of their business models; and (b) less politically powerful or influential residents nearby to minimize opposition to their undesirable land uses. Cheap land was created through segregation, redlining, and other exclusionary policies and sustained through “white flight.” After destroying BIPOC communities’ wealth-building capacity, the system continues to maintain artificially low wages further limiting BIPOC communities’ ability to thrive. This means that, coupled with sustained municipal disinvestment, EJ Communities fall into disrepair, further ensuring that land remains inexpensive for corporate interests.

Some have argued that lower-income residents choose to live near industry since it provides affordable housing options. Unfortunately, it is an *involuntary* market choice that has harmful impacts on their health. All would voluntarily choose healthy and affordable options if they were available. Cheap land coupled with disenfranchised communities, serves the needs of industry and corporations, but requires the nearby populace to bear the impacts of externalized pollution in their bodies.¹⁴

While higher-income earners who move to polluted areas are not immune to pollution impacts, they are typically less vulnerable. That is to say, while they may be equally exposed, they are not equally susceptible (sensitive) to adverse impacts. For example, access to health care, health insurance, and constant indoor air filtration allows wealthier residents to mitigate some of the adverse impacts of conditions in EJ Communities.

¹³ Housing Element REIA, Section 1.3 Root Causes of Racially Inequitable Housing Outcomes.

¹⁴ J. Stephen Powell, [Political Difficulties Facing Waste-to-Energy Conversion Plant Siting](#), Cerrell Associates, Inc., 1984.

B. From disinvestment to eradicating blight to gentrification and displacement.

Low-income BIPOC communities have fallen prey to the word blight after the Supreme Court decision *Berman v. Parker*, a 1954 *takings* case under the Fifth Amendment. Local governments can use eminent domain power to take private property from its owner if doing so would benefit a *public use*. The Berman Court held that *eradicating blight* qualifies as a permissible public use. The Court gave Washington, DC the right to take a department store that was not itself in poor condition and to transfer it to a private development corporation for the purpose of curing blight in the surrounding neighborhood where most of the homes were considered uninhabitable and beyond repair. The District of Columbia then expelled roughly 5,000 low-income Black residents from their homes, citing *urban renewal*.¹⁵ Local governments, including Oakland, historically used the urban renewal condemnations permitted by *Berman* to target BIPOC communities. “Indeed, the displacement of African Americans and urban renewal projects were so intertwined that ‘urban renewal’ was often referred to as ‘Negro removal.’”¹⁶

While the City has not proposed to use eminent domain to address blight, its use of this word in the EJ Element nevertheless dredges up long-standing racial inequities and puts an unnecessary target on communities that lack the economic or political power to make or attract investments that meet their needs.

Gentrification is the type of neighborhood change that occurs when the predominantly low-income neighborhoods and communities of color that have disproportionately been impacted by historic and ongoing disinvestment, face new investment patterns that radically reshape the economic conditions in those neighborhoods.¹⁷ This particular phenomenon is driven by the fact that, in these areas, commercial and residential land is cheaper than in other areas in the city and region, and the potential to turn a profit, either through selling or repurposing existing structures, or building new ones, is great.¹⁸ North Oakland is an example of an area in late stages of gentrification.

¹⁵ United States Commission on Civil Rights, [Briefing Report: The Civil Rights Implications of Eminent Domain Abuse](#), June 2014, p. iii.

¹⁶ *Id.*

¹⁷ Federal Reserve Bank of San Francisco, [Gentrification and Displacement](#), Last Accessed January 2023.

¹⁸ Causa Justa::Just Cause, [Development Without Displacement: Resisting Gentrification in the Bay Area](#), April 2014.

These new investment patterns are driven by both public policy and investment by private capital. The resulting gentrification pressures are a complex web of interacting economic pressures that increasingly result in displacement of lower-income households and communities of color from their long-time homes and neighborhoods.¹⁹ Many displaced households end up in suburban and exurban areas, and those on the margins can become houseless altogether, generating a range of consequences for children, families, and entire communities, including the fraying of social networks. “For youth, displacement to far-flung reaches of a city can interrupt school attendance patterns and access to healthcare providers; for adults, these moves can interfere with access to jobs, social supports, and other daily necessities.

For youth, displacement to far-flung reaches of a city can interrupt school attendance patterns and access to healthcare providers; for adults, these moves can interfere with access to jobs, social supports, and other daily necessities. At scale, these forces change the cultural, economic, political, and demographic make-up of neighborhoods, cities, and entire regions, with lower-income households often bearing more burden than benefit from those changes.

At scale, these forces change the cultural, economic, political, and demographic make-up of neighborhoods, cities, and entire regions, with lower-income households often bearing more burden than benefit from those changes.”²⁰ To date, the complex interaction between investment and population inflow and outflow is difficult to study, primarily due to the need for ongoing monitoring to generate new data and develop new methodologies to analyze displacement risk.²¹

Environmental justice seeks to reduce pollution at sources in overburdened communities while improving the social determinants of public health in those neighborhoods. Embedded at its core, is a tension between the desperate need for public and private investments in disinvested communities and the capacity for those investments to displace lower-income long-term residents by making scarce

¹⁹ Id.

²⁰ Fed. Reserve Bank, *supra*, n. 17.

²¹ Miriam Zuk, *et. al.*, [Gentrification, Displacement and the Role of Public Investment: A Literature Review](#), UC Berkeley & UC Los Angeles, August 2015.

housing resources more desirable to wealthier people. Many of the desired investments, such as improved public transportation, increased access to open space, parks, and increased tree canopy, can unfortunately operate as drivers of extreme neighborhood shifts, such as by increasing housing prices, that may not benefit existing low-income residents in the way that they would prefer. In Oakland, many of the previously disinvested neighborhoods are once again desirable to higher-income earners because of their proximity to the urban center and to BART, which was designed for and primarily serves higher-income earners. Urban centers have regained some of their appeal in recent decades, as part of a national resurgence of cities, due both to changing demographics and priorities, and to intentional public and private investments.

Displacement pressures can be seen as symptoms of the scarcity of quality urbanism and the unequal distribution of resources, intricately linked to the need for more affordable housing and public transportation options. Significantly increasing the amount of sustainably affordable housing in more affluent neighborhoods and within gentrifying neighborhoods, such as through community land trusts, will decrease market pressures on the lower-income neighborhoods where it is often easier and more affordable to build denser market developments to receive middle-income earners displaced from other areas.

The most crucial task ahead is creating more inclusive cities and neighborhoods that can meet the needs of all Oaklanders.²² Needed neighborhood revitalizations in disinvested communities must be able to benefit the lower income communities of color that predominantly live there now.²³ The opposite of gentrification is “development without displacement,” according to Causa Justa::Just Cause. Building or improving parks, community gardens, and other ‘green’ amenities, and planting trees, should not herald the arrival of competitors in the housing market who have significantly higher levels of purchasing power than current residents and thereby displace them from their homes. Rather, these investments should be accompanied by targeted benefits, such as local hire, workforce development, and stronger tenant protections that enable lower income residents to remain and thrive in place.²⁴

²² Richard Florida, [The Complex Relationship Between Gentrification and Displacement](#), Bloomberg, September 2015.

²³ Development Without Displacement, *supra* n. 14.

²⁴ East Oakland Neighborhoods Initiative, [Better Neighborhoods, Same Neighbors](#), 2021.

C. From not having a seat at the table to being on the menu.

The lack of EJ Community power to negotiate appropriate mitigation measures and community benefits as part of siting negotiations with proposed developments has meant that many developments happen in their neighborhoods without providing benefits to the broader community. This includes, for example, market rate housing with amenities on the inside to serve only those residents. Another example are the truck routes to the Port. Trucks were routed to I-880 instead of I-580 when I-580 was built in 1963 and diesel trucks regularly use residential streets in West Oakland to reach the Port.²⁵

The West Oakland Community Action Plan for reducing air pollution disparities in West Oakland, developed by community members in collaboration with the City, Port, and Air District, included several truck management actions that will reduce local Diesel PM emissions in West Oakland.²⁶

IV. Recommendations

The concept of equity, as understood by the City of Oakland, has both *substantive* and *procedural* elements. This means that achieving equity is not only an end goal, but all of the steps taken on the pathway toward equity must be designed and carried out equitably. This entails a holistic inquiry that takes all of the impacts of an institution's policies and practices into consideration in order to identify and remedy institutional blind spots, increase transparency and accountability, and re-align budgetary priorities. Reducing the racial disparities in Oakland necessitates re-prioritizing existing funds, developing new funding sources, and dedicating sufficient time and money to alleviate the entrenched harm caused by injustice and neglect.

The result of equitable practices is *substantive equitable outcomes* — environmental and social justice. What does it mean to achieve environmental justice? It means that Oakland is designed and developed in ways that serve all residents. No neighborhoods are concentrated areas of poverty and neglect, strangled by freeways, truck routes, and polluting industries without access to quality parks or






²⁵ Environmental Defense Fund, [A Tale of Two Freeways](#), Last Accessed March 2023. The Port of Oakland's operations, including its tenants' operations and the diesel trucks required to move goods in and out of the Port, are a major source of air pollution in West Oakland. *See also*, *Owning Our Air: West Oakland Community Action Plan*.

²⁶ Bay Area Air Quality Management District & West Oakland Environmental Indicators Project, [Owning Our Air: The West Oakland Community Action Plan](#), October 2019.

grocery stores. Pollution from sources in overburdened communities is dramatically reduced and the social determinants of public health in those neighborhoods are improved, with increased access to resources for existing low-income and BIPOC residents.


Without appropriate safeguards, however, the very investments sought by EJ Communities to improve public health in their neighborhoods, including public transit, open space, parks, and increased tree canopy, can spur gentrification that displaces lower income BIPOC households, preventing them from reaping the benefits of the sought-for investments. Fortunately, development without displacement is an attainable goal. The City can enforce its anti-displacement protections vigorously, ensure that ample resources and amenities are available throughout the city, and provide to Oaklanders, including those who have been displaced from Oakland, sufficient affordable housing options in all neighborhoods.


The Equity Checklist developed by the Oakland Climate Action Coalition for use in development of the City’s Priority Conservation Areas identifies equitable investments, policies, and programs that meet low-income communities’ priority needs and provide accompanying protections to prevent adverse impacts.²⁷ The following recommendations detail equitable programs and investments needed by existing residents of EJ Communities– such as renovations to or construction of community recreation centers, community resilience hubs, and green stormwater management – that are less likely to attract new, wealthier, predominantly White residents.


Recommendations Key	
	Dedicate resources to bridge equity gaps
	Create a framework for ongoing accountability
	Commit to co-developing solutions with impacted community members
	Reduce public health, safety, and environmental disparities
	Preserve or strengthens local assets


²⁷ Oakland Climate Action Coalition, Equity Checklist for the Priority Conservation Areas, City Council Resolution No. 85669, June 17, 2015, [Attachment J Agenda Report](#).

 Focus EJ goals and policies on **improving City infrastructure and public services**, rather than on increasing policing, surveillance, ticketing, fines, fees, or arrests of low-income, BIPOC, EJ Community members.


 Provide **popular education** about rights and resources to all community members. Educational campaigns are a too infrequently used approach for bringing Oaklanders together around shared goals across socioeconomic and racial/ethnic lines. City efforts to increase access to resources for the most vulnerable residents should utilize paid partnerships with CBOs to develop and deploy community-based campaigns. Popular education carried out through Oakland resident leadership can help the City meet residents where they are, overcome barriers to understanding, pay respect to existing community knowledge and lived experience, and ensure that everyone has the ability to participate equitably in creating and sharing knowledge.



 Promote **leadership by members of EJ Communities** and other vulnerable neighborhoods and population groups in developing solutions that incorporate their local wisdom. Enabling deep participatory democracy will require ‘capacity investments’ in community-based organizations and small local businesses.



 **Co-develop environmental justice and safety programs** and carry out implementation through meaningful engagement with previously marginalized, vulnerable community members. As the City moves to adopt environmental justice policies, the goal is to move away from marginalization (denying residents access to decision-making processes) and merely providing the community with relevant information about completed decisions. Instead, adopt a practice of gathering community input early and often in decision-making processes from program design through implementation to bolster community leadership. Fostering community ‘ownership’ of environmental justice policies and programs increases civic capacity and democratic participation in government facilitates equitable outcomes. Bringing more voices to the table removes critical blind spots regarding how policies impact the community and reveals the effective solutions to remedy equity gaps.


 Improve Citywide community engagement information gathering and sharing practices. Rather than having each City department collect and refer to community input in silos, develop and utilize a “one-stop shop” platform: a **central system for community input** with searchable data well-organized by topic for use by all City department staff. Improved data gathering and assessment will


improve civic engagement by reducing City blind spots, redundancy, and resident planning fatigue caused by repeated requests for input.


 **Mitigate the impacts of existing incompatible land uses.** Prioritize improvements that remedy the pollution, aesthetic, and noise burdens of heavy industrial uses near sensitive land uses. Improve the livability of low-income neighborhoods through streetscaping, increased tree canopy, vegetative blockades, bioswales, daylighting and restoration of creeks, and improving access to open space. Create buffers from harmful infrastructure and activity such as freeways and incinerators. Create vegetative buffers that provide both ecosystem services and aesthetic improvement.


  Prioritize placemaking projects that **serve residents of existing Environmental Justice and affordable housing communities**, improving their health, quality of life, and economic livelihoods. These include new or renovated community recreation centers, community resilience hubs, and green vegetation buffers and stormwater management. Follow community-led plans and priorities for investments, such as the East Oakland Neighborhoods Initiative (EONI) Community Plan and West Oakland Community Action Plan (WOCAP). Draw on the local community's assets, character, and potential, with the intention of creating public spaces that promote people's health, happiness, and well-being.


  Invest in **building intersectional resilience** by increasing investment in public and community-oriented social infrastructure. Increase citywide use of new or existing community centers to provide community-facing services such as community kitchens, free internet access, free childcare, tutoring, and youth sports. Layer in climate resilience features such as air filtration, serving as cooling centers on hot days, providing community-owned solar micro-grids with battery backup, enabling greywater and rainwater harvesting, community gardens, and tool-lending and seed libraries.



 Achieve **measurable reductions** in stationary and mobile sources of emissions and noise pollution.


 Attract new **clean industries** to the city (do not increase noise levels, emit smoke or offensive odors, or cause industrial waste) and site them in locations both inside and outside of EJ Communities.

 Promote **innovative residential** design techniques and sustainable construction materials and methods to stimulate residential development that protects the environment.

 Improve mobility by completing capital improvements and encouraging projects in EJ Communities that **promote walkability and improve the safety and accessibility** of sidewalks, trails, bicycle infrastructure, and public transit. Consider the ways that mobility solutions can improve public safety, such as through improved lighting at transit stops. Ensure that all infrastructure developments include access for the mobility impaired.

 As laid out in Housing Action Plan 3.5.1, **support Community Land Trusts (CLTs)** to ensure continued production and preservation of housing affordable to extremely low-, very low-, low- and moderate-income households.

  Increase public funding for **workforce development programs that guarantee jobs for graduates**, through partnership with local businesses. Pipelines to guaranteed jobs can incentivize participation in unpaid training opportunities and generate more opportunities to increase economic livelihoods. Deploy public information methods guaranteed to reach residents of low-income, vulnerable EJ Communities, including parolees and young people between the ages of 16 to 24. Provide easy enrollment methods and ensure ample enrollment opportunities.


 Secure **local hire commitments** that preference residents of neighborhoods with high unemployment rates, with the next level of preference given to residents of Oakland and neighborhoods immediately proximate to the city. (See the Construction Jobs Policy of the Oakland Army Base).


Appendix


Detailed Equity Recommendations: EJ and Safety Elements' Goals and Actions

This appendix includes an equity impact analysis of the draft EJ and Safety Elements' Goals and Actions. For each group of goals and actions, the analysis begins with a statement of who the action stands to benefit, and which parties may be, or perceive themselves to be, burdened by it. Next, existing challenges and equity gaps that can limit each action's effectiveness in reducing disparities are identified. Recommendations to strengthen each action or bolster implementation in ways that overcome existing barriers to achieving substantive equitable outcomes follow.

Equitable Practices


1.  Do the EJ Goal and relevant action(s) create and/or **dedicate resources** to address the environmental justice, health, and safety needs of low-income and BIPOC residents of EJ Communities, and thereby bridge equity gaps?
 - *Distributes resources responsive to the expressed priority needs of each geographic area, income level, and race/ethnicity.*
 - *Sets aside a significant and dedicated pool of resources to implement the policy.*
 - *Resources go directly to benefit impacted EJ Community members.*


2.  Do the EJ Goal and relevant action(s) **create a framework for ongoing accountability** to EJ Community residents, transparency, and follow-through?
 - *Examines associated programs, practices, policies, and procedures to identify existing barriers to access, inclusion, and equity.*
 - *Includes a framework for accountability to the residents who are most harmed by the problems that the policy seeks to address.*
 - *Includes a framework for ongoing transparency with the residents who are most harmed by the problems that the policy seeks to address.*
 - *Follows through with monitoring plans to ensure that conditions experienced by existing low-income EJ residents improve over time.*






3.  Do the EJ Goal and relevant action(s) **commit to co-developing solutions** with impacted community members?
 - *EJ Community residents co-develop budgetary priorities for policies impacting them.*

- *Incorporates and budgets for language justice practices to enable residents of EJ Communities to read and participate in the language(s) that they are most comfortable in.*
- *Incorporates and budgets for disability justice practices to enable disabled residents of EJ Communities to fully participate in decisions that impact them.*
- *Partners with unhoused advocates to support unhoused residents of EJ Communities to participate in policy making decisions that impact them.*

Environmental and Social Justice Outcomes

4.  Do the EJ Goal and relevant action(s) **reduce public health, safety, and environmental disparities?**
 - *Enforces resolutions, ordinances, codes, and other local and state laws.*
 - *Reduces pollution emissions at sources in or near EJ Communities.*
 - *Reduces pollution exposures in overburdened neighborhoods.*
 - *Avoids creation of new or additional harms.*

5.  Do the EJ Goal and relevant action(s) **preserve or strengthen local assets** and align with broadly shared community values in low-income, BIPOC EJ Communities?
 - *Reflects the knowledge, priorities, and needs of frontline communities and builds on local cultural assets and values.*
 - *Strengthens EJ Community residents’ ability to remain and thrive in place.*
 - *Builds community capacity and resilience to climate impacts.*
 - *Increases civic collaboration and participation.*
 - *Promotes additional co-benefits, such as workforce development, inclusive access to quality jobs, and assistance with business development.*
 - *Supports Indigenous/Native communities’ efforts to return land to Indigenous stewardship.*

Recommendations Key	
	Dedicate resources to bridge equity gaps
	Create a framework for ongoing accountability
	Reduce public health, safety, and environmental disparities
	Commit to co-developing solutions with impacted community members
	Preserve or strengthens local assets

A. Environmental Justice Element Goals and Implementation Actions

Refer to EJ Element Chapter 9 for additional details on the City department responsible for each Action and the City’s estimated implementation timeline.²⁸

Goal EJ-1	
Reduce pollution, mitigate the impacts of air pollution on existing sensitive land uses, and eliminate associated public health disparities.	
Policy - Reduce air pollution	
EJ-1.1	Toxic Air Contaminants. Reduce the public’s exposure to toxic air contaminants through appropriate land use and transportation strategies, particularly in Environmental Justice Communities and other areas most burdened by air pollution, as identified in <i>Figure EJ-12</i> .
EJ-1.2	Truck Emissions and Pollution Exposure. Minimize air pollution and exposure of sensitive uses to truck pollution, particularly in EJ Communities and other areas most burdened by air pollution, while recognizing the Port of Oakland’s role as the highest-volume shipping port in Northern California.
EJ-1.4	Performance Standards. Develop performance standards in the zoning code applicable to new industrial and commercial developments in order to minimize or avoid the potential for adverse effects related to air quality, noise, or safety on adjacent existing residential uses. This could include expansion of the S-19 Health and Safety Protection Combining Zone to include air quality effects.
EJ-1.5	Regulate Polluting Uses. Develop more stringent permitting standards and limit the number of variances approved for new, high-intensity, industrial or commercial land uses near sensitive uses in Environmental Justice Communities. <i>See also Policy SAF-5.1.</i>
EJ-1.6	Enhanced Enforcement. Prioritize code enforcement to address illegal land uses and activities that cause pollution and are hazardous to health in EJ Communities.
EJ-1.7	Truck-Related Impacts. For new warehouses and truck-related businesses, reduce impacts from truck loading and delivery including noise/vibration, odors, air pollution, and greenhouse gas emissions.
EJ-1.10	Reduce Emissions from Port Operation. Support Port of Oakland efforts to reduce emissions as part of operation and compliance with CARB regulations. This could include: <ul style="list-style-type: none"> • Support of zero-emission drayage truck operations through appropriate local ordinance

²⁸ Public Review Draft Environmental Justice Element, pp. 9-1 – 9-16.

	<p>amendments, including allowable weight limits for single-axle, zero-emission trucks on local streets, and developing an investment plan for needed upgrades.</p> <ul style="list-style-type: none"> ● Provision of data or staff time for study of the effects on truck flow and congestion due to increasing visits from larger container ships, the feasibility of an off-terminal container yard that utilizes zero-emission trucks to move containers to and from the marine terminals, and the potential efficiency gains from increasing the number of trucks hauling loaded containers on each leg of a round-trip to the Port.
Relevant Actions	
EJ-A.5	Study the feasibility of an amortization ordinance, which allows the City to identify and prioritize nonconforming land uses (which could include existing polluting industries) to phase out over time. The study should recommend an implementation plan that includes criteria to determine which industries to amortize. Criteria could include total cost of land and improvements; cost of moving and reestablishing the use elsewhere in the city; whether the use is significantly non-conforming; compatibility with existing land use patterns and densities; and possible threat to public health, safety, or welfare.
EJ-A.8	As part of the LUTE update in Phase 2, explore modifications to truck routes and truck management in partnership with the Port of Oakland and West Oakland Environmental Indicators Project (WOEIP).
EJ-A.9	Designate an adequate system of roads connecting port terminals, warehouses, freeways and regional arterials, and other important truck destinations that minimizes impacts to sensitive uses. This system should rely upon arterial streets away from residential neighborhoods.
EJ-A.10	Adopt requirements that new commercial and employment uses that generate truck traffic are located along existing truck routes to the extent feasible and work with project proponents to develop preferred truck routing that avoids sensitive land uses, such as schools, hospitals, elder and childcare facilities, and residences wherever feasible.
EJ-A.11	Coordinate with public agencies in the Bay Area region to catalyze the development and deployment of zero emission medium- and heavy-duty fleets and support development of shared charging hubs and resources. Support advocacy efforts for significant additional funding for retrofitting or replacing diesel trucks with zero-emission EV trucks, prioritizing a just transition approach by including economic support for independent truckers to compensate for lost wages while waiting for retrofitted or new EV trucks.
EJ-A.12	Work with the Port of Oakland to establish permanent locations for parking and staging of Port-related trucks and cargo equipment, i.e., tractors, chassis, and containers. Such facilities will provide long-term leases to parking operators and truck owner-operators at competitive rates. Such facilities will be at the City or Port logistics center or otherwise not adjacent to Oakland residents who are disproportionately impacted by poor air quality.

Who Benefits or is Burdened?

- Measures intended to reduce exposure to air pollution for housed residents do not benefit unhoused residents.
- If co-developed with EJ Community-based organizations (“CBOs”) and low-income EJ Community residents, an ordinance that prioritizes identification of and amortization (phase-out and closure) of existing polluting industries that are located in or adjacent to residential areas would significantly benefit EJ Community residents, particularly the most sensitive receptors, including seniors, children, and people with respiratory health issues. (EJ-A.5)
- Small, independent truck-drivers operating out of the Port could be burdened by enforcement fines intended to protect EJ residents’ health, if they are not provided with commensurate support to retrofit or replace their diesel trucks with zero-emission EV trucks. (EJ-1.7; EJ-1.10)
- EJ Community residents in existing buildings and buildings of three or fewer habitable floors are excluded from new state regulations requiring air filtration systems, and do not benefit from improved indoor air quality. (EJ-1.8)
- Electrification of long-haul trucks, drayage trucks and other heavy-duty vehicles without simultaneous investment in local clean energy resources may increase air pollution burdens in frontline EJ Communities (including outside of Oakland) that are proximate to natural gas-fired power plants and other polluting energy sources. (EJ 1.9)
- To the extent that the growing trend of larger container ships visiting the Port of Oakland will generate more air pollution, this will disproportionately harm EJ Communities around the Port. (EJ-1.10)
- Re-locating parking and staging of Port-related trucks and cargo equipment from residential neighborhoods to the City or Port logistics center would help to reduce EJ Community residents’ exposure to Diesel PM emissions and noise pollution. (EJ-A.12)

Barriers to Equity:

- Ordinances designed without significant community input and collaboration tend to burden, rather than benefit EJ Community members. (EJ-A.5, EJ-A.9, EJ-A.12)
- Due to existing zoning and land use designations, there may be numerous examples of preferred truck routes going through residential neighborhoods where project proponents do not feel that rerouting to avoid sensitive land uses is feasible, potentially pitting them against low-income EJ Community residents. (EJ-A.12)
- The California Air Resources Board (CARB) has not prioritized adequate funding support to small, independent truck-drivers to enable them to retrofit or replace their diesel trucks with hybrid, low- or zero-emission EV trucks. (EJ-A.11)
- Unhoused residents of EJ Communities are most impacted by air pollution since they lack the respite and modicum of protection provided by sleeping indoors.

Recommendations to eliminate barriers to equity and close equity gaps:

- 💰 Work with the Port of Oakland to provide free shuttles to and from truck parking facilities to support

- small, independent owner-operators. Make the shuttle fleet zero-emissions as soon as possible. (EJ-A.12)
- ⚖️ Avoid siting new projects in EJ Communities and other areas already overburdened with air pollution (e.g., above the 75th percentile for air pollutants). (Greenlining Institute)
 - 💰 Implement a citywide tax on polluting industries and utilize revenue to implement neighborhood-level pollution abatement programs and technologies, green infrastructure (such as vegetative buffers, trees and vegetation that are most effective at capturing local PM emissions), and local health improvement grants, to both reduce emissions and exposure to emissions. Prioritize EJ Communities along the 880 corridor from West Oakland to Deep East Oakland who are most burdened by air pollution. (CBE, WOCAP)
 - 🗣️ 👤 🗳️ By 2024, co-develop a participatory budgeting process for allocating pollution tax revenues to benefit EJ Communities that is led by resident leaders within EJ CBOs and other EJ Community residents.²⁹ (WOCAP, CBE)
 - 👤 🗳️ Partner with EJ CBOs and low-income EJ Community residents to co-develop the amortization ordinance, re-designated truck routes, and locations for redesignated permanent truck parking locations.
 - ⚖️ 👤 🗳️ Work with EJ Community residents to identify additional strategies for securing additional direct air pollution emissions reductions at local sources of pollution located in EJ Communities. (CEJA, CARB EJAC)
 - ❤️ Partner with industrial and warehouse facilities in coordination with the Port, East Bay Community Energy, justice-oriented CBOs such as Asian Pacific Environmental Network (APEN) and Local Clean Energy Alliance (LCEA), labor unions, and local solar companies and cooperatives, to install rooftop solar PV systems that power EV charging stations as part of implementing Action EJ-1.17 *Data Informed Efforts*. (APEN,³⁰ LCEA³¹)
 - 💰 In partnership with EJ CBO and green labor coalitions, secure additional funding to provide grants to retrofit or replace diesel trucks owned by low-income independent owner-operators with zero-emission trucks. Prioritize a just transition approach by including economic compensation for lost wages incurred by independent truckers while waiting for retrofitted or new EV trucks, which will enable more truckers to make the switch. (EJ-1.7; EJ-1.10)
 - ⚖️ Commit to identify ways to decrease exposure to road dust, *without increasing* parking fines and fees. Consider increasing street sweeping in over-burdened EJ Communities most impacted by Diesel Particulate Matter. (WOCAP, Greenlining)
 - ⚖️ Increase the enforcement of truck idling regulations across EJ Communities that are most burdened by Diesel PM along the 880 corridor. (Greenlining, WOCAP)
 - ⚖️ Commit to addressing both air and noise pollution together, which impact residents in the heart of

²⁹ West Oakland Community Action Plan: Owing Our Air, Strategy 79.

³⁰ Asian Pacific Environmental Network, [Our Work: Just Transition](#), Last Accessed Feb 2023.

³¹ Local Clean Energy Alliance, [Welcome to the Local Clean Energy Alliance!](#), Last Accessed Feb 2023.

Chinatown. (APEN)

- 🚚 To reduce residents' exposure to truck emissions, truck rerouting, parking, and truck idling policies should be coupled with mechanisms for enforcement, including fines, to ensure large goods movement companies change harmful practices.
- ⚖️ Continue working with WOCAP and the Port of Oakland to accelerate implementation of its 'Air Quality 2020 and Beyond' Zero Emissions plan.³² (West Oakland Environmental Indicators Project, WOCAP)

Land Use

EJ-1.3 **Industrial Uses Near Sensitive Uses.** Ensure that heavy industrial uses are adequately buffered from residential areas, schools, and other sensitive land uses. In new industrial developments, require adequate mitigation of air contaminant exposure and vegetative barriers be included in developments near large stationary and mobile sources of air pollution.

EJ-1.8 **Air Filtration.** Consistent with the State's Building Energy Efficiency Standards for air filtration in effect as of January 1, 2023, require newly constructed buildings of four or more habitable floors to include air filtration systems equal to or greater than Minimum Efficiency Reporting Value (MERV) 13 (ASHRAE Standard 52.2), or a particle size efficiency rating equal to or greater than 50 percent in the 0.3-1.0 micrometer range and equal to or greater than 85 percent in the 1.0-3.0 micrometer range (AHRI Standard 680).

EJ-1.9 **Electric Vehicle Charging.** Require industrial and warehouse facilities to provide electrical connections for electric trucks and transport refrigeration units in support of CARB regulations.

Relevant Actions

EJ-A.1 Amend the City's Zoning code to include the following changes:

- Allow greater residential density in less-polluted areas, including existing single-family residential neighborhoods.
- Condition the permitting of heavy industrial businesses within five hundred (500) feet of a zone that permits residential activities.
- Establish special permit criteria for truck-intensive industrial activities located within five hundred (500) feet of any zone that permits residential activities.
- Establish special performance standards and standard conditions of approval for Truck-Intensive Industrial Activities located within five hundred (500) feet of any zone that permits residential

³² Port of Oakland, [Seaport Air Quality 2020 and Beyond Plan: The Pathway to Zero Emissions](#), 2019.

	<p>activities.</p> <ul style="list-style-type: none"> • Amend the permit procedures for nonconforming Truck-Intensive Industrial Activities. • Condition the permitting of commercial kitchen operations designed for online ordering and food delivery. • Modify the S-19 Health and Safety Protection Combining Zone to prohibit use of diesel generators as the primary source of power within five hundred (500) feet from any Residential, Open Space, or Institutional Zone boundary.
EJ-A.2	Adopt more stringent air quality construction and operations requirements for development near or within industrially zoned land as part of standard conditions of approval.
EJ-A.3	Work with BAAQMD and other partners in the region to explore creation of a grant program for installation and maintenance of air filtration devices/systems in existing buildings. Develop a list of priority buildings near heavy industrial uses, including schools, nursing homes, and other sensitive uses within EJ Communities and areas most affected by air quality issues, shown in Figure EJ-12.
EJ-A.6	Prioritize and implement vegetative buffer projects, including those between industrial land and sensitive land uses, as identified in specific plans and community plans, including EONI and WOCAP.
EJ-A.7	As part of the LUTE update in Phase 2, evaluate residential/industrial conflicts, especially in areas such as West and East Oakland, and evaluate measures, including limiting additional residential development in high pollution areas and ensuring adequate buffering between industrial and residential land uses through land use designations.

Who Benefits or is Burdened?

- EJ Communities experiencing significant life-threatening and life-shortening harms from legal industrial and commercial activities will benefit from the creation of buffer zones and other requirements developed to mitigate exposures to harmful air pollutants. (EJ-1.3; EJ-1.4; EJ-1.5)

Barriers to Equity:

- Notwithstanding the imposition of new, more-stringent performance standards for high-intensity, industrial or commercial sources, siting new facilities near sensitive uses in EJ Communities will increase disparities in pollution and public health burdens, harming residents. (EJ-A.1, EJ-A.2)
- New performance and permitting standards and variances are not applied to existing industrial and commercial uses. (EJ-A.1, EJ-A.2)
- Diesel generators used as the primary source of power are the only industrial use fully prohibited within the proposed five-hundred-foot buffer zone. (EJ-A.1)
- Goal 1.8 does not benefit residents of existing buildings. Without significant financial support, low-income homeowners, small landlords, and low-income tenants will not have access to indoor air filtration equipment and retrofits. (EJ-1.8)
- The City’s Encampment Management Plan (“EMP”) allows informal encampments in “low sensitivity

zones,” typically under freeways or otherwise highly polluted areas, relegating unhoused people to the most polluted areas in the city without the modicum of protection provided by permanent housing.

Recommendations to eliminate barriers to equity and close equity gaps:

- ⚖️ On an ongoing basis, investigate and explore additional feasible strategies for mitigating exposure to air pollution in EJ Communities with climate resilience and disaster-preparedness in mind. Implement multiple exposure-reduction strategies to backstop City efforts to encourage additional air pollution emissions reductions at existing industrial facilities in and near EJ Communities.
- ⚖️ Work with BAAQMD to establish a revolving zero-interest loan fund and Pay As You Save (PAYS) or on-bill financing program to enable small landlords and low-income homeowners to be able to access indoor air filtration retrofits in existing buildings, prioritizing low-income and affordable housing along the I-880 corridor and adjacent to stationary sources, to improve indoor air quality for low-income tenants. (Local Clean Energy Alliance)
- ⚖️ Disallow conditional use permits (CUPs) for *any* new major polluters to locate in EJ Communities, as identified by the City’s EJ Communities Map.
- 🧑🏿🗣️ ⚖️ Partner with EJ CBOs and low-income EJ Community residents to co-develop and adopt appropriate mitigation measures and conditions for any proposed polluting facility to site in Oakland, outside of any neighborhood currently designated as an EJ Community.
- 💰 Fund community recreation centers and schools throughout the City, especially in high traffic/high pollution areas, such as the Lincoln Square Recreation Center in Chinatown and Acorn Woodland Elementary School, to enable them to filter the air in their gyms and collective spaces. (Asian Pacific Environmental Network - APEN, Communities for a Better Environment - CBE)
- 🧑🏿🗣️ ⚖️ Collaborate with The Village in Oakland and other similar groups to reform the Encampment Management Plan. Revise the map of “low sensitivity” zones where encampments of unhoused residents are allowed without harassment or threat of eviction to identify locations where it is possible to mitigate or reduce their exposure to air pollution. (The Village in Oakland)

Construction and Building Emissions

<p>EJ-1.11</p>	<p>Building Electrification. Continue to enforce compliance with Oakland’s Building Electrification Ordinance, which requires new buildings to be natural gas-free and support the transition of existing buildings to natural gas alternatives in order to improve safety and air quality and reduce health risks. This could include:</p> <ul style="list-style-type: none"> ● Ensuring that all new developments reduce on-site natural gas combustion through electrification of heating and cooking technologies.
<p>EJ-1.12</p>	<p>Construction Site Impacts. Through standard conditions of project approval, code enforcement, and other regulatory mechanisms, require new development to minimize disturbances of natural water bodies and natural drainage systems caused during construction and to implement measures to protect areas from road dust, erosion, and sediment loss.</p>

EJ-1.13	Emissions from Construction Activities. Require projects to implement construction air pollution and greenhouse gas emissions controls and applicable mitigation strategies for all construction sites to the maximum extent feasible. Refer to Best Construction Practices and Best Available Retrofit Control Technology (BARCT) recommended by BAAQMD.
EJ-1.14	Reduced Exposure to Air Pollution for Project Occupants. Incorporate measures to improve indoor air quality and reduce exposure to air pollution in new development projects.

Who Benefits or is Burdened?

- Low-income residents of EJ Communities are less likely to be tenants in or owners of newly constructed buildings and may only marginally benefit from the health and safety benefits of Oakland’s Building Electrification Ordinance. (EJ-1.11)
- Residents of existing buildings and unhoused residents do not benefit from measures geared to protecting or improving indoor air quality and reducing air pollution exposure in new development projects. (EJ-1.14)

Barriers to Equity:

- Unless significant financial resources or cost-saving programs are made available to small landlords and low-income homeowners by the City or by East Bay Community Energy (“EBCE”), building electrification and its corresponding health and safety benefits are likely to remain inaccessible to them. (EJ-1.11)

Recommendations to eliminate barriers to equity and close equity gaps:

- ⚖️ Work with East Bay Community Energy to establish a revolving zero-interest loan fund and Pay As You Save or on-bill financing programs to enable energy cost-savings on day one for small landlords and low-income homeowners to be able to access energy efficiency, rooftop solar, building electrification retrofits and efficient appliances, to reduce energy costs and improve indoor air quality for low-income tenants. (Local Clean Energy Alliance)

Air Quality Monitoring and Assessment

EJ-1.15	Sensitive Uses. Coordinate with BAAQMD and community partners in evaluating human exposure to toxic air contaminants, particularly in Environmental Justice Communities, and impose conditions as appropriate on projects to protect public health and safety beyond those in the City’s 2020 standard conditions of approval.
EJ-1.16	Community Air Protection. On an ongoing basis, support BAAQMD, community members, businesses, and other stakeholders in developing and implementing Community Air Monitoring Plans, Community Emissions Reduction Plans, and other air pollution control initiatives pursuant to AB 617. Supportive City actions may include: <ul style="list-style-type: none"> ● Participation on steering committees and technical advisory committees. ● Co-investments that leverage additional funding for actions in EJ Communities. ● Utilization of community-collected air quality data in policy development and evaluation.

	<ul style="list-style-type: none"> • Contracts with community partners and other air pollution monitoring organizations to obtain more granular pollution data.
EJ-1.17	<p>Data-Informed Efforts. Collaborate with BAAQMD, community organizations, and other stakeholders, and use air quality monitoring data to inform area-specific improvement actions outside of AB 617-related efforts. Such actions may include:</p> <ul style="list-style-type: none"> • Prioritizing areas for capital investments with co-benefits for air quality, such as the planting of trees and installation of EV charging infrastructure; • Integrating air quality improvement actions into planning efforts, such as new specific plans, master plans, or area plans that will guide development in impacted areas; • Limiting the establishment of new sources of air pollutants in areas with elevated levels of pollutant concentrations unless appropriate mitigation is implemented. • Obtaining and using hyperlocal data along with community ground-truthing to more accurately inform development of air quality improvement strategies that are most effective and responsive to the needs of EJ Communities. • Seeking opportunities to enhance existing air monitoring efforts, such as by working with BAAQMD and helping to expand the current monitoring network, especially where sensitive uses are within close proximity (within 500 feet) of pollution sources. • Partnering with industrial and warehouse facility owners, community-based environmental and energy justice organizations to install rooftop solar PV systems to power EV charging stations.
EJ-1.18	<p>Impact Assessment and Mitigation. Continue to use BAAQMD modeling tools and guidance documents as appropriate to identify and mitigate air quality impacts from proposed development projects.</p>
EJ-1.19	<p>Regional Coordination. Support air quality planning efforts led by other local, regional, and State agencies while simultaneously leveraging City authority and resources to focus on reducing air pollution burden in EJ Communities.</p>
Relevant Actions	
EJ-A.4	<p>In partnership with representative groups from EJ Communities, develop a Carbon Sequestration Incubator in Oakland to incubate and develop green jobs in urban agriculture, urban forestry, aquatic and riparian restoration, engineering technology, and/or other forms of carbon removal. Assess market opportunities, policy drivers, potential locations, and existing businesses and nonprofits that may benefit from collaborating in such a space.</p>
<p>Who Benefits or is Burdened?</p> <p>→ Frontline communities adjacent to the Port, Interstate 880, other freeways, and stationary sources of pollution are significantly harmed by the lack of real-time air pollution monitoring in their communities. (EJ-1.17)</p>	

- Sensitive populations will benefit from coordinated action to reduce human exposure to toxic air contaminants (“TACs”) at sensitive land uses.
- Residents experiencing health challenges and life-threatening conditions that may be caused or exacerbated by exposure to toxic air contaminants would not immediately benefit from the allocation of additional investments to evaluating the impacts of human exposure to TACs but would benefit from immediate direct emissions reductions. (EJ-1.15)

Barriers to Equity:

- Existing engineered carbon removal projects may not significantly reduce CO₂ emissions. Meanwhile they increase local (non-CO₂) co-pollution emissions that endanger public health and disproportionately impact EJ Communities. Carbon removal projects also require dangerous CO₂ pipelines and redirect limited public resources away from measures that reduce pollution emissions at point-sources toward technologies supported by fossil fuel companies. (EJ-A.4)
- Local Air Districts must directly communicate with and negotiate with polluting industries to secure compliance with state and federal regulations, while EJ organizations and community members are not due the same level of collaboration with the agency. Communities struggle to secure health-protecting policy development, implementation, monitoring, and enforcement. (EJ-1.17)
- Without detailed hyperlocal data gathered by air monitors in EJ Communities, air pollution modeling tools are inadequate to identify or mitigate chronic pollution hot spots or fugitive emissions. Moreover, modeling tools cannot predict acute pollution events such as refinery flaring, wildfire smoke, and other unforeseeable events that disproportionately impact the public health of EJ Communities. (EJ-1.18)

Recommendations to eliminate barriers to equity and close equity gaps:

- 💰 Contract with environmental justice organizations to procure and distribute air pollution monitors in EJ Communities. Ensure EJ CBOs receive adequate resources to (1) acquire high-quality community air monitoring equipment; (2) provide paid staff time for adequate use training; and (3) fairly compensate EJ neighborhood residents and CBO member-leaders to participate in community-based generation of hyperlocal air pollution data. (EJ-1.17)
- 👤👤 Co-develop plans with EJ Community members that utilize the community-collected data to reduce pollution impacts, e.g., from traffic and other community concerns. (WOEIP, WOCAP, CBE)
- ⚖️ Obtain and utilize hyperlocal data gathered by EJ CBOs and community members and engage community ground-truthing of data gathered from all sources. Engage resident science to quantify and granularly visualize real-time pollution impacts from all emissions sources (stationary, mobile, fugitive). This community-collected data can provide the baseline for more nuanced local regulations, by augmenting the data provided from the toxic release inventory and measurements of criteria pollutant emissions. Hyperlocal data is more effective from a public health perspective in measuring human health impacts and shaping solutions to reduce cumulative pollution burdens over time to near-zero. (WOEIP, WOCAP)
- 👤👤❤️ Collaborate with EJ CBOs and low-income EJ Community residents and businesses to develop green jobs in urban agriculture, urban forestry, aquatic and riparian restoration, without including engineered carbon removal.

Goal EJ-2
Protect Oakland water supplies from contamination.

Policy	
EJ-2.1	Clean Water Programs. Promote environmental stewardship and pollution prevention activities with outreach, assistance and incentives for residents and businesses, particularly in EJ Communities and areas with impaired surface and groundwater, as identified in <i>Figure EJ-13</i> .
EJ-2.2	Water Quality Hazard Prevention. Remediate and clean-up sites with known or potential contamination, as mapped in <i>Figure EJ-14</i> or identified on GeoTracker, that impact or potentially impact water quality. Continue to support the San Francisco Regional Water Quality Control Board and California Department of Toxic Substances Control to assess cleanup sites, leaking underground storage tanks, and gasoline stations in EJ Communities with high water contamination threat.
EJ-2.3	Protect and restore creeks and wetlands. Protect, enhance, and restore riparian corridors and wetlands, increasing biodiversity and access for residents to existing creeks and wetlands. Collaborate with environmental justice organizations and EJ Community residents to co- develop environmental stewardship and pollution prevention programs with outreach, assistance, and incentives for residents and businesses.
EJ-2.4	Stormwater management. Reduce stormwater runoff by implementing the Green Stormwater Infrastructure Plan to help conserve water, protect water bodies, and mitigate localized flood risk from large storm events.
Actions	
EJ-A.13	Continue to participate in the Alameda Countywide Clean Water Program to protect creeks, wetlands, and the San Francisco Bay. Prioritize creek restoration projects in Environmental Justice Communities with the lowest Tree Canopy and Park Access scores.
EJ-A.14	Fund and implement a green infrastructure program for the installation and maintenance of projects and existing civic resources such as the parks system and public spaces, to improve stormwater management, support biodiversity, reduce air pollution exposure, improve water quality, and increase access to natural spaces, including trees. Prioritize investment in frontline communities, and particularly in residential neighborhoods dominated by concrete and asphalt with limited green space and elevated air pollution, in Priority Conservation Areas, and in areas where green infrastructure, including trees and other types of vegetated buffers, can effectively address stormwater management issues and reduce air pollution exposure among sensitive populations. <ul style="list-style-type: none"> ● Consider and give priority to specific projects identified in the West Oakland Specific Plan, EONI and other community and specific plans. Continue to work with community groups as

- part of the implementation process.
- Utilize the Priority Conservation Areas “Equity Checklist”








Who Benefits or is Burdened?

- Low-income residents of EJ Communities, particularly children, seniors, and people with pre-existing medical conditions will significantly benefit from clean water programs and water quality hazard prevention in their neighborhoods.
- Creek restoration can increase access to open space in EJ Communities.

Barriers to Equity:














- The number, location, and extent of unpermitted hazardous waste sites is unknown to the City and other agencies responsible for protecting public health. (EJ-2.2)
- Low-income residents of EJ Communities in Oakland’s flatlands neighborhoods hit first and worst by storm surges, flooding, sea level rise, and rising groundwater levels along the I-880 corridor, will face further pollution as leaking underground storage tanks and gasoline stations contaminate surface and groundwaters. Inadequately remediated legacy water pollution sources, such as leaking underground storage tanks have significant adverse impacts on EJ Community residents. For instance, in 2020 McClymonds High School students were exposed to toxic cancer-causing trichloroethylene (TCE), which prompted temporary school closure.³³ (EJ-2.2)
- Low-income residents of EJ Communities may experience greater displacement pressures due to gentrification and rising home values as neighborhood greening, wetlands, and creek restoration progress. (EJ-A.14)

Recommendations to eliminate barriers to equity and close equity gaps:

-   Partner with EJ CBOs and impacted EJ Community residents to identify gaps in existing water protection laws and identify solutions that reduce harmful water quality impacts.
-   Collaborate with EJ CBOs and low-income EJ Community residents to co-develop environmental stewardship and pollution prevention programs with outreach, assistance and incentives for residents and businesses. (Greenlining Institute)
-    To implement the Green Stormwater Infrastructure Plan, first partner with EJ CBOs and low-income EJ Community residents to co-develop green infrastructure policies and participatory budgeting. Adopt stormwater management strategies in EJ Communities that reduce health-harming water pollution, help prevent flooding and storm surges, and mitigate pollution runoff into the Bay. (Save the Bay,

³³ Ali Tadayon, [Contaminated groundwater prompts temporary closure of high school in Oakland](#), EdSource, February 2020.

Greenlining Institute)

-   Dedicate resources to EJ CBOs and EJ Community residents for community-based water quality testing to ground-truth, augment and improve existing water quality data collected by San Francisco Regional Water Quality Control Board and California Department of Toxic Substances Control. (West Oakland Environmental Indicators Project - WOEIP)
-   Collaborate with The Village and other organized groups of unhoused residents to co-develop and implement greywater systems for encampments. Identify additional solutions to implement the Human Right to Water for unhoused residents and for low-income residents of EJ Communities.³⁴ (The Village in Oakland)
-   Work with Oakland Climate Action Coalition, EJ CBOs and tenants' rights organizations such as Causa Justa::Just Cause, to co-develop an equitable investment ordinance for consideration by City Council, modeled on the “Equity Checklist” for development without displacement. Ensure that residents of EJ Communities benefit from local green job creation, while strengthening tenant protections and lowering pressures of displacement and gentrification.
-  Strengthen City accountability, transparency, and disaster-response times through ongoing collaboration with EJ CBOs and EJ Community leaders. Building deeper relationships between City staff and community protects public health through increased City awareness of priority community needs. This bolsters the City’s capacity for equitable prevention, mitigation, and response to hazardous materials accidents. (Greenlining Institute)
-    Dedicate resources to develop equitable partnership agreements and negotiate contracts with EJ CBOs to collaborate with the City, regional, and state water protection agencies for community engagement, monitoring, and remediation.
-    Contract with Californians for a Healthy & Green Economy Coalition members – including Oakland EJ CBOs Communities for a Better Environment (CBE) and Center for Environmental Health (CEH)³⁵ – to evaluate and recommend healthier, toxin-free alternatives to the City’s current procedures, practices, and materials that contribute to polluting water sources, such as banning the use of toxic cleaning materials and glyphosate, the active, carcinogenic ingredient in RoundUp.³⁶ (The Village in Oakland, Planting Justice)

³⁴ California State Water Resources Control Board, [Human Right to Water Portal](#), Last Accessed March 2023.

³⁵ Californians for a Healthy & Green Economy, [Coalition Members](#), Last Accessed March 2023.

³⁶ Bay Nature, [East Bay Regional Park District Bans Glyphosate](#), September 16, 2019.

Goal EJ-3

Prevent, reduce, and clean up unlawful dumping.

EJ-3.1	Design for Graffiti Reduction. Establish guidelines based on Crime Prevention Through Environmental Design (CPTED) standards and other best practices that decrease opportunity for graffiti.
EJ-3.2	Blight Litter Control and Prevention. Control and mitigate impacts of blight producing industrial and commercial activities with a high tendency of attracting trash and litter, such as recyclers, fast food restaurants, warehouses and industrial sites, vacant lots, and other businesses that may attract blight areas that may fall into disrepair or misuse.
EJ-3.3	Proactive Illegal Dumping Cleanup. Support the expansion of proactive cleanup crews that target illegal dumping “hot spot” areas first in EJ Communities, as identified in <i>Figure EJ-15</i> .
EJ-3.4	Illegal Dumping Enforcement. Continue to enforce dumping as an illegal activity, including surveillance of hot spots, ticketing, and expansion of Environmental Enforcement Officers. Periodically assess enforcement efforts to ensure discriminatory patterns do not emerge.
EJ-3.5	Community Education on Illegal Dumping. Expand community campaigns in EJ Communities to prevent dumping, inform neighbors about affordable services, and support youth leadership. Examples include education about Bulky Block parties and engagement of the Oaktown PROUD Student Ambassadors.
Actions	
EJ-A.15	In partnership with school districts, community college networks, local vocational programs, labor unions in the recycling and waste diversion sector, and unhoused residents who depend on recycling for their survival, co- create a community reuse and repair program to increase waste diversion, reduce material consumption, and create green jobs. Target this program for residents of neighborhoods with the highest unemployment rates.

Who Benefits or is Burdened?


- Residents of neighborhoods with the highest unemployment rates may benefit from the creation of new green jobs resulting from this action. (EJ-A.16)
- Maintenance of the built environment is a social determinant of health and improves neighborhood aesthetics and quality of life. Without resources dedicated to the prevention and removal of litter, excess trash on the streets can block storm drains and cause flooding; people walking may need to veer off sidewalks to avoid trash; it may also be flammable or attract pests. (EJ-3.3)
- Unhoused residents cannot benefit from Bulky Block Party Events because evidence of residency, such as a utility bill, is required to drop off waste.

- BIPOC Oaklanders are disproportionately harmed by increased surveillance and ticketing. Like parking tickets, citations issued to low-income BIPOC residents will have a regressive impact, imposing additional costs on those who can least afford it.

Barriers to Equity:

- Trash on the street is an indicator of insufficient City services, rather than an issue that should be addressed through increased ticketing of the resident population.
- There is a dearth of affordable waste disposal services for Oakland's low-income residents. While bulky junk drop off and pickups are included with trash service for all residents, some residents may not be aware of these services, others may have language barriers to scheduling pick-ups, and many may have large amounts of junk that exceed the free service limits.³⁷ When legal dumping methods are cost prohibitive for lower-income households, illegal dumping may seem like the only viable option. Many residents do not own trucks or vans that enable transport of bulky waste to drop-off locations. Because employees cannot assist residents with loading or unloading their large items, seniors or residents with disability may lack the ability to do so.
- Oakland's unhoused residents are over-criminalized for illegal dumping, despite the fact that their labor is responsible for diverting a large portion of Oakland's waste stream from the landfill to recycling. Deprived of the human right to housing with proper waste disposal channels, unhoused residents experience frequent and severe discrimination, harassment, evictions, and physical violence from law enforcement and Oakland Public Works, due to their inability to legally dispose of their refuse. Moreover, items the City considers waste may in fact, be needed and used by unhoused residents.
- The term blight has long operated as a code word for unwanted communities and as an invitation for urban renewal that displaces lower-income BIPOC communities because it does not put their needs at the forefront. (EJ-3.2)
- CPTED does not include many specifics on graffiti prevention and is unclear as to which strategies would be deployed.³⁸ This ill-defined measure leaves room for adoption of practices that have discriminatory impacts, such as the removal of trees to facilitate police surveillance, and the removal of neighborhood amenities such as public toilets, bus shelters, benches, and trash cans to prevent their misuse.³⁹ (EJ-3.1)

Recommendations to eliminate barriers to equity and close equity gaps:














-  To beautify EJ Communities and prevent graffiti, the City's best use of funds is to invest in local

³⁷ Oakland Recycles, [Bulky Junk Services](#), Last Accessed March 2023.

³⁸ Crime Prevention Through Environmental Design, [Primer in CPTED – What is CPTED?](#), Last Accessed March 2023.

³⁹ Nathaniel Adams, [Using environmental design to fight crime invites discrimination](#), The Baltimore Sun, August 19, 2021.

neighborhood artists to paint large murals that reflect existing neighborhood culture in more locations within the city.⁴⁰ Empirical evidence demonstrates that communities preserve rather than destroy murals.

-    Avoid using the term blight to describe predominantly BIPOC neighborhoods adjacent to industrial uses that have faced long-standing disinvestment, leading to high levels of economic poverty and a lack of public facilities, commercial developments, and infrastructure maintenance. Blight has a long history of being linked to the removal of people of color.⁴¹ Instead, use words that implicate the legacies of disinvestment, political marginalization, and economic wage depression that gave rise to these “less desirable” areas of town.
-  Provide more popular education about bulky trash disposal services. In addition, develop new services and facilities that make it exponentially easier for residents to legally dispose of their unwanted items. Print leaflets with maps and contact information for affordable or free waste disposal and collection facilities or services. Highlight the existence and locations of repair and reuse facilities that can upcycle large items that are costly to dispose of.
-   Dedicate resources to bridge equity gaps, such as by hiring more youth for Garbage Blitz. Increase the number of designated locations for free recycling, composting, and trash pickups in EJ Communities disproportionately experiencing illegal dumping. Modify Waste Management’s service contract with the City to provide residents with two or three free bulky waste pick-ups annually. (New Voices Are Rising)
-    Collaborate with Oakland Public Works, OUSD, Peralta Community College District, local vocational programs, labor unions in the recycling and waste diversion sector, and unhoused residents of EJ Communities who depend on recycling for their survival, to co-develop green jobs programs that prioritize residents of EJ Communities with the highest unemployment rates.
-  Collaborate with the Sustainability and Resilience Division of the City Administrator’s Office to synchronize broader zero-waste goals and actions named in the 2030 ECAP, including banning single-use products and expanding taps for free water.
-   Redirect resources away from enforcement and fines and fees to penalize residents for “illegal dumping,” towards hiring neighborhood residents and paying them a living wage as unionized City staff to improve City services by significantly increasing trash, recycling, composting collection services. Spending money to hire additional Enforcement Officers is a misdirection of City funds. (EJ-3.4)
-  As reflected in the Oakland 2030 Equitable Climate Action Plan, Material Consumption & Waste-4, Support the Reuse, Repair, Recovery, and Refurbishment Economy, commit to partner with OUSD and/or local vocational programs to launch at least one high school or community college-level Repair Arts

⁴⁰ Beth Lederer, [“Alice Street” Documentary Weaves an Intersection of Cultures in a Larger than Life Mural](#), The Guardsman, May 3, 2022.

⁴¹ United States Commission on Civil Rights, *supra* n. 14.

Goal EJ-4

Coordinate resources to improve housing quality and habitability.

<p>EJ-4.1</p>	<p>Resource Optimization. Coordinate across City departments and with relevant partner agencies including Oakland HCD, EBMUD, BAAQMD, ABAG, ACPHD and others, to optimize the use of data, grant monies, incentives, financial resources, staffing, investments, and programs in addressing displacement and tenant protections; sanitary housing and maintenance issues; environmental hazards in homes and neighborhoods; and other concerns related to stable, safe, and sanitary housing.</p>
<p>EJ-4.2</p>	<p>Supplemental Funding Sources for Building Rehabilitation. Place a high priority on and identify supplemental funding sources/resources for retrofit, rehabilitation, and upgrade projects that address health and safety in housing occupied by low-income renters and homeowners, including air quality improvements. Supplemental funding sources could include loans and grants available from the California Strategic Growth Council, CalEPA, CARB, and other entities.</p>
<p>EJ-4.3</p>	<p>Healthy Homes Inspections. As part of a robust Joint Lead Hazard Abatement Program in partnership with ACPHD, improve ongoing ability to screen for and eliminate lead hazards through proactive approaches, including proactive inspections of rental properties dwellings and lead-safe certification requirements for childcare facilities and schools. Prioritize abatement, testing, outreach, and education activities in high-risk areas and serving the populations most likely to live in high-risk dwellings in EJ Communities, as identified in <i>Figure EJ-18</i>.</p>
<p>EJ-4.4</p>	<p>Healthy Homes Awareness. Continue to work with Oakland HCD, Alameda County Department of Public Health, and community organizations to promote safe and sanitary housing in EJ Communities in Figure EJ-17 by providing owners and occupants with information and resources about home health, including lead/Lead Safe Home Program grants, indoor air pollutants, asthma triggers, hazard zones, and other information. Efforts may include the development and dissemination of healthy home checklists, conducting trainings, workshops, or audits.</p>
<p>EJ-4.5</p>	<p>Improve indoor air quality in existing buildings. For new projects and significant rehabilitations of existing buildings, improve indoor air quality and energy efficiency through weatherization and strategies to prevent buildup of mold and mildew.</p>
<p>EJ-4.6</p>	<p>Environmental Quality. In private and non-profit housing projects in EJ Communities, promote and seek ways to incentivize the inclusion of features and amenities that support and enhance the health of occupants and the environment, including:</p> <ul style="list-style-type: none"> ● On-site health and human services; ● Energy-efficient appliances; ● Green infrastructure, such as green roofs or appropriate tree planting;

	<ul style="list-style-type: none"> ● Car sharing; ● Community gardens or sponsored rides to farmers markets; and ● Transit and bus passes for lower income workers and persons with disabilities to reduce emissions.
Actions	
EJ-A.16	As part of the LUTE update in Phase 2, explore incentives and strategies to promote health-promoting features in housing projects that are built in EJ Communities.
EJ-A.17	Compile a database of all lead hazards identified within the City of Oakland and maintain comprehensive and up-to-date public records on lead hazards and rehabilitation and remediation efforts. Enter every dwelling or other facility where habitability issues are found into an Equitable Lead Hazard Abatement Program database.
EJ-A.18	Increase Renovation, Repair, and Painting training and certification opportunities for existing small local businesses through targeted outreach to businesses registered to do business in Oakland, particularly those owned by people of color.

Who Benefits or is Burdened?

- Proactive housing inspections of rental properties dwellings, lead-safe certification requirements for childcare facilities and schools, a centralized location for lead data, and funding for holistic housing renovations should significantly benefit low-income residents of EJ Communities, particularly young children. Community members are often unaware that the lead paint hazards exist or of the extent to which the problem is impacting them.
- Resource optimization among City departments and partner agencies can eliminate redundancies and create synergies that benefit the community.
- To the extent that the features and amenities of new developments in EJ Communities are community-serving, residents could significantly benefit.

Barriers to Equity:

- Many businesses owned by women, people of color, or non-English speakers may not be registered with the City of Oakland. (EJ-A.19)
- The quality of the emergency housing options (hotels, shelters, community cabins) that unhoused residents can avail themselves of is low, with poor maintenance, unsafe conditions, unhealthy indoor environments, and poor-quality food. (The Village in Oakland)
- Significant renovations of existing buildings are at the discretion of the owner and are not required to take place and many tenants will not see improvements to indoor air quality in the short-term.

Recommendations to eliminate barriers to equity and close equity gaps:












-  Consider forming an interagency task force with public meetings to provide guidance and

accountability for resource sharing and joint action between City departments and partner agencies to improve the housing stock. (EJ-4.1)

-   Dedicate a significant pool of resources to holistic building rehabilitation, including weatherization and retrofits that improve both habitability and energy efficiency in existing homes, prioritizing areas that lack heating or complete kitchens, and have high levels of habitability complaints. Where possible, retrofits should incorporate high-grade MERV-13 or better indoor air filtration systems to protect residents from wildfire smoke. Prioritize funding for low-income landlords providing affordable housing, particularly to seniors and families with small children in EJ Communities. (APEN, CBE, WOEIP, Greenlining Institute)
-  Enforce existing regulations requiring new housing developments with greater than 50 units to incorporate air filtration systems. Make a public list of the developments that include indoor air filtration and regularly keep EJ CBOs informed. (WOEIP)
-   Ensure enforcement of the Uniform Relocation Ordinance which requires owners to provide tenants who are temporarily displaced by code compliance activities with payment of actual temporary housing expenses, while renovations take place. Consider creating a dedicated fund that supports tenants of low-income landlords who demonstrate that they are unable to afford the relocation expenses, by providing a direct temporary relocation subsidy to the tenant.
-   Partner with Oakland-based, people of color-owned businesses such as Revalue.io, which utilizes green leases and on-bill financing to improve homes' habitability, indoor air quality, and energy efficiency, and save tenants money on their energy bills from day one.⁴² (Revalue.io)
-    Contract with experienced interpreters and translators that use language justice practices to accompany CBOs, City staff, and partnering agencies in conducting community outreach and education on healthy homes awareness, safe, energy efficient and climate resilient homes, and Healthy Homes Inspections.
-    Dedicate funds to contract with CBOs led by and serving undocumented people, formerly incarcerated people or people with criminal records, and low-income renters to pay residents of EJ Communities a living wage to lead community engagement and outreach for Healthy Homes Inspections and Healthy Homes Awareness programs.
-    Co-develop revised health-protective conditional use permitting (CUP) standards for housing, industrial-, and commercial-zoned development with EJ CBOs to guard against additional pollution exposure in overburdened EJ Communities, even when housing is greater than 500 feet away from pollution sources. (CBE)
-    Partner with EJ CBOs and low-income residents of EJ Communities to co-develop health-protective standards for new and existing housing, which include noise impacts. Either prevent the construction of new housing near industry altogether or limit the types of industry that can be located next

⁴² [Revalue.io](https://revalue.io)

to residential units. (CBE)

-    Partner with unhoused advocates, housing justice CBOs, and residents of organized encampments in EJ Communities to both benefit unhoused residents of EJ Communities with improved environmental quality and provide options for safe, healthy, and permanent housing. (The Village in Oakland)
-    Collaborate with the City’s Economic & Workforce Development Department to partner with BIPOC-owned businesses and associations, and with CBOs dedicated to supporting BIPOC-owned businesses (including, Oakland Black Business Fund, Black Cultural Zone CDC) to streamline, simplify and democratize business registration and diverse-business certification processes in all the languages spoken by aspiring entrepreneurs and business-owners in EJ Communities.
-    Follow up with and return to collaborating with EJ CBOs and residents to implement the Healthy Homes Program to improve indoor air and water quality. (WOEIP)
-  Enforce the tenant right to return and protections from coercive buyouts. Ensure rent levels remain as low as they were prior to the renovations. (EJ-4.2, EJ-4.3)
-  Initiate a public education campaign to register more BIPOC-owned businesses with expertise in renovation, repair.

Goal EJ-5

Support a food system that provides nutritious, affordable, culturally relevant, and affordable food to all Oaklanders.

EJ-5.1	<p>New Healthy Food Grocers. Leverage tax and fee deferral/reduction programs, California Food Financing Initiative funding, and other economic development grant monies to attract new healthy food grocers and co-ops and help them establish and/or make necessary improvements. As shown in Figure EJ-19, allow small grocery stores within residential areas. As a priority, efforts should be focused in areas underserved by healthy food retail with good access to the transportation network, where grocery stores and food co-ops are most economically viable.</p>
EJ-5.2	<p>Community Gardens Program. Partner with nonprofits, especially indigenous groups, to expand the City’s Community Gardens Program, with policies to address maintenance and permit Indigenous community harvesting/ foraging of parks. The program should include garden spaces, community-maintained edible landscapes, and amenities in public spaces.</p>
EJ-5.3	<p>Community and Home Gardening. Support community and home gardening efforts and – particularly in EJ Communities underserved by healthy food retail – by providing financial incentives such as land transfers or discounted water rates and technical assistance in the form of online and library resources and workshops on gardening basics and cooking easy, healthy meals with fresh produce. Work with community groups to increase the prevalence of accessible, local gardens. Other incentives may include:</p> <ul style="list-style-type: none"> • Enable citizens to develop community gardens without the requirement of a Conditional Use

	<p>Permit from the City.</p> <ul style="list-style-type: none"> • Explore the expansion of outright permitting of community gardens in areas where a Conditional Use Permit is currently required, particularly in the Broadway Valdez District (D-BV) and Central Estuary (D-CE) zones. • Incentivize urban agriculture in urbanized areas by offering reduced property tax assessments or relief from Oakland vacancy tax in exchange for converting vacant or unimproved property to an agricultural use through a contract agreement for an initial period of five years.
EJ-5.4	<p>Urban Agriculture in New Development. Promote rooftop gardens, edible gardens, and other sustainable agricultural landscaping alternatives within multi-unit, commercial, and industrial developments.</p> <ul style="list-style-type: none"> • Target creation of rooftop gardens highly visible from neighboring properties. • Permit indoor “vertical food farms” in industrial areas. • Reduce permit fees for large-scale farming of edible products.
EJ-5.5	<p>Entrepreneurship and Food Innovation. Actively support food innovations such as street (sidewalk) vending, food cooperatives, pop-up markets and similar innovations that do not fit into the traditional brick-and-mortar storefront, farmers market, or community garden models. Promote indoor farming of fruits and vegetables in industrial zones.</p>
EJ-5.6	<p>Food Assistance Programs. Work to increase community awareness of and participation in existing federal food assistance programs, such as the Women, Infants, and Children (WIC) nutrition program and the Supplemental Nutrition Assistance Program (SNAP). Approaches can include:</p> <ul style="list-style-type: none"> • Providing information in City newsletters, on the City’s website, and at community centers and other City facilities. • Explaining to merchants the incentive to registering to accept WIC and SNAP payments (immediate expansion of market of potential customers). • Supporting additional programs for local grocers to supplement CalFresh and CalSNAP benefits with cash match incentives. • Partnering with community organizations that support low-income community members who are not eligible for food assistance through identification of funding or grants.
EJ-5.7	<p>Food Security Resources & Partnerships. Coordinate with citywide community-serving organizations, the Oakland Unified School District, Alameda County, and other public agencies to ensure that eligible residents and families have access to federal, State, and local food programs, as well as emergency food assistance during public health and other crises. Partner with these service providers to distribute food at community centers and other central locations in areas with high food insecurity and/or low access to food. During such emergencies, support the Alameda County Community Foodbank to expand hours and keep distribution centers operational.</p>
EJ-5.8	<p>Education and Awareness. In partnership with local agencies and community organizations, develop curriculum and marketing materials encouraging the growth and consumption of healthy food. Provide</p>

	<p>these to the Oakland Unified School District and community organizations focused on food justice and nutritional education. Support community organizations with financial incentives such as land transfers or discounted water rates and technical assistance in the form of online and library resources and workshops on gardening basics and cooking easy, healthy meals with fresh produce.</p>
EJ-5.9	<p>Food Recovery Program. Support existing capacity, and develop new capacity, to recover edible food that is otherwise wasted, and distribute that food for human consumption. This includes:</p> <ul style="list-style-type: none"> ● Exploring potential for agroforestry, where trees, shrubs, and agricultural crops are interspersed, in community gardens or parks, to create and recover other food sources. ● Engaging with stakeholders including local food donation, recovery, and collection organizations to build robust collection and food storage capacity, and reliable distribution systems to the neediest populations. ● Engaging with food generators such as supermarkets, wholesale distributors, large hotels, and institutions, to donate surplus edible food that food recovery partners want or will accept, and to ensure food generators comply with the Edible Food Recovery requirements of SB 1383. ● Informing edible surplus food generators about strategies and best practices for preventing wasting surplus food.
Actions	
EJ-A.19	<p>Promote availability of permits – such as for Cottage Food Operations or Microenterprise Home Kitchen Operation (MEHKO) – that allow for preparation, cooking and serving food to consumers on the same day from a private residence, either through delivery, take-out, or dine-in the home. Focus outreach and promotional efforts in EJ Communities where home-based operations or other innovations can serve as both a source of healthy food and an opportunity for entrepreneurship. Reduce permit fee for income-qualified individuals.</p>
EJ-A.20	<p>In underserved areas shown on Figure EJ-19 where convenience stores and other retail outlets exist, develop and implement a program to incentivize and assist business owners to stock fresh and healthy food at affordable prices. Prioritize local neighborhood resident-owned businesses. Program elements could include:</p> <ul style="list-style-type: none"> ● Funding for refrigeration equipment; ● Business counseling and technical assistance; ● Nutritional education; and ● Store design support.

EJ-A.21	As part of the LUTE update in Phase 2, explore potential locations and other strategies, such as incentives, zoning overlays, land use changes, density or intensity bonuses, or others, for prioritization of new full-service grocery stores over a certain square footage. Prioritize grocery store development in EJ Communities with the lowest food access, and incentivize community-led, neighborhood resident-owned and cooperatively-owned full-service grocery stores.
EJ-A.22	Community Gardens Initiative. Consider community gardens an integral part of the city’s park, recreation, and open space system. Acquire land for public community gardens, leveraging the City’s park impact fee, along with the Parks & Recreation Fund and grant money from sources such as Proposition 84 (which funded the City Slickers Community Garden). Collaborate with EJ Community groups, schools, food justice and urban farming organizations to collaboratively steward and develop standards for community gardens as part of the OSCAR Element update in Phase 2.
EJ-A.24	Healthy Community Markets Program—utilize grants, funding, etc. to promote the creation of local businesses that sell produce in areas where healthy food access is limited including food innovations such as street (sidewalk) vending, food cooperatives, pop-up markets and similar innovations that do not fit into the traditional brick-and-mortar storefront, or community garden models. Increase the size, frequency and number of farmers markets.









Who Benefits or is Burdened?

- Enabling new, small grocers and food co-ops to open in EJ Communities that are not within walking distance of healthy food options will benefit local residents if available options are affordable to lower-income residents. High-end grocers or expensive corporate chains might not benefit low-income residents of EJ Communities.
- Supporting existing convenience stores and food retail outlets to stock more fresh produce at affordable prices would significantly benefit existing business owners who serve the community, especially as local neighborhood resident-owned businesses increase their capacity to serve the community in which they live.
- Promoting permits for cottage industries such as microenterprise home kitchens, sidewalk vending, food cooperatives, pop-up markets, and shared commercial kitchens will support more entrepreneurs who may not have large amounts of start-up capital.
- The Healthy Community Markets Program could increase the availability of fresh produce through regularly scheduled pop-up markets and mobile produce trucks (similarly to ice cream trucks).
- Many low-income and food insecure residents of EJ Communities are unable to benefit from the federal Supplemental Nutrition Assistance Program (SNAP) because the income eligibility thresholds are too low for them to qualify or because they are undocumented immigrants or refugees. These residents would significantly benefit from City partnerships with community organizations to identify and secure additional funding or grants for food assistance subsidies.














Barriers to Equity:

- Much of the food low-income children eat is received from the public school system which is plagued by poor quality food and lack of access to school gardens.
- Information about food support programs is rarely published in languages other than English, preventing food-insecure and low-income, non-English speakers from accessing information they need to nourish themselves and their families.
- EBT / CalFresh is not accessible for use like a debit card at all grocery stores.
- Surveys of low-income residents in EJ Communities consistently demonstrate that, in addition to lack of access to local grocers and food preparers, food affordability is the single biggest barrier to access healthy food. Residents are impacted by food prices continuing to rise on while high unemployment rates and stagnant wages persist.
- Surplus food, including Programs that provide one-off meals for food-insecure residents are not reliable for food-insecure residents, actually improve their food-insecure situation.

Recommendations to eliminate barriers to equity and close equity gaps:

-  Reroute and repurpose all edible food to nourish those who need it most while it is still good to eat, at reduced costs and for free.
-  Ensure neighborhood accessibility to produce on a block-by-block basis with fruit and vegetable trucks coming by at predictable times and support for more brick-and-mortar businesses selling healthy food in the neighborhoods. (Sugar Freedom Project)
-   Avoid attempts to attract corporate chain health food stores and other high-end grocers to EJ Communities. Instead, focus on supporting small, local, neighborhood resident-owned businesses to improve food access.
-   Work with community-serving food businesses to identify and remove bureaucratic barriers preventing community-owned grocery stores. (Sugar Freedom Project, Cocina del Corazón)
-   Collaborate with food justice CBOs, low-income residents of EJ Communities, and grocery stores to promote use of CalFresh and the Double Up Food Bucks program, that doubles produce budgets for low-

income, food-insecure customers. (Cocina del Corazón)




















-    Support additional Fresh 5x programs⁴³ for local grocers to supplement CalFRESH and CalSNAP benefits with a 5:1 cash match incentive for low-income residents to increase healthy food access in two ways: a) increase the purchasing capacity of consumers and b) increase the healthy produce carrying capacity of corner stores. (Saba Grocers)
-    Partner with food justice CBOs and low-income residents of EJ Communities to support grocery and corner stores in enabling use of EBT CalFresh benefits for acquiring hot, prepared meals, and quality, organic bulk foods in quart-size portions that could be sold to-go for heating up and eating at home. (Cocina del Corazón)
-   In addition to waiving vacancy taxes if the property in question is put to agricultural use, enable low-income residents of EJ Communities to develop community gardens, without requirement of a permit from the City, as the City of Berkeley has done.⁴⁴ (Cocina del Corazón)
-    Value the community benefits of urban food forests and allow the planting urban fruit trees in public parks and other areas where it is safe to do so. Following the example set by the City of Seattle and the City of Davis, work collaboratively with residents and food justice CBOs to identify and implement solutions that minimize the liability of growing fruit- or nut-bearing trees on public land.⁴⁵ Continue to support residential fruit tree-planting and -stewardship efforts in Deep East Oakland, as part of the East Oakland Neighborhoods Initiative's Better Neighborhoods, Same Neighbors TCC Implementation grant. (Oakland Parks & Recreation Foundation)
-   Provide unrestricted, substantial, and regular cash benefits through Saba Food Cards to low-income, food-insecure residents of EJ Communities as an essential cornerstone to make food accessible to

⁴³ Saba Grocers Initiative coordinates a “Fresh 5X” project funded by USDA called [GusNIP Nutrition Incentive Program](#) – Fresh 5x nutrition incentive program – where Saba Grocers Initiative receives funds from USDA to disburse to local grocers to supplement CalFRESH and CalSNAP benefits, to enable people to access fresh produce. Serves corner stores in East Oakland, launching a project there. First pilot store is Jalisco Market off of 98th Ave in the Brookfield neighborhood that just started last week. Technology we bring to the store – sign up folks with EBT cards with SNAP benefits on it. For every dollar they spend on produce, we give them \$5 for additional produce. Saba Grocers Initiative’s match is not double-up, 2:1, it’s five to one. Cap of \$300 every month. Divide 300 by 5, so a household could spend up to \$60 per month on produce, so they’d get an additional \$300. That’s a \$360 monthly budget on produce. Then low-income residents can use their SNAP benefits on non-produce food items – helping folks to stretch their monthly grocery budgets by quite a bit.

⁴⁴ Stuart Luman, [Berkeley’s new urban agriculture ordinance encourages residents to grow their own food](#), Berkeley, August 2018.

⁴⁵ City of Seattle, Seattle Department of Neighborhoods, [Beacon Food Forest](#), Last Accessed Feb 2023

people to bridge the equity gap that makes healthy food inaccessible. Support low-income and food-insecure residents of EJ Communities who don't qualify for food stamps by expanding the Saba Food Card program.⁴⁶ (Saba Grocers, Sugar Freedom Project)

-    Work collaboratively with food justice groups, EJ CBOs, and schools to pass a “Healthy Food Zones” Ordinance restricting new fast-food establishments near schools and in residential EJ Communities.⁴⁷ (Sugar Freedom Project)
-     Collaborate with Workforce & Economic Development Dept. and local food justice CBOs to facilitate accessible and affordable permitting for unpermitted produce and healthy food vendors, connect with them in the language(s) they are comfortable in, and support their business development. (Sugar Freedom Project)
-  Dedicate additional significant and ongoing funding for City staff FTE for maintaining community gardens.⁴⁸ (Sugar Freedom Project)
-    Establish food recovery programs to enable grassroots food justice CBOs to collect surplus edible food from the City, large businesses, and anchor institutions like universities. Such a program could support the development of community Food Hubs in EJ Communities, with such amenities as community fridges for free food or produce distribution, free cooking workshops and a catering space. (Cocina del Corazón)
-     Support Saba Grocers Initiative with their efforts to increase storage and wholesale capacity for corner stores in low-income EJ Communities.⁴⁹ (Saba Grocers Initiative)
-     Enter long-term contracts with small caterers to provide meals to EJ Communities in food deserts such as in Deep East Oakland. Through this best practice, the City would both feed the community and create local jobs. Long-term guaranteed contracts enable small businesses to hire additional staff members with livable wages and benefits. (Cocina del Corazón)
- Support summer internships for high school students in EJ Communities to receive culinary training across
















⁴⁶ Saba Grocers Initiative, [Saba Food Card: Shop Local & Shop Healthy](#), Last Accessed Feb 2023.

⁴⁷ ChangeLab Solutions, [Model Healthy Food Zone Ordinance](#), Last Accessed Feb 2023.

⁴⁸ City of Oakland, [Oakland Community Gardening Program](#), Last Accessed Feb 2023.

⁴⁹ [Saba Grocers Initiative](#) provides an online portal for corner store owners to purchase produce from them directly. They provide free produce delivery once or twice a week, making it easier for corner store owners. Saba subsidizes a portion of what corner store owners buy from them, making it even cheaper for corner store owners.

Oakland, particularly in Deep East Oakland. For example, Castlemont High School wants to start an afterschool culinary program. (Cocina del Corazón)

-    Support additional BIPOC-owned and -run Food Hubs for food assistance and education organizations in EJ Communities.⁵⁰ For example, Cocina currently works out of La Placita in East Oakland, but there's not enough room to accommodate all the students.⁵¹ (Cocina del Corazón)
-   Collaborate with OUSD and food justice CBOs, and low-income residents, parents, and students in EJ Communities to establish a Good Food Purchasing Program for OUSD schools.⁵² All public-school food contracts should provide children with fresh, nutritious, high quality and culturally appropriate meals.
-   Support collaborative efforts of Sugar Freedom Project Resident Leaders and OUSD's Central Kitchen to explore the possibilities for contracting with parents of students to cook culturally appropriate meals for students in schools as a structural change.⁵³ Many parents are experienced cooks and want to cook fresh, healthy, culturally relevant food for the students in school kitchens. (Sugar Freedom Project, Real Food Media)
-   Work to establish and fund edible gardens at school sites for children's hands-on education with secured funding for additional staffing. Integrate food harvested from school gardens and nearby farms, ranches, and fisheries into meal plans.
-    Work with social justice CBOs and low-income residents of EJ Communities to co-develop language for an Ordinance to continue and expand Phase 2 of the Oakland Resilient Families (ORF) pilot program to a fully-fledged, opt-out Universal Basic Income program that is accessible to all lower-income residents of Oakland.⁵⁴ (Sugar Freedom Project)
-    Work with social justice CBOs, BIPOC-owned businesses, low-income residents of EJ Communities, and Labor unions to co-develop language for an Ordinance to increase Oakland's minimum wage (Measure FF, 2014) to a living wage.⁵⁵ (Sugar Freedom Project)

⁵⁰ Dana Givens, [This Oakland Takeout Spot Also Serves as a Food Hub for Black-Owned Pop-Up Shops](#), Black Enterprise, Sep 2020.

⁵¹ Janelle Bitker, [The Woman Behind Oakland's Mobile Food Scene](#), East Bay Express, Nov 2017.

⁵² Center for Good Food Purchasing, Real Food Media, [Good Food Purchasing Program](#), Last Accessed Feb 2023.

⁵³ Sugar Freedom Project, [About](#), Last Accessed Feb 2023.

⁵⁴ City of Oakland, [Oakland Guaranteed Income Pilot Now Accepting Applications for Phase 2](#), Last Accessed Feb 2023.

⁵⁵ City of Oakland, [FAQ: Oakland's Minimum Wage Law](#), Last Accessed Feb 2023.

- 💰 ❤️ Dedicate resources to leverage existing community knowledge and expertise in realizing the critical role that shared community gardens, schools, community centers, rec centers and libraries in EJ Communities can play in educating residents starting in early childhood in growing their own food and medicine, cooking food, cross-cultural education and community building with food, and using food as medicine. Provide support for additional nutrition and health education, coming from community members, and rooted in community leadership. (Sugar Freedom Project)
- 💰 🗣️ 🍫 ❤️ Support community empowerment and food justice CBOs such as Homies Empowerment,⁵⁶ Trybe,⁵⁷ Intertribal Friendship House,⁵⁸ The East Oakland Collective,⁵⁹ The Village in Oakland,⁶⁰ Self Help Hunger Program,⁶¹ and similar groups in providing low-income, food-insecure EJ Community residents with nourishing, quality, culturally appropriate food. (Sugar Freedom Project)
- 💰 🗣️ 🍫 ❤️ Support spaces for people to come together for health, exercise, education, and free food where people feel safe walking outside. (Sugar Freedom Project)
- 🗣️ 🍫 In a community survey of 300 residents administered by SFP in Spanish, Mam, and English, residents were asked to pick their top four priorities for allocating \$8M in Sugar Tax revenues, from a list of 10 existing City of Oakland programs:⁶² (Sugar Freedom Project)
 - ◆ Help families with the cost of treatment of sugar-related illnesses (like diabetes).
 - ◆ Educate children about the impact of sugar.
 - ◆ Ensure healthy, accessible food in our neighborhoods.
 - ◆ Provide more community gardens and space to grow food.
 - ◆ Promote alternatives to soda (like more water).
 - ◆ Restrict marketing of soda companies, especially on our kids.
 - ◆ Provide money for healthy food.
 - ◆ Support mobile healthy food vendors.
 - ◆ Support home deliveries of healthy meals.

⁵⁶ Homies Empowerment, [FREEdom Store](#), Last Accessed Feb 2023.

⁵⁷ Trybe, [Welcome to Trybe! Strengthening Families in Oakland and Beyond](#), Last Accessed Feb 2023.

⁵⁸ Intertribal Friendship House, [About Intertribal Friendship House](#), Last Accessed Feb 2023.

⁵⁹ The East Oakland Collective, [COVID-19 Relief](#), Last Accessed Feb 2023.

⁶⁰ The Village in Oakland, [Feed the People](#), Last Accessed Feb 2023.

⁶¹ Self Help Hunger Program, [We Don't Just Feed the Homeless, We Feed the Hungry](#), Last Accessed Feb 2023.

⁶² Overwhelmingly, ~75% of survey respondents had not heard of Oakland's Soda Tax.

◆ Support free food distribution.

Goal EJ-6

Support a network of well-maintained community facilities that are easily accessible, culturally supportive, and responsive to community needs.

EJ-6.1	Public Facilities Distribution. Ensure the equitable distribution of beneficial public, civic, and cultural facilities, prioritizing new facilities and creative spaces in traditionally underserved areas.
EJ-6.2	Childcare Facilities. As part of long-range planning efforts, ensure appropriate land use designations, zoning, and incentives to facilitate additional affordable and high-quality childcare facilities in areas without sufficient access, as shown in <i>Figure EJ-20</i> .
EJ-6.3	Healthcare Facilities. As part of long-range planning efforts, ensure appropriate land use designations and zoning to facilitate additional healthcare facilities in areas without sufficient access, as shown in <i>Figure EJ-21</i> .
EJ-6.4	Facilities Maintenance. Maintain and improve existing civic and public facilities to ensure safer, more attractive facilities that are responsive to community needs. Prioritize equitable capital improvements and maintenance projects and investments in public and community-driven social infrastructure in EJ Communities.
EJ-6.5	Public Service Coordination. Coordinate with the planning efforts of agencies providing public education, public health services, community centers, library services, justice services, flood protection, energy, and technology and communications services, as appropriate. Maintain interagency coordination agreements with neighboring jurisdictions and partner agencies that provide urban public facilities and services within the City/County to ensure effective and efficient service delivery.
EJ-6.6	Public Restroom Facilities. Access to safe, clean sanitation is globally recognized as essential for public health. Public toilets should be accessible to all Oaklanders, without social or physical barriers preventing usage. A public toilet facility’s design and upkeep should offer privacy and safety, ensure cleanliness, provide required sanitation-related resources, and be gender equitable.

Actions

EJ-A.24	As part of the update of the LUTE and OSCAR Elements, and the creation of a new Infrastructure and Facilities Element, include policies that address equitable distribution and maintenance of public facilities in EJ Communities.
EJ-A.25	As part of the LUTE update in Phase 2, explore land use changes that are supportive of cultural organization operation in partnership with community groups, small business associations, and the






Who Benefits or is Burdened?

- Long-term City plans with need for sizable capital investments and incurring significant changes to Oakland’s public infrastructure – such as removing the 980 freeway and converting it into a parkway that connects Jack London to Downtown, building a new BART line from Jack London Square to San Francisco, and building a new A’s Stadium at Howard Terminal – may create more harm than benefits for low-income EJ residents.
- The truck ban on the I-580 and 13 freeways that channels trucks almost exclusively to use the I-880 freeway from West Oakland to Deep East Oakland harms predominantly BIPOC, low-income residents of EJ Communities.
- Lack of clarity about the ultimate plan for the Coliseum Area, including unanswered questions as to whether adjacent residents of EJ Communities Lockwood/Coliseum/Rudsdale, Havenscourt/Coliseum and Fitchburg/Hegenberger neighborhoods will have a say in development decisions that impact them, and if it will benefit them or increase gentrification and displacement, continue to cause residents anxiety about their ability to stay and thrive in their neighborhoods over the long-term.

Barriers to Equity:

- Lack of transparency and meaningful, authentic opportunities for residents of impacted neighborhoods to participate in decision-making about large, expensive (and profitable) capital projects such as stadiums, freeways and BART lines, result in developers benefiting from these projects more than existing low-income residents of EJ Communities.
- Oakland residents of multi-family housing continue to lack compost or green waste collection services. The climate impacts of sending organic material to the landfill is horrendous, as methane is a short-lived greenhouse gas with about a decade lifetime, with greater than 80 times the warming power of carbon dioxide over the first 20 years upon reaching the atmosphere.⁶³
- Lack of sufficient affordable or free waste disposal and collection facilities or services.

Recommendations to eliminate barriers to equity and close equity gaps:

-   Provide the highest quality of public facilities possible in EJ Communities to meet the needs of the City’s residents and businesses and promote the City’s image and cultural heritage.
-    Large-scale capital-intensive projects such as the new A’s Stadium at Howard Terminal, ripping out the 980 freeway to build a new parkway to connect it to the “new Downtown,” and building a new BART line from Jack London to San Francisco, necessitate a comprehensive, meaningful and

⁶³ Environmental Defense Fund, [Methane: A crucial opportunity in the climate fight](#), Last Accessed Feb 2023.

deliberative community-driven planning process with impacted low-income residents of EJ Communities and EJ CBOs at the decision-making table. (OCAC)

- 💰 ❤️ Invest in building intersectional resilience, by increasing investment in public and community-driven social infrastructure. For instance, new or existing community centers could provide community-facing services such as free childcare, tutoring, and youth sports, and layer in climate resilience features such as community-owned solar PV with battery backups, greywater and rainwater harvesting, and community gardens and tool-lending and seed libraries, to stack functions and accomplish multiple objectives simultaneously.⁶⁴ (APEN)
- 💰 ⚖️ Require EV Charging Stations infrastructure as part of new and existing warehouse and industrial buildings, by installing solar PV systems on local rooftop and parking lots together with EV chargers and spaces for charging EV Heavy Duty Vehicles and electric Light Duty Vehicles in key areas. (APEN)
- ⚖️ Support lower-level streetlights rather than higher-level streetlights. As trees grow, they block out higher-level lights. Lower-level street lights improve night-time visibility for people and make for a friendlier, safer, and more walkable neighborhood. (Oakland Parks & Recreation Foundation)
- 🧠 🗑️ ⚖️ For any development of the Oakland Coliseum Area, prioritize equitable partnerships and a seat at the decision-making table for local EJ and social justice CBOs and low-income existing residents of the immediately surrounding neighborhoods, to center community benefits over corporate profits. (Saba Grocers)
- 💰 🔍 ⚖️ Work with Waste Management, residents, and landlords of multi-family affordable housing in EJ Communities, and OUSD, to provide free compost or green waste collection services to multi-family housing and schools. With institutional support, residents have the opportunity to make daily positive climate impacts by composting organic material and ecologically sequestering carbon dioxide, rather than by landfilling it and generating methane. It is estimated that methane is responsible for at least 25% of global warming.⁶⁵
- 💰 ⚖️ Include a map of the locations of affordable or free waste disposal and collection facilities or services and work with EJ CBOs to provide popular education in the languages residents are comfortable in about their existence and proper use, especially the locations of new repair and reuse facilities that can upcycle large items that are costly to dispose of.

⁶⁴ Zach Lou, et al., [Resilience Before Disaster: The Need to Build Equitable, Community-Driven Social Infrastructure](#), Asian Pacific Environmental Network (APEN), Service Employees International Union (SEIU) California and SEIU 2015 & BlueGreen Alliance (BGA), September 2020.

⁶⁵ Environmental Defense Fund, *supra* n. 27, p. 46.

Goal EJ-7

Create environments that support physical activity, recreation, and healthy lifestyles through safe, comfortable, and ADA-compliant walkable, bikeable neighborhoods, with access to transit, green space, trees, paths, and parks.

Land Use Planning

EJ-7.1	Complete Neighborhoods. Promote “complete neighborhoods”— where residents have safe and convenient access to goods and services on a daily or regular basis—that address unique neighborhood needs, and support physical activity, including walking, bicycling, active transportation, recreation, and active play.
EJ-7.2	Accessible Neighborhoods. Encourage active modes of transportation and transit accessibility by supporting neighborhoods that provide access to a range of daily goods, services, and recreational resources within comfortable walking or biking distance. Encourage transit providers to prioritize, establish and maintain routes to jobs, shopping, schools, parks, and healthcare facilities that are convenient to EJ Communities.

Collisions

EJ-7.3	Street Design for Safe Speeds. Work to maximize the safety of the transportation network by designing/redesigning streets for lower driving speeds and enforcing speed limits as well as promoting safe driving behavior. Strategies could include implementing leading pedestrian intervals for crosswalks in residential neighborhoods and providing pedestrian scale lighting. Prioritize speed reduction efforts in EJ Communities with the highest concentrations of pedestrian and bicyclist crashes. Study enforcement patterns annually to avoid racial profiling.
EJ-7.4	Safe Oakland Streets. Use a community engagement-rooted, data-driven, and systematic approach to eliminate all traffic fatalities and severe injuries, while increasing safety, health, and equitable mobility for all.
EJ-7.5	Bicyclist-and Pedestrian-Friendly Design. Prioritize designs that protect people biking and walking, such as improvements that increase visibility of bicyclists and pedestrians, traffic calming, and safer intersection crossings and turns. Improvements should also prioritize universal design so that improvements are usable by all people, to the greatest extent possible, without the need for adaptation or specialization.
EJ-7.6	Collaborative Safety Solutions. Collaborate with educational institutions, senior living facilities, community organizations, and other stakeholders, particularly those who reside in EJ Communities, when developing and implementing programs and improvements that increase safety and encourage the use of active transportation modes. Identify and plan for improvements in collaboration with existing neighborhood residents and businesses to address concerns about gentrification and displacement.

EJ-7.7	Equitable Paving. Continue to plan and distribute paving program resources based on equity, road condition and safety metrics.
Parks, Programming, and Access	
EJ-7.8	Park Distribution. As part of park planning efforts, prioritize development of new parks in EJ Communities that are underserved, as identified in <i>Figure EJ-26</i> .
EJ-7.9	Enhancing Access to Parks. Pursue strategies that increase community access to safe, high quality- open space, parks and recreational facilities, including increasing access to pedestrian and bicycle amenities around open space or recreational areas, expanding joint use agreements with schools and educational institutions; removing of physical barriers to access (ex: fences); and providing a choice of legible routes to and from park areas through the installation of new or improved multi-use shared paths, wayfinding, and signage.
EJ-7.10	Parks Programming. Create high-quality inclusive programming that encourages the use of the park facilities by a variety of users including older adults, youth, and people with disabilities throughout the day and evenings. Opportunities should be taken to incorporate local heritage and culture.
EJ-7.11	Partnerships. Coordinate partnerships with Caltrans and the Port to activate and increase access to parks and greenways with community programming and events.
EJ-7.12	Park Safety. Use Crime Prevention Through Environmental Design (CPTED) and other best practices for landscaping, lighting, and other components when designing open space and recreational spaces.
EJ-7.13	Park Maintenance. When evaluating park projects and funds for maintenance—such as routine trash collection, cleaning of restroom facilities, provision of safety lighting, and other operational functions—include equity and presence in EJ Communities as a priority weighted factor.
EJ-7.14	Community Input. Provide ongoing opportunities for public engagement and input into the parks and recreation planning process, including priorities for amenities, facilities, programming, and improvements.
Greening and the Urban Forest	
EJ-7.15	Urban Forest. Implement the Urban Forest Master Plan, a comprehensive, area-wide urban canopy and vegetation plan that identifies locations that trees can be added and maintained, such as parks, streets, Caltrans' rights-of-way and develop a plan to protect existing trees that provide shade, reduce urban heat island impacts, and reduce exposure to air pollution emissions in communities most affected by air pollution. This includes partnering with local nonprofit groups, encouraging trees on private property, and working with the community on tree maintenance and (as needed) removal. Prioritize tree canopy in EJ Communities with the least amount of canopy, as shown in <i>Figure EJ-25</i> .

EJ-7.16	Urban Greening. Develop equitable partner agreements with community-based organizations and collaboratively work to identify, fund, develop, and maintain specific green infrastructure projects in EJ Communities.
Actions	
EJ-A.26	As part of the LUTE update in Phase 2, include policies that promote a fine-grained neighborhood land use pattern that encourages walking, biking, and getting around without a car.
EJ-A.27	As part of the LUTE update in Phase 2, include policies that prioritize bicyclist, pedestrian, and roadway improvements that prioritize safety and comfort of non-auto users. Target these improvements in EJ Communities and areas identified in <i>Figure EJ-22</i> .
EJ-A.28	As part of LUTE update in Phase 2, study shuttles and other local transit programs that are supportive of AC Transit’s core service to foster local mobility and connections between neighborhoods and rail transit.
EJ-A.29	Prioritize urban greening projects identified in community plans, such as EONI, WOCAP, and others. Implement projects in partnership with community groups in EJ Communities.
<p><i>Who Benefits or is Burdened?</i></p> <ul style="list-style-type: none"> → Industrial developments between the I-880 freeway and Doolittle Drive, the lack of public transit or safe pedestrian walkways, and significant Diesel PM and other kinds of air pollution hinder residents of Deep East Oakland from accessing or benefiting from the open space at the Martin Luther King Jr. Regional Shoreline, especially for residents who lack access to a car. → Lack of access to green open space is leading children and young people in EJ Communities to experience alarming levels of climate anxiety, nature deficit disorder, depression, substance abuse, and suicide.⁶⁶ → Many residents of EJ Communities experience significant challenges with mobility, including people with disabilities, people without cars, and transit-dependent people who are also mobility-impaired. Improving access to safe options for non-auto users will also greatly benefit residents who have refrained from active transportation due to a lack of safe options. For instance, cyclists lack safely buffered, accessible and well-marked bike lanes or bike routes in and through EJ Communities. <p><i>Barriers to Equity:</i></p> <ul style="list-style-type: none"> → Too many parks in EJ Communities are either closed or in a poor state of repair. In addition to increasing the 	

⁶⁶ Madeline Will, [Teens Are Struggling With Climate Anxiety. Schools Haven’t Caught Up Yet](#), Education Week, Dec 2022.











distribution of public parks, the City will need to improve park quality, ensuring that restrooms and other amenities are well-maintained. Park quality can be more important than proximity in determining whether people. A park's quality can be measured by its: (a) amenities, such as parking, restrooms, bike paths, benches, barbeques and drinking fountains; (b) state of repair, maintenance, and cleanliness; (c) aesthetics, such as views, gardens, fountains art, and educational or historical components; and (e) safety. Safety relates to the physical elements of the park such as whether it is well lit at night, which can dissuade unsavory elements from congregating there. The City can use community engagement to learn which factors are most important to local communities.

- Poor street lighting in EJ Communities outside of parks, such as at transit stations, can contribute to community members feeling unsafe at night.

Recommendations to eliminate barriers to equity and close equity gaps:

-  Work collaboratively with APEN, the Lincoln Square Recreation Center and the Oakland Chinatown Coalition to effectively incorporate green walls and other pollution-mitigating green infrastructure in Chinatown, particularly near or at the Lincoln Square Recreation Center. (EJ-7.17) (APEN)
-  Support the Oakland Parks & Recreation Foundation's (OPRF) efforts to increase non-competitive processes for parks management. OPRF is training volunteers to fill service gaps that the City does not provide. (OPRF)
-  Support OPRF's efforts to bring on full certified arborists for East and West Oakland tree planting projects by providing funding for arborist training and creating workforce pathways that feed directly into jobs within the Public Works system. (OPRF)
-  Partner with a broad swath of EJ CBO coalitions and alliances (such as the OCAC, EONI, Chinatown Coalition, and WOCAP) and low-income residents of EJ Communities (such as the Equity Working Group, or EWG) to align communities across different issue areas for equitable implementation. (Save the Bay)
-  Partner with AC Transit, OakDOT and EJ and transportation justice CBOs to channel revenues from public EV charging stations towards making public buses low-cost or free, per **ECAP Action TLU-4** (*Abundant, Affordable, and Accessible Public Transportation*). (APEN)
-  Partner with AC Transit, EBCE, PG&E and EJ and energy justice CBOs to electrify existing non-EV buses and make new EV buses serve a dual community-serving function during blackouts, power shortages, or PSPS events, for deployment as or to power mobile resilience stations to build community resilience. EV's and electric buses could become power generating sources to power helpful uses, such as phone charging, etc. Considering all the folks who don't drive and who won't have access to private EV's, this would support community resilience and access to clean public transportation. (APEN)
-  Consider tree planting and biking and pedestrian infrastructure in tandem, as pedestrian and bike facilities are more usable when they are shaded by street trees, in alignment with goals of the 2019 Oakland

Bike Plan and the 2017 Oakland Walks Pedestrian Plan. (Save the Bay)

-    Partner with EJ CBOs in implementing **Goal EJ-7.17** (*Urban Greening*) and **Action EJ-A.30** to link urban greening to protective buffering needed to mitigate residents' exposure to pollution and hazardous waste sites and to protect sensitive land uses (such as schools, childcare, senior centers, playgrounds, parks) in EJ Communities. Use green infrastructure and green buffer walls to protect communities from industrial sites, freeways and major traffic thoroughfares, noise and light pollution, and other locally unwanted land uses that negatively impact residents' physical and mental health. (APEN)
-   Dedicate funds in EJ Communities to improve maintenance and amenities of parks and green spaces, especially at or around schools in low-income communities. Couple these funds with stronger enforcement of tenant protections and anti-displacement measures. (New Voices Are Rising)
-    Create targeted tree planting and urban greening programs that take the full life-cycle maintenance of trees into account at the outset and include community-driven planning, funding, workforce development, volunteers' management, ongoing education and training. (Oakland Parks & Recreation Foundation, Greenlining Institute)
-    Partner with Oakland EJ CBOs and low-income residents of EJ Communities to fund and implement green infrastructure programs and funding community-identified projects, including vegetated buffers, trees and urban greening, and stormwater capture. Prioritize targeted hiring of low-income EJ Community residents for related jobs, including unionized, living wage, and family-supporting jobs. (Greenlining Institute)
-   Support WOEIP and OPRF in meeting the Oakland Step Program's deliverables of 2,000 trees planted by December 2025. In addition to building safe bike and pedestrian pathways, make it easier for all interested organizations to make it through the City's red tape regarding tree planting. As possible, provide education and waive permits and fees for planting trees on public land. (Oakland Parks & Recreation Foundation)
-  As part of implementing the Urban Forestry Master Plan, prioritize EJ Communities for tree planting and implement a plan to make sure they survive, including through the preservation of healthy soil. Work with nonprofit organizations and other businesses to hire community residents to perform needed tree maintenance, including watering, mulching, pruning and other sustaining care needs, ensuring that City rules and unions are followed, and preventing any planted trees from dying. (Oakland Parks & Recreation Foundation)
-    Follow the recommendations in this REIA and the Priority Conservation Areas Plan (2015)

“Equity Checklist” to protect tenants from inadvertent gentrification and displacement related to urban greening.⁶⁷ Shape projects to qualify for funding from MTC/Plan Bay Area. (OCAC, Save the Bay)

Goal EJ-8

Foster meaningful civic engagement and support community power- and capacity-building.

EJ-8.1	Meaningful, Relevant Engagement. Design and implement public engagement processes and events that facilitate participation from low-income communities and communities of color; are driven by resident priorities, are easily accessible and understandable and provide meaningful opportunities for participants to influence outcomes.
EJ-8.2	Sustained Engagement. Develop and maintain communication channels that allow for ongoing dialogue with neighborhood groups and individual residents; track issues and priorities at the neighborhood level; and foster transparency and accountability. Use this information to inform development of City programs, projects, and services, sharing information across departments to optimize the effectiveness of efforts, and share outcomes with groups.
EJ-8.3	Innovative Methods. Explore innovative strategies for increasing community involvement in civic processes and ownership of outcomes, tailoring strategies to best reach target audiences. Strategies to explore may include participatory budgeting, participatory action research, providing staff assistance to support community-driven planning and policy efforts, or other approaches that emphasize the active participation of community members most affected by the questions at issue.
EJ-8.4	Community Partners. Partner with community-based organizations that have relationships, trust, and cultural competency with target communities as to support engagement for local initiatives and issues. Seek opportunities to support community partners in these efforts such as by providing technical assistance, data, meeting spaces, funding and other support services as feasible.
EJ-8.5	Community Capacity Building. Empower historically marginalized community members to participate in local decision-making and engage meaningfully in planning efforts, including through increased representation in employment and civic life; providing educational/training workshops and programs about civic involvement and processes, such as through fellowships and internships; providing organizational support to community-based organizations; and other capacity building activities.
EJ-8.6	Engagement Infrastructure. Build City technology, staffing, funding and systems resources to conduct more inclusive, meaningful and community-empowered engagement, including seeking grant funding.

⁶⁷ [City of Oakland - File #: 14-1004, ABAG and City-adopted as part of Sustainable Communities Strategy.](#)

	Develop flexible but sustained infrastructure for two-way information sharing between City and partner agencies and community members.
EJ-8.7	Interagency and Interdepartmental Collaboration. Collaborate with and among public agencies and City departments to leverage resources, avoid duplication of effort and enhance the effectiveness of public participation.
EJ-8.8	Youth-Centered Events. Seek out opportunities for meaningfully and authentically involving young people—particularly from EJ Communities—in the planning and implementation of youth-centered events that develop confidence and leadership skills.
EJ-8.9	Events for Older Adults. Provide greater opportunity for older adults (ages 65 and over), particularly those from EJ Communities, to be integrated into community events and intergenerational exchanges. Involve older adults in the planning and implementation of events that are accessible to older adults.
EJ-8.10	Linguistically Isolated Communities. Continue to provide interpretation and translation services, assistance in accessing community services and programs, and direct engagement with specific demographic groups. Prioritize EJ Communities as identified in <i>Figure EJ-30</i> .
EJ-8.11	Digital Access. Ensure that all meetings, materials, and other engagement that uses technology is easily accessible by mobile devices. Invest in high-speed internet in underserved low-income communities to expand digital access and engagement opportunities. Prioritize expanded internet in public facilities and EJ Communities as identified in <i>Figure EJ-31</i> .
EJ-A.30	Study the feasibility of establishing a fund that City departments draw on for community outreach, including funding for community group partnerships. The fund would provide a source of funds to supplement departmental budgets and grant funding in order to ensure that City objectives for community outreach can be achieved, and that community groups are fairly compensated for their engagement.
EJ-A.31	Develop a participatory budgeting process for EJ Community investments and explore expansion into other departments.
EJ-A.32	Host an annual City-wide conference of Neighborhood Empowerment Councils, where councils plan proactively for healthy communities and provide feedback on General Plan implementation.

Who Benefits or is Burdened?

- The goals in this section are extremely important for the City to follow-through on and dedicate funds and staff-time to implement and would reverse decades of inaction despite promises of change.
- It's important for the City to gather data on a neighborhood-by-neighborhood basis, as well as to adapt its implementation strategies on a neighborhood-by-neighborhood basis, to be responsive to the needs of sensitive demographics and populations within each neighborhood, such as older adults who might not be able to access websites as easily, linguistically isolated populations, disconnected youth, and unhoused




residents.

- Community members appreciate that the EJ Element extensively and authentically incorporates the policy priorities of the ECAP, EONI, and WOCAP community-led plans.


Barriers to Equity:

- Marginalization and disenfranchisement of EJ Communities has created a legacy of widespread community mistrust because City practices have not genuinely been developed and carried out “from the ground up.”
- Foundational disagreements about the meaning of “equity” and “fairness” between City representatives and community members perpetuate community feelings of mistrust and neglect. There should be no constraints in law that prevent implementation of fair *and* equitable actions. Without shared understandings, community members face uphill battles in getting their approvals incorporated into city policy or budgetary priorities. This causes community residents to question why the City requests their input if it does not intend to follow through, and to feel the City has not equitably implemented its proposed policies, plans or programs.
- Engaged community residents, nonprofits and community-based organizations need constant updates and education about existing programs, opportunities for input and how they all fit together to be able to provide meaningful input. For example, the community has only seen 20% of the budget collected from the soda tax – \$8M out of \$40M — and there is a perceived lack of accountability as to how the remaining \$32M has been spent.
- The City is unaware of the true extent of structural, housing and infrastructure needs within Oakland. Many residents are unaware of complaint mechanisms such as 311. The City does not maintain actively updated data about pollution emissions or other community issues and is not able to provide that information to residents to direct them to where it can be found.
- Engaged EJ Community residents and CBOs recognize that the ‘old school model’ where the City invites people to ‘community input’ meetings is ineffective, because the same limited group of people come to every meeting.

Recommendations to eliminate barriers to equity and close equity gaps:

-  Rather than having each department collect community input separately and in silos, develop and utilize a “one-stop shop” platform for all City Departments to use. By collecting all community input in a centralized place where the data can be well-organized by topics, the City can reduce the number of blind spots, redundancy, and creation of planning fatigue through repeated surveying of residents.
-  Establish a permanent environmental justice resident oversight commission to review decisions for their degree of conformity to the EJ Element. (Equity Working Group)
-  Community members appreciate the EJ Element’s focus on community engagement. To implement EJ-A.33, residents and EJ groups recommend that the City establish a permanent network in a structure similar to the proposed Oakland Climate Action Network (ECAP CL-5) to support inclusive community engagement and ownership of decision-making and empowerment. The use of decentralized, neighborhood empowerment councils, envisioned as regularly occurring decision-making forums, held in

neutral accessible public spaces within each community (such as libraries, schools, and recreation or community centers) is a surefire way to strengthen robust community participation. These neighborhood councils can provide implementation guidance, especially with identifying the challenges faced by residents in different neighborhoods. Each neighborhood would articulate its own priorities, and each communities' priorities have parity with one another, with residents having equal opportunity to co-develop and present them to the City in a shared public forum. This would create an ongoing planning process articulated at the neighborhood level, with guaranteed funding for implementation and the opportunity for participatory budgeting. (OCAC, Greenlining Institute)

- ◆ For example, the EONI Community Plan organized its community-driven planning efforts on a neighborhood-by-neighborhood basis to engage, educate, and involve the active participation of existing residents in planning for their own neighborhoods, to later be uplifted into the General Plan. (EONI, OCAC)
 - ◆ The Network can integrate existing bodies and forums such as Neighborhood Crime Prevention Councils, neighborhood associations and resident action councils (e.g., Santa Fe Community Association and Neighbors, Sobrante Park Resident Action Council, EBALDC's Healthy Havenscourt Collaborative), community and recreation centers (e.g., Bushrod, Rainbow and Tassafaronga), engaged congregations and faith groups (e.g., Allen Temple Baptist Church, Kehilla Synagogue), existing place-based community organizations (e.g, Unity Council in the Fruitvale, Black Cultural Zone CDC in East Oakland) and membership-driven, base-building organizations (e.g., Communities for a Better Environment in East Oakland, Asian Pacific Environmental Network in Chinatown).
 - ◆ It is important to take advantage of existing community engagement structures, such as Neighborhood Crime Prevention Councils and Community Development Block Grant Councils, which are well-established, funded and staffed.⁶⁸ In particular, use of NCPCs would offer community members an opportunity to not just react to crime, but plan proactively for healthy communities. (OCAC)
 - ◆ The City should distribute resources equitably by paying dignified stipends to adult and youth resident leaders. (OCAC)
 - ◆ Measure community participation in neighborhood councils across different neighborhoods. Create a Civic Engagement Index by neighborhood. (OCAC)
 - ◆ Include participatory budgeting for the Capital Improvement Budget, a more palatable and already precedented area of the budget to use for Participatory Budgeting. (OCAC)
-  When designing City programs, policies, plans and benefits, incorporate strategies to ensure that undocumented immigrant communities receive their fair share of the benefits. Many undocumented community members feel that they work here, pay taxes, contribute to the economy, but get very limited

⁶⁸ [NCPC map](#)

support. With support, they feel that they would be able to contribute even more to the city. (Sugar Freedom Project)

Goal EJ-9

Expand economic development, income equality, and opportunity for all Oaklanders.

EJ-9.1	Investments for Inclusive, Equitable Growth. Make intentional investments to increase and diversify economic growth and living wage jobs in an inclusive and equitable manner that focuses on neighborhoods and their unique needs, particularly in EJ Communities. (HDG)
EJ-9.2	Small Business/Startup Support. Support the development and retention of small business startups and new firms — particularly POC/women/veteran owned businesses — by providing assistance with business planning, expansion, and access to capital.
EJ-9.3	Business Incubators. Encourage occupancy of existing buildings with incubators for specific industry/trade groups and for artisans and craftspeople, where small startup businesses can share existing facilities and equipment.
EJ-9.4	Public Procurement. Continue to use the public procurement process to stimulate small business development, prioritize certified underrepresented business enterprises, including businesses owned by people of color, women, LGBTQ+ community members, veterans, and individuals with disabilities, and locally-owned businesses in particular, and coordinate with anchor institutions such as universities, hospitals, public agencies, and school districts to help launch new products and services.
EJ-9.5	Local Business Needs Assessment. Continually assess business workforce needs and other requirements and use the findings to assist in developing a qualified workforce that meets the demands of established and emerging business and smaller, value-added businesses such as artisan foods, digital media, recording and sound technologies, smart engineered, cooling technologies, and green building product development. (HDG)
Workforce Development and Training	
EJ-9.6	Labor Force Skills Development. Partner with educational institutions, employers, and community-based organizations to develop a local labor force with skills to meet the needs of the area’s businesses and industries. Continue and expand local-hire initiatives, training, apprenticeships, and partnerships with employers. (HDG EO2.1)
EJ-9.7	Barriers to Workforce Participation. Collaborate with regional and local partners to identify and address barriers to workforce participation and access to training. Solutions to explore may include: <ul style="list-style-type: none"> ● Two-generation programs that link education, job training, and career-building for low-income parents with supports for their children; ● Bridge programs that prepare people with low academic skills for further education and training;

	<p>and</p> <ul style="list-style-type: none"> • Transitional jobs programs that provide short-term subsidized employment or training for formerly incarcerated individuals.
EJ-9.8	Entrepreneurship and Social Enterprise Training. Support education and training in entrepreneurship and social enterprise as an alternative pathway to traditional jobs.

Actions

EJ-A.33	<p>As part of land use planning efforts, explore the following strategies in partnership with community organizations based in EJ Communities:</p> <ul style="list-style-type: none"> • Corridor revitalization • Zoning opportunities to facilitate smaller, “micro retail” spaces that are more affordable to new or smaller businesses. • Cultural Districts that showcase, support, and preserve existing cultural identity of retail and commercial services. For example, programs that support restoration of historical Black business districts in West Oakland. • Neighborhood retail and local business conservation strategies to prevent conversion of existing neighborhood-retail uses in neighborhoods that would otherwise lose easy access to nearby shops and neighborhood services, including through anti-displacement strategies. • Anti-displacement strategies for artists and creative businesses.
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Who Benefits or is Burdened?

→ These broad economic goals primarily speak to the ever-present need to support small businesses and workforce development across the City. Action EJ-9.1 speaks to the need for “intentional investments to increase and diversify economic growth and living wage jobs in an inclusive and equitable manner . . . particularly in EJ Communities.”

Barriers to Equity:

→ Small business owners who want to invest in their community often are dissuaded by the City’s permitting process, which is expensive and time consuming. (“There was a lot of red tape from the City in permits. They wanted \$12,000 in permits to wait for 6 months to get a maybe.”)

→ Workforce development that is not tied to a guaranteed job after completion after completion of training with flying colors may not lead to improved economic livelihoods.

Recommendations to eliminate barriers to equity and close equity gaps:

→ 💰 As contemplated by Action EJ-9.2, provide funding and resources, including streamlining red tape, waiving permit fees and offering support with paperwork, to small enterprises that are striving to help accomplish EJ Element goals. (Cocina del Corazón)

→ ❤️ As contemplated by EJ-9.4, enter into longer-term contracts with small businesses to increase their

sustainability. For instance, a small caterer such as Cocina del Corazón, could gain economic viability through a 2-year or longer contract to provide City meals once-a-week meals.

- ❤️ Establish high road partnerships that go beyond standard worker training/retraining to include plant modernization and market development help for employers, targeted assistance for minority and women job-seekers, technology-testing operations, and high school equivalency and English as a second language (ESL) education to ensure a just transition of the workforce. (APEN)
- ❤️ Create green jobs by working to increase clean energy generation within city limits, while also providing green job creation opportunities. (APEN)
- ❤️ Encourage both targeted and local hiring accompanied by well-rounded support to learn of job pathways, access job listings, and apply for jobs. (APEN)
- ❤️ Prioritize hiring and training EJ Community residents for living-wage entry-level jobs. (Greenlining Institute)
- ⚖️ Adopt a long-term vision for the City that minimizes the importance of industrial lands to the City's economy. Identify the steps to take to attract different kinds of healthier, greener, more sustainable jobs and industry types. (APEN)
- ⚖️ Encourage mixed-income housing to promote neighborhood investment in currently under-resourced areas. (CBE)
- ⚖️ To spur redevelopment of vacant properties, allow properties in mixed use areas to rezone from residential to commercial and facilitate the process by waiving fees. (Cocina del Corazón)
- 💰 Support community reuse and repair programs to reduce consumption, waste, and create green jobs. (New Voices Are Rising)
- 💰 Explore live/workspaces and others dedicated to material repair, upcycling, and retail of repaired or upcycled goods. (New Voices Are Rising)
- 🗣️👤 Support Saba Grocers Initiative with their goal to support corner stores with transitioning to a different business model where they can be more self-sufficient, to convert to community stores, where they're carrying less tobacco, candy, alcohol, and have space for community members to be able to purchase things that are good for them. (Saba Grocers Initiative)

Goal EJ-10

Prioritize improvements and programs that meet the needs of Environmental Justice communities.

EJ-10.1	Prioritizing EJ Communities. Implement topic-specific actions as shown in the Goals, Policies, and Actions table, prioritizing improvements, programs, investments, and partnerships in Environmental Justice Communities, as shown in <i>Figure EJ-7</i> . Spend or distribute resources to EJ communities in ways that meet the existing community's priority needs and improve resident's quality of life.
EJ-10.2	Implementation Monitoring and Evaluation Plan. To increase transparency and accountability, adopt an implementation monitoring and evaluation plan with achievable milestones, periodic

evaluation, and a reporting mechanism, such as an online portal or newsletter to track outcomes and keep residents informed.

Actions

EJ-A.34

In partnership with community groups, develop an implementation monitoring and evaluation plan framework and reporting mechanism.










Who Benefits or is Burdened?

- Prioritizing “improvements, programs, investments, and partnerships” in Environmental Justice Communities is the most important City practice needed to significantly alleviate disparate environmental burdens, bolstered by active community participation in designing solutions.






Barriers to Equity:

- Many community residents experience planning fatigue when they are repeatedly asked for “input” without seeing any tangible results in their neighborhood. The City of Oakland’s many departments and programs are a source of confusion in the community who believe that once input is provided to one department in the City, that input should be shared with and influence each department and program that it is relevant to.
- The policies do not contemplate a moratorium on new polluting sources in EJ Communities.
- Funding is a major barrier to success. None of the EJ goals or actions allocate dedicated resources to implementation, indicating that the City may currently not have sufficient financial capacity to follow through, which will require raising and setting aside sufficient funding to achieve EJ goals.
- The City has not implemented the 2030 Equitable Climate Action’s *City Leadership-5 Establish the Oakland Climate Action Network to Support Inclusive Community Engagement on ECAP Implementation* (Public Works, Department of Race and Equity). The OCAN was intended to be a permanent standing community-based network that would provide oversight, accountability, and support for ECAP implementation and could play a role in overseeing EJ Element implementation.

Recommendations to eliminate barriers to equity and close equity gaps:

-  Adopt an implementation monitoring and evaluation plan with achievable concrete milestones to accomplish each year alongside an annual evaluation and reporting mechanism, such as an online portal or newsletter to track outcomes and keep residents informed.
-   Due to longstanding disinvestment and inequity, spend or distribute resources to EJ Communities in ways that meet the existing community’s priority needs and improve resident’s quality of life. Move beyond sustainability as a buzzword to implement truly green, renewable, and beneficial infrastructure, programs, and projects.
-    Establish a permanent Environmental Justice Citizen oversight commission to review decisions for their degree of conformity to the EJ Element. (Equity Working Group)
-    Establish a permanent network in a structure similar to the proposed Oakland Climate Action

Network (ECAP CL-5) to support inclusive community engagement. Decentralized, neighborhood-based bodies, envisioned as regularly occurring decision-making forums, held in neutral, community-oriented, and accessible public spaces where people already gather (such as libraries, schools, and recreation or community centers) can provide implementation guidance, especially as to identifying the challenges faced by residents in different neighborhoods. Living planning process articulated at the local level and tied to city budget power. The Network can integrate existing bodies and forums such as Neighborhood Crime Prevention Councils (NCPCs), neighborhood associations and resident action councils (e.g., Santa Fe Community Association and Neighbors, Sobrante Park Resident Action Council, EBALDC's Healthy Havenscourt Collaborative), community and recreation centers (e.g., Bushrod, Rainbow and Tassafaronga Rec Centers), engaged congregations and faith groups (e.g., Allen Temple Baptist Church, Kehilla Synagogue), existing place-based community organizations (e.g., Unity Council in the Fruitvale, Black Cultural Zone in East Oakland) and membership-driven, base building organizations (e.g., Communities for a Better Environment in East Oakland, Asian Pacific Environmental Network in Chinatown).

-   Fully fund and staff the City's Sustainability and Resilience Division to coordinate with regional and state agencies, such as BAAQMD and Alameda County Public Health, as needed to secure expeditious and full implementation of EJ Element policies, including distribution of needed resources such as air filters to nonprofit partners and community members. (APEN)
-  Implement a reimbursement program to support community organizations with purchasing and installing local air monitors.
-  Adopt a program to pay for energy efficiency and home health programs, to layer the benefits and services folks are trying to access through public health. (APEN)
-  Tax industrial, polluting parcels to create funding for EJ priorities. (CBE)

B. Safety Element Goals and Implementation Actions

Refer to Safety Element Chapter 5 for additional details on the City department responsible for each Action and the City’s estimated implementation timeline.⁶⁹

Geologic and Seismic Hazards <i>Minimize the risk to life and property caused by seismic and geologic hazards.</i>	
SAF-1.1	Seismic Hazards. Develop and continue to enforce and carry out regulations and programs to reduce seismic hazards and hazards from seismically triggered phenomena. Prioritize programs in areas of highest seismic risk and seismic vulnerability.
SAF-1.2	Structural Hazards. Continue, enhance, or develop regulations and programs designed to minimize seismically related structural hazards from new and existing buildings.
SAF-1.3	Limit Development in Hazardous Areas and Minimize Erosion. Minimize threat to structures and humans by limiting development in areas subject to landslides or other geologic threats and undertake efforts to limit erosion from new development.
SAF-1.4	Seismic Hazard Coordination. Work with other agencies to reduce potential damage from earthquakes to “lifeline” utility, economic, and transportation systems, including Caltrans; BART; PG&E, EBMUD, and other utilities providers, the Port of Oakland, and others.
SAF-A.1	Continue to require site-specific geologic reports for development proposals in the Hayward Fault Special Studies Zone, or Zones of Required Investigation, as shown in Figure SAF-1. Restrict development within 50 feet of the fault trace.
SAF-A.2	Ensure on a continual basis that the City’s geologic-hazard mapping is up-to-date.
SAF-A.3	Regulate development by slope categories, and continue to enforce provisions that require geotechnical reports and soil hazards investigations be made in areas prone to landslides as shown in Figure SAF-2 as part of project proposals.
SAF-A.4	Continue to enforce ordinances for grading, erosion, and sedimentation; provisions under the creek protection, stormwater management and discharge control ordinance; and regulations for site-design and source control techniques for peak stormwater runoff flows and landslide and erosion impacts from increased runoff volumes as shown in Figure SAF-2.

⁶⁹ Public Review Draft Safety Element, pp. 5-1 – 5-11.

SAF-A.5	Design fire-preventive vegetation-management techniques and practices for creeksides and high-slope areas that align with practices designed to stabilize hillsides, prevent erosion and sedimentation to help prevent landslide and erosion hazards.
SAF-A.6	Continue implementation of the Mandatory Soft Story Retrofit Program and explore expansion of the retrofit program to include buildings with non-ductile concrete construction. Invest in and seek grant funding to support the seismic structural retrofit of soft-story structures within the city, prioritizing socially vulnerable neighborhoods shown in Figure SAF-1. Within these areas, prioritize low-income homeowners and landlords that provide affordable housing.








Who Benefits or is Burdened?

- Areas with high seismic risk and social vulnerability have both high percentages of BIPOC and of soft-story buildings. SAF-A.3 could benefit socially vulnerable neighborhoods that overlap the Hayward earthquake fault line where seismic risks of landslides are greatest: Eastmont Hills and Millsmont neighborhoods, as well as the 14th Ave corridor below the I-580 freeway. (SAF-A.3, SAF-A.4, SAF-A.5)
- Reduced disruptions to “lifeline” utility, economic, and transportation systems resulting from seismic or geologic hazards most benefit mobility-impaired, medically dependent residents and other sensitive populations.
- Much of Deep East Oakland would be subject to potentially catastrophic and life-threatening flooding in a Chabot Dam breach event.

Barriers to Equity:

- Seismic retrofits may be cost-prohibitive for low-income homeowners without grants or other forms of financial support.

Recommendations to eliminate barriers to equity and close equity gaps:

-  Amend SAF-1.2 (*Structural Hazards*) to prioritize the oldest soft-story homes in residential neighborhoods with high seismic risk or in liquefaction and landslide zones.
-  Explicitly target funds for SAF-A.6 to support low-income homeowners and landlords that provide affordable housing for seismic structural retrofit of soft-story structures.
-   Gather community input, particularly from low-income, BIPOC residents of vulnerable communities to finalize SAF-1.3 (*Limit Development in Hazardous Areas and Minimize Erosion*) before adoption.
-    Consider funding apprenticeships for seismic retrofits. Consider providing free retrofits to low-income homeowners in vulnerable frontline communities where the buildings have a high risk of structural hazard, especially for seniors, families with young children, and mobility-impaired and medically dependent residents.

Fire

Proactively prevent urban fires and exposure to wildfire and protect community members and property from fire danger.

SAF-2.1	Structural Fires. Continue, enhance, or implement programs that seek to reduce the risk of structural fires. Prioritize programs in frontline communities at highest seismic and fire risk.
SAF-2.2	Vegetation and Urban Forest Management. Manage vegetation and the urban forest to reduce combustible load, erosion, and other risks exacerbated by climate change. Adopt and fully implement a Vegetation Management Plan for high-fire risk areas. Continue to update and enforce the Oakland Fire Code to require building owners in high-risk areas to maintain defensible space and implement fire prevention measures. As part of the Vegetation Management Plan, consult, contract with, and fairly compensate Indigenous groups with expertise in using cultural burning and other traditional ecological management and fire suppression techniques. Implement the Urban Forest Master Plan, a comprehensive, area-wide urban canopy and vegetation plan that identifies locations where trees can be added and maintained, such as parks, streets, and rights-of-way. As a follow-up action, proactively address soil sequestration of carbon and water in frontline communities most affected by wildfire and other climate risks.
SAF-2.3	Development in the Very High Fire Hazard Severity Zone (VHFHSZ). Prioritize development in areas with existing adequate road networks, evacuation routes, and water infrastructure. Require any new development in the Very High Fire Hazard Severity Zone to prepare a Fire Protection Plan that minimizes risks by: <ul style="list-style-type: none">● Assessing site-specific characteristics such as topography, slope, vegetation type, wind patterns etc.;● Siting and designing development to avoid hazardous locations (e.g. through fire breaks) to the extent feasible;● Incorporating fuel modification and brush clearance techniques in accordance with applicable fire safety requirements and carried out in a manner which reduces impacts to environmentally sensitive habitat to the maximum feasible extent;● Using fire-resistant building materials and design features, such as visible signage, consistent with the adopted Municipal Code and Fire and Building Code standards;● Using fire-retardant, native plant species in landscaping; and● Complying with established standards and specifications for fuel modification, defensible space, access, and water facilities.● Ban generators and fuel storage (e.g., for generators) in VHFHSZ● Requiring street improvements to comply with minimum fire road access standards.● Disallowing new subdivisions in areas with less than two evacuation routes (as shown in Figure SAF-13b) unless a development were to be able to provide additional connections to ameliorate this condition.

SAF-2.4	Slope-Density Regulations. Reduce permitted development densities and intensities by slope tiers—such as between 15 and 30 percent slope, and greater than 30 percent slope—in hills/hillside areas. This consideration would be considered and reflected as part of the LUTE update.
SAF-2.5	Financial Assistance. In high hazard areas, identify or develop programs to provide financial incentives or assistance to low-income households without vehicles and mobility-impaired residents for defensible space maintenance, home hardening, and other measures to reduce risk.
SAF-2.6	Agency Coordination. Continue to participate not only in general mutual-aid agreements but also in agreements with adjoining jurisdictions and other public agencies for cooperative response to fires, including multi-jurisdictional programs and task forces.
SAF-2.7	Protect against smoke and wildfire. Improve access to better indoor air quality to protect against smoke and wildfire through methods such as requiring installation of MERV filters in new developments and identifying additional clean air centers and resilience spaces within residential areas.
SAF-2.8	Water Infrastructure. In partnership with EBMUD, plan for the ongoing maintenance and long-term integrity of planned and existing water supply infrastructure, including peak load water supply.
SAF-A.7	Undertake a program to reduce fire load in VHFHSZ, such as through removal of non-native, highly combustible trees such as eucalyptus in fire susceptible areas. Consider methods—such as establishment of a progressive special vegetation management zone fees—to provide ongoing revenue for additional efforts for vegetation management.
SAF-A.8	Adopt and amend as needed updated versions of the California building and fire codes and local housing code so that optimal fire-protection standards are used in construction and renovation projects. Projects in Very High Fire Hazard Severity zones and the Wildland Urban Interface are required to include higher fire-rated construction.
SAF-A.9	Continue to review development proposals to ensure that they incorporate required and appropriate fire-mitigation measures, including adequate provisions for occupant evacuation, and access by fire-fighting personnel and equipment.
SAF-A.10	Compile a list of high-rise and high-occupancy buildings which are deemed to be particularly susceptible to fire hazards, due to their age or construction materials. Determine an expeditious timeline for the fire safety inspection of all such structures. Prioritize areas and financial assistance for fire safety retrofits based on racial equity and vulnerability criteria, including lower income households, mobility-impaired residents, families with small children, and older adults.
SAF-A.11	Continue to conduct periodic fire-safety inspections of commercial, multi-family, and institutional buildings. Prioritize inspections among areas at high risk and high vulnerability, including lower-income households, areas with greater percentages of mobility-impaired residents, families with small children, and older adults.













Who Benefits or is Burdened?

- Eastmont is both socially vulnerable and at high fire risk.
- Racial disparities exist in Overcrowding and Habitability, which could increase vulnerability to structural fire risk. Racial disparities also exist for Vehicle Ownership, which could be a critical factor in low-income East Oakland hills residents' abilities to evacuate from a wildfire.

Barriers to Equity:

- Elderly people, people with disabilities or mobility challenges, and transit-dependent people are less able to escape in time in the event of a wildfire.
- Without significant financial support, landlords providing affordable housing may be financially unable to pay the upfront costs of retrofitting their units to fire safety code.
- Low-income tenants forced to move out of an unpermitted or fire code-violating home may not be able to afford to move elsewhere.













Recommendations to eliminate barriers to equity and close equity gaps:

-  Prioritize planting of native, fire-resistant trees and foliage, such as redwoods, in conjunction with the removal of highly flammable trees, such as eucalyptus, in VHFHSZ areas.
-    Make funding accessible for indoor air filtration during wildfires for low-income residents of vulnerable communities during wildfires. Develop programs and policies to provide support for vulnerable residents during wildfires, especially for residents of substandard housing. (CBE)
-   Prioritize fire safety and fire risk mitigation programs in Eastmont, as well as adjoining East Oakland hills neighborhoods with limited access to evacuation routes.
-     Consult, contract with, and fairly compensate California Native/Indigenous groups with expertise in using cultural burning as an integral part of traditional ecological management practices.⁷⁰ Seek to engage in equitable, reciprocal and well-paid partnerships with California Native/Indigenous people with expertise in cultural burning and Traditional Ecological Knowledge (TEK) practices of using beneficial or 'good fire' to manage landscapes more sustainably and prevent catastrophic wildfires, could foster opportunity by supporting cultural revitalization of traditional practices and TEK being learned and shared more broadly and cross-culturally.⁷¹
-   Prioritize California Native/Indigenous-led cultural burning efforts to protect the above listed

⁷⁰ Debra Utacia Krol, [In California, women learn how to protect their ancestral lands with fire](#), AZCentral & Arizona Republic, Jan 2023.

⁷¹ University of California, Robyn Schelenz & Jessica Wheelock, [How the Indigenous practice of 'good fire' can help our forests thrive](#), Last Accessed Feb 2023.

East Oakland neighborhoods, first.

-    As part of implementing SAF-2.3 (*Development in the Very High Fire Hazard Severity Zone*), fund family-sustaining, unionized or cooperative green jobs training and workforce development opportunities for low-income, unemployed EJ Community residents to conduct defensible space maintenance, home hardening, and other measures to reduce fire risk.
-    Prioritize financial incentives or assistance to prevent both structural fires and wildfires for the lowest-income households without a car and to mobility-impaired people, medically dependent residents, families with small children and seniors.
-    Prioritize significant financial support for landlords providing affordable housing to pay the upfront costs of retrofitting their units to fire safety code.
-    Engage in a learning exchange with the San Francisco Fire Department in learning from their Racial Equity Action Plan (2021-2023) and continue to drive racial equity in the Oakland Fire Department.⁷²

Hydrology and Flooding

PROTECT PEOPLE AND PROPERTY FROM FLOODING

SAF-3.1	Minimize Storm Induced Flooding. Continue or strengthen city programs that seek to minimize the storm-induced flooding hazard.
SAF-3.2	Storm-Induced Flooding Structural Risk: Enforce and update local ordinances, and comply with regional orders, that would reduce the risk of storm-induced flooding.
SAF-3.3	Reestablish Full Compliance and Good Standing Under the National Federal Insurance Program (NFIP). The City will coordinate with FEMA Region IX and DWR to address all identified issues from the open September 2017 Community Assistance Visit (CAV) to reestablish the City’s full compliance and good standing under the NFIP.
SAF-3.4	Flood Control Coordination. Continue to coordinate with FEMA, the Alameda County Flood Control and Water Conservation District (ACFCWCD), and the State Division of Safety of Dams on flood-control-related projects.
SAF-3.5	Green Stormwater Infrastructure. Fund and implement a green infrastructure program for the

⁷² San Francisco Fire Department, Racial Equity Advisory Committee, [Racial Equity Action Plan 2021-2023](#), Last Accessed Feb 2023.

	<p>installation and maintenance of projects and existing civic resources such as the parks system and public spaces, to improve stormwater management, support biodiversity, reduce air pollution exposure, improve water quality, and increase access to natural spaces, including trees. Prioritize green stormwater infrastructure investment in frontline communities, and particularly in residential neighborhoods dominated by concrete and asphalt with limited green space and elevated air pollution, in Priority Conservation Areas, and in areas where green infrastructure, including trees and other types of vegetated buffers, can effectively address stormwater management issues and reduce air pollution exposure among sensitive populations. <i>This policy is cross-listed as Action EJ-A.13 in the Environmental Justice Element.</i></p>
SAF-A.12	<p>As part of creek “naturalization” efforts, undertake ecologically-sensitive solutions that align with integrated open space/flooding solutions where feasible. As staff resources are available, explore these solutions in partnership with community organizations, such as partners involved in the East Oakland Neighborhood Initiative, Save the Bay, Mycelium Youth, Shoreline Leadership Academy, and other groups already implementing climate-resilient solutions.</p>
SAF-A.13	<p>Continue to provide sandbags and plastic sheeting to residents and businesses in anticipation of rainstorms, and to deliver those materials to people with disabilities and older adults upon request.</p>
SAF-A.14	<p>Ensure that new construction and major improvements to existing structures within flood zones are in compliance with federal requirements and, thus, remain a participant in the National Flood Insurance Program (NFIP).</p>
SAF-A.15	<p>Continue to coordinate with FEMA, the Alameda County Flood Control and Water Conservation District, and the State Division of Safety of Dams on flood-control-related projects.</p>

Who Benefits or is Burdened?

- West Oakland has the highest number of hazardous waste clean-up sites and open, leaking underground storage tanks in a socially vulnerable area in Oakland, made worse by inadequate stormwater infrastructure. Elevated flood risks in West Oakland are compounded by the presence of hazardous, known cancer-causing (carcinogenic) solvents in the groundwater, such as trichloroethylene (TCE), which have the potential for “vapor intrusion,” where chemicals in groundwater or soil vaporize and migrate into the buildings and air above.

Barriers to Equity:

- Black/African Americans are less likely to be homeowners, so they are more likely to be permanently displaced by flooding.
- Vulnerable communities are not frequently consulted by the City or regional agencies about their ideas for solving the complex and intersecting issues of flooding and exposure to toxins.

Recommendations to eliminate barriers to equity and close equity gaps:

-    Require climate resilience planning and features – including ecological solutions to mitigate flooding and sea level rise — to be part of new project development design and permitting, and as part of all public infrastructure projects to address more severe and frequent flooding, sea level rise, storms, extreme heat and wildfires. (Save the Bay)
-    Incorporate Green Stormwater Infrastructure for its flood prevention benefits and potential for groundwater recharge benefits for water supply into SAF-3.1 (*Minimize Storm Induced Flooding*), SAF-3.2 (*Storm-Induced Flooding Structural Risk*), and all public infrastructure projects. Prioritize vulnerable communities that are most exposed to flooding first, beginning with those named as priority green stormwater projects in EONI and WOCAP community-led plans. (Save the Bay)
-     Co-develop plans with CBOs and vulnerable residents to address the compounding health impacts of groundwater threats, leaking underground storage tanks, and other hazardous facilities and sites on toxic storm runoff on residents’ health and wellbeing. Prioritize solutions that combine flood safety with safety from toxics. Dedicate significant resources to prioritize comprehensive remediation, cleanup and mitigation of health risks to residents, prioritizing ecologically based on-site bioremediation techniques where feasible, such as by employing myco-remediation.⁷³
-    Dedicate funds for ecological infrastructure: floodplain, wetlands and riparian conservation and restoration that can reduce the impacts of flooding on the urban landscape.
-    Dedicate funds for workforce development and pathways for good, family-sustaining and unionized or union-wage green jobs or cooperative ownership opportunities, especially for low-income and vulnerable residents and youth, and for people with barriers to entry, including formerly incarcerated and systems-impacted individuals, for building green infrastructure, stormwater and ecological restoration or conservation projects.
-    Invest in rooftop rainwater catchment systems, rain gardens, bioswales and other ecological strategies that can reduce flooding and build community climate resilience, particularly in Bay- and creek-adjacent communities most vulnerable to flooding.
-    Co-develop emergency evacuation plans with CBOs and residents who are most vulnerable to flooding, which can also occur during king tides, non-storm or non-emergency events. Set aside funding for low-income residents to access temporary housing or relocation subsidies in the event of evacuation or structural, permanent flood damage (e.g., mold, rot) that may prevent people returning to their homes or require significant, costly repairs to make their homes safe, healthy, and habitable once flood waters have receded.

⁷³ University of Washington, Paul Stamets, [Mycoremediation](#), Last Accessed Feb 2023.

Proactively plan for impacts of Sea Level Rise on people, property, and essential infrastructure.

Enforce and update local ordinances, and comply with regional orders, that would reduce the risk of storm-induced flooding.

SAF-4.1	<p>Sea Level Rise and Community Engagement. As recommended in the Sea Level Rise Roadmap and ECAP, develop a plan for continuing collaboration with community groups and local organizations working to address sea level rise adaptation and building resilience of vulnerable communities. Work with communities to use community-generated data critical to future SLR mapping efforts.</p>
SAF-4.2	<p>Current Development and Sea Level Rise. Use in planning and development reviews, as applicable, the best available science about projected sea level rise and other climate change-related environmental changes when addressing flooding, potential for groundwater contamination, and other hazards associated with sea level rise.</p>
SAF-4.3	<p>New Development and Sea Level Rise. Develop sea-level rise standards/horizon that will guide adaption and resiliency planning as part of the updated Sea Level Rise Roadmap, including recommendations and regulations for a suite of shoreline protection measures (including ecologically-friendly adaptation options), protective setbacks, and other adaptation strategies, to be incorporated into future development projects.</p>
SAF-4.4	<p>Sea Level Rise Vulnerability Assessment. Require applicants proposing to develop in a future inundation area (as depicted in a SLR scenario to be determined in subsequent administrative regulations or documents) to conduct a Sea Level Rise vulnerability assessment for the project, prepare a Sea Level Rise Adaptation Plan for implementation as part of the project designs, and submit the assessment, adaptation plan, and conceptual design to the City for review and approval.</p>
SAF-4.5	<p>Evaluating Bay/Watershed Flooding Potential. In partnership with other agencies, including the Port of Oakland, the Bay Area Bay Conservation and Development Commission, and the ACFCWCD, re-evaluate both Bay flooding and watershed flooding potential at key milestones in the Safety Element’s implementation horizon, to manage for changing sea level rise projections.</p>
SAF-4.6	<p>Sea Level Rise Regional Strategy. As part of the Sea Level Rise Roadmap update, continue to work with regional entities to address rising water levels in the San Francisco Bay and coordinate with the City’s other climate adaptation efforts.</p>
SAF-A.16	<p>Continue to repair, maintain, and make structural improvements to storm drains to enable them to perform to their design capacity in handling water flows.</p>
SAF-A.17	<p>Work with property owners to develop cohesive areawide flooding prevention strategies in the two areas most susceptible to 100-year floods – the shoreline near the mouth of the Oakland Estuary, and</p>

	the Coliseum and areas north extending through to the Flea Market.
SAF-A.18	Study compounding impact of sea level rise on groundwater threats in areas with hazardous facilities Comply with performance standards pursuant to the Alameda countywide National Pollutant Discharge Elimination System municipal stormwater permit.
SAF-A.19	Continue to enforce the grading, erosion, and sedimentation ordinance and provisions under the creek protection, storm water management and discharge control ordinance to keep watercourses free of obstructions and protect drainage facilities.
SAF-A.20	By 2025, conduct a regional and citywide community engagement effort to determine planning thresholds and appropriate sea level rise mitigation strategies.





Who Benefits or is Burdened?



- Oaklands flatland communities are the most at risk of suffering adverse impacts from SLR. In fact, predominantly Black census tracts have over one and a half times more of their population living in the 100-year flood zone and in the 66 in of sea level rise zone than the rest of the entire city.

Barriers to Equity:

- Levee failure would most impact shoreline areas in socially vulnerable communities.

Recommendations to eliminate barriers to equity and close equity gaps:

-  Collaborate with CBOs, low-income residents and local organizations in vulnerable communities, including to co-develop community-generated plans and data sets, to make equitable adaptation and resilience plans to address the intersectional health and socioeconomic impacts of sea level rise.
-  Require climate resilience planning and features – including ecological solutions to mitigate flooding and sea level rise — to be part of new project development design and permitting, and as part of all public infrastructure projects to address more severe and frequent flooding, sea level rise, storms, extreme heat and wildfires. (Save the Bay)
-  Nature-based sea level rise resilience can also be included under Goal 4. The policy matrix includes language about "study[ing] the impacts to other Bay cities of additional levees" - this is a great opportunity to mention alternatives to hardened structures, which can direct wave energy onto adjacent shorelines and exacerbate erosion. Nature-based adaptations and ecologically friendly features can be incorporated into this goal instead. (Save the Bay)
-  To support groundwater retention, stormwater capture, address flooding risks, mitigate sea level rise, and improve Bay and creeks water quality, fund and implement concrete removal in favor of permeable materials. Add bioswales and rain gardens in parking lots & street medians. This was a top priority (#18 out of 20) in community workshops conducted for the 2030 ECAP. (Greenlining Institute)

→   Collaborate with EJ CBOs, residents and consultants to conduct a Community Benefits Assessment on the relative risks and costs associated with a ban/buffer zone on Bayfront development, compared with other mitigation and equitable adaptation/resilience strategies, including wetlands restoration and financial support for low-income residents and businesses.

Human-made Hazards

Minimize health and safety impacts related to the use, storage, manufacture, and transport of hazardous materials.

SAF-5.1	<p>Risks from Hazardous Materials Facilities. Review proposed facilities that would produce or store hazardous materials, gas, natural gas, or other fuels to identify, and require feasible mitigation for, any significant risks. The review shall consider, at a minimum, the following:</p> <ul style="list-style-type: none"> ● presence of seismic or geologic hazards; ● presence of other hazardous materials; ● proximity to residential development and areas in which substantial concentrations of people exist, particularly Environmental Justice communities already overburdened by pollution, including toxic releases from facilities, cleanup sites, groundwater threats/threats from sea level rise, and other sources; and ● nature and level of risk and hazard associated with the proposed project.
SAF-5.2	<p>Hazardous Materials. Minimize the potential risks to human and environmental health and safety associated with the past and present use, handling, storage and disposal of hazardous materials.</p>
SAF-5.3	<p>Site Contamination. Through enforcement of standard conditions of approval, ensure buildings and sites are or have been investigated for the presence of hazardous materials and/or waste contamination before development -or if there is reason to believe an existing building or site may contain hazardous materials that pose a threat to possible users. Continue to require remediation and construction techniques for adequate protection of construction workers, future occupants, adjacent residents, and the environment are adequately protected from hazards associated with contamination.</p>
SAF-5.4	<p>Hazardous Materials Accidents. Seek to prevent industrial and transportation accidents involving hazardous materials, and enhance the City’s capacity to respond to such incidents. Continue to enforce regulations limiting truck travel through certain areas of the city to designated routes, and consider updating OMC 10.52.010 to establish time-based restrictions on truck travel on certain routes to reduce the risk and potential impact of accidents during peak traffic hours.</p>
SAF-5.5	<p>Study options to provide financing for the remediation of environmentally contaminated sites, with priority for affordable projects. As grant and loan funding sources are secured, support property owners through technical assistance and financing of characterization and/or remediation of environmentally contaminated sites.</p>
SAF-A.21	<p>As part of the LUTE, the City of Oakland will include policy recommendations from the West</p>

	Oakland Truck Management Plan. These include: 1) traffic calming measures to keep truck traffic off residential streets; 2) improved signage regarding existing truck routes; 3) preferred routes to use when destinations are not located on truck routes; and 3) modifications to truck routes and prohibited streets.
SAF-A.22	Continue to coordinate with ACDEH, the unified-program agency responsible for issuance of permits for and inspection of certain industrial facilities, monitoring the filing of disclosure forms and risk-management plans, hazardous-materials assessment reports and remediation plans, and closure plans by such facilities.
SAF-A.23	Continue to rely on, and update, the City's hazardous materials area plan to respond to emergencies related to hazardous materials.
SAF-A.24	Continue to offer basic emergency-response education and training to local businesses.
SAF-A.25	Continue to participate in the Alameda County Waste Management Authority and, as a participant, continue to implement policies under the county's hazardous-waste management plan to minimize the generation of hazardous wastes.
SAF-A.26	Continue to apply for and manage EPA or other federal grants for the cleanup of Brownfield sites
SAF-A.27	Outreach and engage with the Alameda County Department of Environmental Health, California Department of Toxic Substances Control, and the Regional Water Resources Control Board to ensure the public has access to a database with detailed site information on all brownfields and contaminated sites in the city and the existing restrictions placed on those sites.




Who Benefits or is Burdened?







- Across Oakland, Black/African American neighborhoods have over two times the number of hazardous contaminated sites than predominantly White neighborhoods and the weighted sum of clean-up sites within predominantly Black census tracts is nearly three times higher than in predominantly White census tracts. East and West Oakland neighborhoods are most impacted by brownfields and contaminated sites, with numerous instances where lower-income residences and schools attended by lower-income students are located immediately adjacent to hazardous waste clean-up sites.

Barriers to Equity:

- Existing incompatible land uses might need immediate protections.

Recommendations to eliminate barriers to equity and close equity gaps:

-    Establish paid partnerships with community groups to perform 'citizen science' and participatory action research that increases the City's understanding of the heightened levels of risk at community locations near hazardous materials handling sites.

-  Prepare an assessment of the risk of contamination during flooding or sea level rise caused by open, leaking, underground storage tanks, and other hazardous materials sites.
-     Co-develop plans with CBOs and vulnerable residents to address the compounding health impacts of groundwater threats, leaking underground storage tanks, and other hazardous facilities and sites on toxic storm runoff on residents' health and wellbeing. Prioritize solutions that combine flood safety with safety from toxics. Dedicate significant resources to prioritize comprehensive remediation, cleanup and mitigation of health risks to residents, prioritizing ecologically-based on-site bioremediation techniques where feasible, such as by employing mycoremediation.⁷⁴
-  Utilize EnviroStor, the Department of Toxic Substances Control's database of cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known contamination or sites where there may be reasons to investigate further. The database is publicly available and can be shared with Oaklanders via the interactive EJ Communities story map hub, which can be expanded to include vulnerability maps and assessments.

Other Public Safety and Hazard Issues

PROTECT OAKLANDERS FROM AIRPORT LAND USE HAZARDS.

SAF-6.1	ALUCP Updates. Periodically review and coordinate with the Oakland Airport Land Use Commission on updates and modifications to ALUCPs conducted for airport facilities within Alameda County.
SAF-6.2	Land Use Compatibility. Require land uses surrounding the Oakland airport to be compatible with the operation of the airport and restrict development of potentially hazardous obstructions or other hazards to flight. Discourage uses that may impact airport operations or do not meet Federal or State aviation standards.
SAF-A.28	Incorporate land use compatibility considerations in LUTE as part of Phase 2.

Who Benefits or is Burdened?



- Residents of neighborhoods surrounding the airport and air travelers most benefit.

Barriers to Equity:

- Noise pollution can have serious adverse health impacts.

⁷⁴ Paul Stamets, [Mycoremediation](#), University of Washington, Last Accessed February 2023.

Recommendations to eliminate barriers to equity and close equity gaps:

-  Reduce the number of sensitive land uses, such as children’s schools, day care centers, hospitals, senior housing, nursing homes, and low-income residences, near hazardous airport uses,
-  Develop innovative ways to mitigate noise pollution. Consider including additional soundproofing in new developments.

Foster Feelings of Safety in All Oakland Neighborhoods

SAF-7.1	Reimagining Public Safety. Support recommendations made in Oakland’s Reimagining Public Safety program, including through land use policies that promote more housing, living wage jobs, revitalization of commercial corridors, improved access to healthy food facilities, restorative justice centers, civic engagement, and arts and culture.
SAF-7.2	Crime Prevention Through Environmental Design. Continue to apply Crime Prevention through Environmental Design principles in the design of new development and encourage the provision of adequate public lighting; windows overlooking streets or parking lots; and paths to increase pedestrian activity within private development projects and public facilities in order to enhance public safety and reduce calls for service.
SAF-A.29	Work with community groups to ensure CPTED guidelines account for unique neighborhood and cultural considerations. Include representation from youth and formerly incarcerated individuals.


Who Benefits or is Burdened?



- Focusing on ways to reimagine public safety and prevent crime through neighborhood programs and improved building design that reduce the need for traditional policing could most benefit Black/African American Oaklanders who were 23.68 times more likely than a White person to experience use of force at the hands of law enforcement in 2017. (Oakland Equity Indicators Report, DRE, 2018)

Barriers to Equity:

- It may be difficult to overcome deficiencies in the existing built environment that would require demolition of existing buildings.

Recommendations to eliminate barriers to equity and close equity gaps:

-  In working with community groups to develop CPTED guidelines, ensure ample representation from youth and formerly incarcerated individuals.

→   Follow and implement recommendations of the Reimagining Public Safety Commission’s report, adopted by City Council (2021).⁷⁵

Emergency Preparedness and Response

Maintain an emergency preparedness and response network that keeps all Oaklanders informed, connected, and safe before, during and after an emergency.

Emergency Preparedness

SAF-8.1	Emergency Response. Maintain and enhance the City’s capacity for emergency response, fire prevention, and fire-fighting.
SAF-8.2	Emergency Services Review. Continue to engage the Police and Fire departments in the development review process to ensure that projects are designed and operated in a manner that minimizes the potential for public safety and fire hazards and maximizes the potential for responsive police and fire services.
SAF-8.3	Hazard and Management Plans. Maintain and update as necessary the Oakland Emergency Operations Plan, Annex of Emergency Support Functions, and Integrated Preparedness Plans, which describes how the City will prepare for, prevent, respond to, recover from and mitigate the effects of all types of hazard and threats. Incorporate EOP policy recommendations for terrorism and public health crises as part of these documents’ future planning cycles.
SAF-8.4	Data-Driven Equity Approach. To support implementation of and future updates to the City’s Local Hazard Mitigation Plan, and other safety-related plans utilize the best available local data to identify racial disparities in the City of Oakland that can be used by the City to rank risk and prioritize mitigation strategies that incorporate a racial equity lens.
SAF-8.5	<p>Cohesive Evacuation Routes Network. Ensure the evacuation routes network is interconnected with adequate capacity and reflects ability to evacuate for multiple threats.</p> <ul style="list-style-type: none"> ● Maintain adequate capacity along evacuation routes through methods such as limiting street parking where capacity may be needed. ● Maintain a higher level of tree and vegetation maintenance along evacuation routes and remove flammable trees adjacent to these routes.

⁷⁵ City of Oakland, [Oakland Reimagining Public Safety Task Force: Report and Recommendations](#), Last Accessed February 2023.

Increase Resilience to Power Loss	
SAF-8.6	Emergency Power. Participate in East Bay Community Energy’s Critical Municipal Facility program with the goal of increasing resilience to power losses, including Public Safety Power Shutoffs (PSPS), and climate-driven extreme weather events for low income, medically dependent, and elderly populations through installation of renewable energy and onsite energy storage with islanding capabilities (such as microgrids).
Equitable Response, Notifications, and Preparedness Training	
SAF-8.7	Local Hazard Mitigation Plan. To comply with federal and state law, follow and annually update the Oakland Local Hazard Mitigation Plan. Use the LHMP to guide mitigating actions to protect the whole community and environment from natural and human-made hazards.
SAF-8.8	Risk Reduction Models. Integrate new risk reduction models (such as sea level rise modeling, wildfire mapping tools, etc.), tools, and methods into existing plans such as the General Plan, neighborhood and area plans, green infrastructure planning processes, etc., as may be appropriate.
SAF-8.9	Community Training and Awareness. Continue to offer community training on emergency prevention, preparedness and response as part of the CORE program. Partner with community organizations to target harder-to-reach populations, such as the unhoused, or linguistically isolated populations.
Infrastructure Resilience/Resilience Hubs	
SAF-8.10	Public Facilities for Resilience & Relief. Prioritize capital improvements and maintenance of public facilities such as fire stations, libraries, senior centers, cultural centers, parks, and recreational centers to ensure that they can function as essential service facilities, respite centers, and local assistance centers providing emergency social and medical services in times of distress (cooling and clean air stations, free air filtration mask distribution, food and vaccine distribution, clean water, testing centers, evacuation/disaster shelters, etc.), and as resilience hubs that empower communities to build resilience. Clean energy microgrids should be prioritized at all community-serving facilities that are deemed critical during emergency events. In alignment with the ECAP, a minimum of three resilience hubs will be constructed in frontline communities by 2030. The City will continue pursuing resources to increase the number of resilience hubs beyond the minimum required, and to ensure that all frontline community members have access to a resilience hub.
SAF-8.11	Critical Facilities Locations. Locate critical facilities, such as hospitals and health care facilities, emergency shelters, fire stations, police stations, emergency command centers, and other emergency service facilities and utilities so as to minimize exposure to flooding, seismic, geologic, wildfire, and other hazards, except those facilities that provide frontline access, such as fire stations in areas of fire

	hazard. If critical facilities must be located in hazard zones, require building construction and materials that minimize hazard, safe access for emergency response vehicles, visible street signs, and adequate infrastructure for emergency scenarios, such as flooding, backup power and water supplies.
SAF-8.12	Facilities and Climate Impacts. Consider climate impacts, risk, and uncertainty in designing and evaluating capital improvement program design and adjust infrastructure design standards and project locations to address asset- and site-specific vulnerabilities.
SAF-8.13	Heat pumps. Equip community-serving facilities with heat pumps instead of energy-intensive air conditioning units. Prioritize community-serving facilities in neighborhoods with a high urban heat island index and higher social vulnerability.
Alerts and Evacuation	
SAF-8.14	Emergency Notification. Use early warning notification systems (Zonehaven, text messages, etc.) to notify residents by wireless emergency alert of the need to evacuate in the event of an emergency and the location of evacuation routes, points, and critical facilities such as schools and day care centers, particularly residents of vulnerable areas and neighborhoods with constrained emergency access. Continue to collaborate with adjoining jurisdictions on the network of outdoor warning sirens, and to test the sirens on a monthly basis.
SAF-8.15	Traffic Signaling. Prioritize the connection of traffic signals along evacuation routes to the City's Traffic Management Center to allow for real-time modifications to signal timing that can speed evacuation in the event of emergency.
SAF-8.16	Priority Route Coordination. Partner with Caltrans and neighboring jurisdictions on measures to protect critical evacuation routes and work with local agencies to develop contingency plans that address disconnected routes and explore roadway improvements that can provide better emergency access under emergency evacuation scenarios. Work with emergency response teams and transit providers to identify and support Oakland residents without access to transportation in the event of an emergency.
SAF-A.30	Maintain adequate capacity along evacuation routes as shown in SAF-11, e.g., by limiting street parking where capacity may be needed.
SAF-A.31	Maintain a higher level of tree and vegetation maintenance along evacuation routes and remove flammable trees and others that could fall and block access adjacent to these routes.
SAF-A.32	As part of the LUTE update, project future emergency service needs for planned land uses and evaluate capital improvement and staffing plans accordingly.

SAF-A.33	Periodically assess the need for new or relocated fire stations, facilities, programs, and technologies.
SAF-A.34	Strive to meet a goal of responding to fires and other emergencies within seven minutes of notification 90 percent of the time.
SAF-A.35	Continue to participate in multi-jurisdictional programs and task forces, such as the Hills Emergency Forum and Diablo FireSafe Council, that work to reduce the threat of wildfires.
SAF-A.36	Implement at least three resilience hubs, including in West Oakland, East Oakland, and at the Lincoln Square Recreation Center.
SAF-A.37	Identify ways the City can help support decentralized community facilities to serve residents unable to travel to centralized resilience hubs.
SAF-A.38	In partnership with OakDOT, the Human Services Department, AC Transit, healthcare, and other community organizations, explore organization of a network to transport those without vehicles to these centralized resilience hubs during times of emergency. As part of the LUTE update in Phase 2, explore use of electrified buses as “mobile resilience centers.”
SAF-A.39	Establish neighborhood-level communication networks to inform residents of the location and directions to the nearest cooling center and coordinate transportation to these centers for limited-mobility residents during extreme heat events.
SAF-A.40	Evaluate capital improvement projects in the Infrastructure and Facilities Element and LUTE in Phase 2 using climate impacts, risk, and uncertainty. Evaluate CIP projects as part of short- and long-term CIP reports.
SAF-A.41	Develop a prioritized list of community-serving facilities and complete heat pump installation.
SAF-A.42	Continue to collaborate with adjoining jurisdictions on the network of outdoor warning sirens, and to test the sirens on a monthly basis.
SAF-A.43	Consider roadway improvements for better emergency access as part of the LUTE and identify any possible tradeoffs for everyday street safety.
SAF-A.44	Consider adoption of a disaster reconstruction overlay zone. As part of this action, explore funding sources and create a low-interest construction loan program for income-qualified owners who are recovering from a disaster. This action is cross-referenced with 2023-2031 Housing Action Plan, Action 5.2.6.

Who Benefits or is Burdened?

- Oaklanders most vulnerable to climate threats, including outdoor workers, people with asthma, people with impaired mobility or those who lack transit or vehicle access benefit most from the City’s efforts to improve

public resilience and disaster preparedness.










- Unless specific solutions are crafted for their benefit including coordinated access to resources to bolster adaptive capacity, houseless populations will be most harmed in emergencies.

Barriers to Equity:

- The CORE program continues to be underfunded and lacks dedicated staff FTE, so the training has not been offered in recent years. (SF-8.9)
- While replacing AC with heat pumps can save significant energy, it may not improve community resilience.

Recommendations to eliminate barriers to equity and close equity gaps:

- ❤️ Ensure that emergency preparedness efforts center language access so that vital information can reach populations with Limited English Proficiency. Residents have identified text messaging as one of the most accessible ways to improve civic engagement and to spread information quickly during emergency events, such as with Amber Alerts.
- ❤️ Provide public education about how the outdoor warning siren works, evacuation routes, and the resources available to the community. Distribute educational materials in many languages through community partners who can explain the program to residents and answer any questions. Build neighborhood networks to reach all Oaklanders neighbors within each community, with plans for hard-to-reach households and people with limited mobility.
- ⚖️ Prioritize capital improvements and maintenance of public facilities in vulnerable communities to increase their capacity to serve as emergency infrastructure.
- ⚖️ Prioritizing vulnerable communities, increase community and facility resilience with energy storage via microgrids to ensure continued operation during power failures and public safety power shut-offs.
- 🧠 🗑️ ❤️ Partner with businesses and organizations to prioritize the development of onsite renewable energy and energy storage with islanding capabilities, such as microgrids to serve the homes of sensitive populations including the medically dependent, elderly and those with disabilities.
- ⚖️ Ensure that resilience hubs have sufficient capacity to serve unhoused residents during emergencies.
- ⚖️ Begin roadway improvements for better emergency access in the neediest areas. Prioritize climate-related capital improvement projects in socially vulnerable communities in implementation of SAF-A.40, with a focus on projects that explicitly bolster existing cultural assets or lift up community-driven strategies.
- 🧠 🗑️ ❤️ Partner with AC Transit, EBCE, PG&E and EJ and energy justice CBOs to electrify existing non-EV buses and make new EV buses serve a dual community-serving function during blackouts, power shortages, or PSPS events, for deployment as or to power mobile resilience stations to build community resilience. EV's and electric buses could become power generating sources to power helpful uses, such as phone charging, etc. Considering all the folks who don't drive and who won't have access to private EVs, this would support community resilience and access to clean public transportation. (APEN)

-    Increase the use of green infrastructure to mitigate extreme heat and improve stormwater infrastructure. Replace impervious surfaces with permeable surfaces, bioswales, rain gardens and green roofs. Incorporating green infrastructures into all new planning and development will build resilience to heat, flooding, and other climate impacts across the city. (Save the Bay)
-    As climate change progresses, residents of vulnerable communities will suffer greater adverse impacts from extreme heat and the urban heat island effect. While tree canopy is an important part of combating heat, reducing permeable surface area by implementing green streets can also help with cooling. (Save the Bay)
-    In addition to the three main resilience hubs, prepare small-scale resilience hubs stocked with N95 masks, low-cost DIY air filtration systems, and multilingual warning systems and local businesses and public facilities. Partner with OUSD to install the latest air filtration technology in flatlands neighborhoods schools.



OAKLAND 2045
GENERAL PLAN