



Oakland City Council Candidate Questionnaire

EBHO is a member-driven organization working to preserve, protect, and create affordable housing opportunities for low-income communities in the East Bay by educating, advocating, organizing, and building coalitions.

1. Do you believe that housing is a human right? If not, why not? If so, what are you going to do ensure every one of your constituents has a safe, quality place to call home? **I wholeheartedly do. As a builder of co-housing, and a resident of communal housing situations for most of my adult life, I understand the importance of having shelter and enough to eat. I currently serve as chairperson Oakland's Cannabis Regulatory Commission. Our commission was successful in ensuring that any cannabis business that evicts residents would not receive a permit. Before my time on the commission I was campaign staff for the first "Just Cause" ordinance passed here in Oakland. I'm running because I know we have to do more. I'm fighting for Oakland to form a public bank. The bank could fund truly affordable housing. It could include co-housing, single family homes, tiny home enclaves. I'm a fan of land trusts as well. I was asked to work for EBLDC. In celebration of their 30th anniversary I helped them tell their story and researched the history of all their buildings. Housing is a passion of mine.**
2. EBHO has put forward a proposal for a package of measures to preserve existing rental housing resources and protect tenants from displacement. What would you do to strengthen the condo conversion ordinance, prevent conversion of single room occupancy (SRO) residential hotels, and regulate short-term rentals such as Airbnb and dedicate transient occupancy taxes from short-term rentals to support affordable housing? **The only condo conversions I want are of long term tenants where the years of rent can be applied to their ownership. I am against rentals turning into high-end condo complexes. The key is no displacement should be permitted. I'm not against new SRO'S at all income levels, but they have to be new construction not conversions. We need to tamp down short term rentals like Airbnb. It's ok with me if it is truly occasional and you live there. What I will fight is long term rentals being taken off the market to become mini motels. We need to dedicate those taxes and more. Our city is in an affordability crisis.**
3. What do you think are the critical elements of a public land policy for Oakland? Would you prioritize the use of public land for development of affordable housing? How would you ensure that at a minimum the City fully complies with the Surplus Land Act? **As a democratic socialist I am thoroughly opposed to the privatization of our commons. Generally I want more parks, open space, libraries, and schools. But right now our city is in a moral and spiritual crisis. Our attention must be on housing for all. That definitely means don't sell public land to privately owned charter schools.**
4. What new sources of funding would you consider to create an ongoing stream of dedicated funding for affordable housing production? **Revenue gained by enacting a public bank could be dedicated to funding affordable housing. Millions of dollars in**



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investment is lost every year though our use of private banks. We can keep our wealth here. We can invest in the good and meanwhile divest from the bad.

5. In 2016, the City Council reallocated “Boomerang Funds” (the city’s share of property tax increment that used to fund redevelopment) from affordable housing development to homeless services. Measure W would create a vacant property tax to fund homeless services and deal with illegal dumping. If this measure passes, what would you do to ensure that the Boomerang Funds are returned to their original purpose of providing permanent housing? **While it is good that the council thought the homeless crisis worthy of more resources, to take them from affordable housing is shortsighted at best. They are without homes because there isn’t enough affordable housing. Either way we need more money for both. It definitely shouldn’t be one or the other. I will fight to increase funding to both.**
6. What do you feel are the greatest barriers to affordable housing development in Oakland, and how would you remove those barriers? **The greatest barrier to affordable housing development is the lack of commitment from city hall. I am a truly affordable housing evangelist and will fight for shelter for all.**
7. Oakland is in the middle of an unprecedented building boom, with building permits issued for over 7,000 units between 2015 and 2017, and thousands more in the pipeline. This is far more housing that was created under the “10K” Program in the early 2000s. However, 93% of the housing being built is market rate for above moderate income households, while only 7% is affordable to very low, low and moderate income households. Oakland’s Regional Housing Needs Allocation (RHNA) incorporated in the adopted Housing Element states that 50% of new housing should be for very low, low and moderate income. What will you do to ensure that Oakland’s housing production is at least proportional to the City’s stated needs? **Fight. It is unacceptable that only 7% is so-called affordable. For many even affordable isn’t. We need a building boom for the rest of us.**
8. Large sections of Oakland, particularly in the North and East Oakland flatlands, have been recently designated “Opportunity Zones” where investors are entitled to significant federal tax benefits. How will you ensure that those investments benefit existing residents rather than exacerbate displacement in transitioning neighborhoods? Would you support the City reclaiming a portion of the enhanced value for affordable housing, for example by creating an Opportunity Zone overlay where housing impact fees and jobs/housing linkage fees would be higher than in other areas of the City? **I’m interested in learning more details, but I support an overlay in theory.**
9. Do you support Prop 10, and if it passes, what would you do to strengthen Oakland’s rent control? **I do support Prop 10. If it passes I will support bringing rent control to all rentals ten years and older in Oakland.**
10. The Section 8 Housing Choice Voucher Program only serves a fraction of the people who qualify. Those who are fortunate enough to receive such assistance often discover



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that they cannot find landlords willing to accept their vouchers. What would you do to ensure that Section 8 vouchers are accepted throughout the City so that all who receive them can actually use them? **We need to fund and build more Section 8 housing. The public bank would help extensively. It shouldn't be shameful to get government help. Section 8 is no different.**

11. What measures will you support to prevent at risk households from becoming homeless, and what would you do to provide housing for those who are already homeless? Please discuss both short-term and long-term strategies. **We should fund loan programs for those with temporary finance problems. We can make it easier and give incentives to build affordable secondary units as well. I envision multiple tiny home developments too.**