



## Oakland Mayoral Candidate Questionnaire

### Marshon Tatmon

*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?

Yes, housing is a human right, a right that everyone in this society should have and be afforded to, no matter what's your socioeconomic status, background, sexual orientation, race or religion. Our society has to recognize that market rate housing, market rate prices on goods and services do not serve the majority of our seniors, but actually exploits them. America use to have a better respect and compassion for our seniors. This seem to have faded in recent decades. My administration will set the standard globally showing that housing is a human right and ensure everyone is housed in Oakland. You can count on that!

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 will implement policies to support at a basic level, the vulnerable and seniors in the city of Oakland. Moreso, it will be mandated that no senior will be homeless in the city of Oakland. We will have housing, rooms, and build more affordable units to ensure every senior is warm, have a place to shower, and receive meals. Oakland will be a compassionate city under my watch, and everyone will feel loved and welcome again due to policy I implement. I will make sure we build with affordability and seniors in mind, make sure we provide additional resources and rewrite housing policy. That is, if you're paying more than 30% of your monthly income towards rent, you will be eligible for below market rate housing. This will be funded by social equity economic development and the utilization of an real estate transfer tax. We will also provide wrap around services which includes mental health, drug addiction and financial guidance in order to accomplish this.

Immediate short-term solutions include building relationships with churches and hotels locally to house people nightly, and open up their lots for RV's and bus homes.



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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? I will bring EBHO to the table as experts to educate the entire city using the Mayor's platform on what policies need to be strengthened and how we will do it. I will support tenant's rights, and restrict airbnb rentals from landlords who are simply stifling the housing market even more. I will put mandates in place that will require that existing housing and SRO remain as such- especially during this homeless and housing crisis. In order to strengthen the condo conversion ordinance I will put safeguards in place that protects tenants and I buyout option of no less than 10% of overall profits for relocation and make anyone being display who was paying below market or affordable rate, eligible for subsidies and or other other below market housing.
  
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? Understanding that we are short more than 200,000 affordable units in the bay area, I will utilize public land and the backing of the Surplus Land Act to fight for 100% affordable units to be developed. I will not sell public land for private good, this makes no sense to me. My administration will use public lands to increase affordable housing.
  
4. What new sources of funding would you consider to create an ongoing stream of dedicated funding for affordable housing production? I will generate revenue with the Hegenberger Tourist Hub, which will bring 100s of millions in new tax money for the city of Oakland. I've talked with Visit Oakland about utilizing this space to develop small businesses and a tourist attraction center for people to visit and enjoy from all over the world. I also will implement a community bank and reduce the cannabis tax for companies utilize the community bank. This community bank will serve as a funding source for affordable development. Additionally, the utilization of the measures currently on the ballot if passed, the real estate transfer tax and the vacant property tax (VPT). VPT is expected to hit 20 million in revenue.
  
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, would your budget proposal ensure that the Boomerang Funds are returned to their original purpose of providing permanent housing?

Yes and to endure the funds is used as intended, I will create a city commission of citizens to oversee the budget and administer the funds.



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6. What do you feel are the greatest barriers to affordable housing development in Oakland, and how would you remove those barriers?

Greatest barriers to affordable housing in Oakland the Costa Hawkins, the lack of government actors and advocates finding investors interested in the health of Oakland and not simply the wealth of their pockets. .

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?

I will not compromise on the 50% affordable housing for very low, low and moderate income. This law was created to protect our seniors and most vulnerable and it has been ignored. I will encourage investors who are willing to build 50% affordable housing and have an outreach team for those at risk of losing their homes to rehouse them in Oakland. I will be stern and make sure we build more affordable housing to stabilize the market and actually negotiate with investors to use existing vacant condos and convert a percentage of them to affordable or below market rate housing.

8. How will you work with the county and with MTC/ABAG to provide regional solutions to homelessness and affordable housing?

I will begin building with them immediately the vision to make Oakland affordable, safe, and prosperous for all. I support building around transit areas in a affordable and sustainable way. Additionally, working with other cities to create a Vacant Property Tax where multiple cities can contribute funding to MTC/ABAG 2040 Land Use plan in active affordable development. If we do not address this as a region, we are not truly solving the problem.

9. 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?



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Yes, and in addition to fees, I will challenge the “Opportunity Zones” benefits on the federal level due to the rate of displacement and increased homelessness. These opportunity zones must be made opportunities for jobs, and affordable housing. As I canvass neighborhoods and talk to small businesses, I state that housing in Oakland should be based on the incomes of people who work and currently live in Oakland. I will work to increase housing that can be afforded by people working, living, and surviving in Oakland.

The city can push investors to build housing that benefit residents two ways. 1st, creating local tax breaks and benefits for affordable development, including working with the State of California to provide tax breaks for affordable development due to the housing crisis. 2nd, pass a law that prohibits development that doesn't include 85% or better local hire, restoration of anyone displaced due to construction and guaranteeing them housing in new development.

10. Do you support Prop 10, and if it passes, what would you do to strengthen Oakland's rent control?

Yes I support the repeal of Costa Hawkins and if passed I will enact some of the strongest rent regulation laws in the bay area. I will push for universal and rolling rent control, even for new condo developments.

11. 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 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?

I will mandate that a percentage of property owners to take the vouchers based on the number of units a property owner has.

12. 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.

Subsidies must be created in the short term for those struggling to maintain their rent. I will make this available for seniors, families, and individuals paying more than 30% of their income towards rent. As a housing specialist, I currently build relationships with landlords and provide subsidies for rent for families. This must be instituted on a government level. We also need a rainy day homeless preventative fund that will protect against looming eviction due to the unaffordability of housing..Long term we need to focus on building more affordable housing and increase the 6% to 20% and over my first four years to 30-40% of affordable housing or below market housing as compared to at market housing. I will also utilize existing condos and negotiate with investors to convert a percentage of condos to below market rate.