

Thank you for the invitation to respond to this questionnaire. I have struggled to provide succinct answers to a very complex situation and find I cannot without spending reams of paper and more time than you have to read.

The need for (safe, secure) shelter is a human need. The need for housing plays into economic systems, market dynamics, and political systems.

The high end, expensive housing currently under construction in Oakland is the result of developers being given free rein, tax incentives and little oversight by the commercial and political interests that see increased market for interior design, home decorating, etc as well as increased revenue for local government (which has not designated such revenue into a stream that generates a variety of other alternatives for anyone else.)

The lack of “affordable housing” is a direct result of poor planning and distribution of zoning and invest-in-your neighborhood policies of the City Council and Mayor’s Office. District 6 DOES NOT EVEN HAVE A COMMUNITY DEVELOPMENT PLAN.

It is time for people who serve the people to take charge. In the words of your mission statement it is time to educate, advocate, organize and build housing community coalitions that serve people. A master grid chart laying out all the types of shelter to housing to neighborhood preservation available juxtapositioned against all the resources will dramatically demonstrate the gaps and barriers to be addressed.

Scattered responses to questions do not provide a community statement that we value housing as an essential foundation of our City. There has been no recognition of our heritage as vibrant neighborhoods that joined together to create a greater community; there also has been no discussion of why there is no coordination between BART and the City in creation of transit villages.

There has been no discussion of self-help housing. Matt Hummel was compromised by Rebecca Kaplan in the creation of a City Bank – a bank that could be a meaningful resource to address many of these issues. In over two years, nothing has been done.....and with the election a little over a month away, there has been a little tidbit of information leaked in timely political fashion, but if you look carefully there’s no there there.

I’ve said it in many forums. I know where the problems are in Oakland City Government. I know how to fix them. Let’s get it on!

# Oakland Mayoral 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?
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?
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?
4. What new sources of funding would you consider to create an ongoing stream of dedicated funding for affordable housing production?
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?
6. What do you feel are the greatest barriers to affordable housing development in Oakland, and how would you remove those barriers?

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?
8. How will you work with the county and with MTC/ABAG to provide regional solutions to homelessness and affordable housing?
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?
10. Do you support Prop 10, and if it passes, what would you do to strengthen Oakland’s rent control?
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?
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.