

## East Bay Housing Organizations Oakland Candidate Questionnaire 2025

*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.*

*The purpose of this questionnaire is to educate and inform communities on each candidate's stance on the housing issues directly impacting them, and does not indicate endorsement. All candidates for City Council have been invited to complete the questionnaire.*

### **Candidate Name:**

### **Please give a brief introduction of yourself. (50 word limit)**

As an Oakland native, Olympian, stand-up comedian, UC Berkeley and Harvard alum, former technical recruiter, and barista, I know what it means to work hard and overcome challenges. I earned a Master's in Real Estate and Urban Planning from Harvard and am committed to helping Oaklanders find housing solutions.

### **Questions: (200 word limit for each response)**

1. Everybody needs a place to call home, but for too many people, the private market is failing to meet that need. Some advocates argue that the City should focus on removing regulatory restrictions to speed up development of market-rate housing, thereby expanding supply to lower the cost of housing for everyone. Others argue that the market has produced plenty of housing for above-moderate income households, and the City should prioritize housing affordable to those with low incomes. Where do you stand on this, and what actions would you take?

Developers should create both affordable and market-rate housing options.

2. What current local/City sources of affordable housing funding would you increase or expand? What new sources would you support? Please identify both one-time and ongoing funding streams.

Measure U is designed to fund the construction, acquisition, and rehabilitation of thousands of affordable housing units. California could also be helped by the federal HOME Investment Partnership Program, which provides grants to cities, counties, and low-interest loans to developers, to help with affordable housing.

3. In the previous Housing Element cycle (2015-2022), Oakland permitted seven units of market-rate housing for every low or moderate income unit, producing double our assigned need for market-rate but only one-third of our affordable housing need. What do you consider to be the greatest barriers to development of affordable housing in Oakland, and what strategies will you take to remove those barriers to ensure that Oakland's housing production is more balanced and at least proportional to the City's stated needs?

Oakland could streamline the approval process for affordable housing and other development projects, and also offer possible tax incentives to create more affordable housing. The current zoning policies could also be examined to determine whether or not they currently encourage affordable housing. Homeowners could also be incentivized to create ADUs.

4. Oakland has a number of ordinances to protect renters from unaffordable rent increases, arbitrary evictions, and other forms of displacement included in the Rent Adjustment Program (RAP). Are there any additions or modifications that you would make to any of these ordinances? How would you strengthen or improve the administration and enforcement of RAP?

The outreach and education efforts of RAP could be publicized more, so both tenants and landlords are aware. In addition, any questions or concerns could be addressed to a city hotline and/or a walk-in city office.

5. Do you agree with the previous Mayor's Executive Order on removal of homeless encampments? What measures will you support to prevent at-risk households from becoming unhoused, and what would you do to provide housing for those who are already experiencing homelessness?

Sufficient shelters and other housing options should be available before enforcing encampment removals. By investing in transitional housing programs and affordable housing development, at-risk communities could be supported.

6. Local jurisdictions have a legal obligation to Affirmatively Further Fair Housing in all their housing and community development policies. What should the City do to ensure a more equitable distribution of affordable housing across all parts of the City and equitable access to housing for communities of color?

Affordable housing should be distributed throughout each district of Oakland and all communities.

7. Oakland has in the past considered adoption of a Tenant/Community Opportunity to Purchase Act, which would give tenants the opportunity to purchase their rental units if their buildings are offered for sale. Do you support giving tenants (and nonprofit community organizations) a right of first offer and a right of first refusal? Why or why not?

Landlords should be encouraged to offer their properties for sale to tenants, but this should not be a requirement.

8. In December 2018, the City Council adopted a Land Disposition Policy to prioritize the use of surplus public land for affordable housing. Staff was directed to bring back an implementing ordinance within 6 months, but that hasn't happened. What will you do to ensure that a Public Land Ordinance is drafted, enacted and implemented consistent with the adopted policy? What do you think are the most critical elements of a public land policy for Oakland? What role should the community play in the disposition and use of public land?

I will advocate for the prompt drafting and enactment of Oakland's Public Land Ordinance, aligning with the 2018 Land Disposition Policy. Key elements should include prioritizing affordable housing, ensuring transparency, and involving the community in decision-making.

9. For large projects such the Coliseum area, what community benefits should the City seek and at what levels? Would you require inclusion of affordable housing, and if so, what percentage should be affordable and what income levels should be targeted? Who should pay for that development?

Affordable housing should always be encouraged when possible. Oakland could offer incentives to developers that include a certain amount of affordable housing in their projects. Public-private partnerships should also be encouraged.

10. In 2013, The City Council adopted an ordinance setting aside 25% of Oakland's boomerang funds (the City's share of former redevelopment tax increment moneys) for affordable housing. Will you commit to ensuring these funds stay committed to housing solutions?

Affordable housing should always be a priority for Oakland. Given the current budget deficit, it's imperative to evaluate all funding allocations carefully. While affordable housing remains key, any decisions regarding these funds should consider the city's overall fiscal health and be made collaboratively with stakeholders in Oakland to ensure balanced and effective outcomes.

11. Outside of one-time voter approved bond measures the Affordable Housing Impact Fee and the Jobs/Housing Impact Fee are the City's only significant ongoing funding sources for housing since the dissolution of Redevelopment in 2012. What if any changes would you make to how the City assesses or collects these fees? What are the advantages and disadvantages of impact fees versus inclusionary housing requirements?

Collection of these fees should currently be part of the development process. Also, I propose regular evaluations to align fees with current market conditions and streamline collection processes for efficiency. Both impact fees and inclusionary housing solutions should continue to be assessed.

12. When the City makes significant investments (e.g., infrastructure, public facilities) or regulatory concessions (e.g., rezoning, relaxed development standards, permit streamlining) for specific sites or areas, what kinds of housing benefits should it require in return?

The city should consistently encourage affordable housing when possible and offer incentives for developers that do create a sufficient number of these units.