

## 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: Mindy Pechenuk**

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

I want to restore a vibrant productive economy based on manufacturing, industry and classical education. I am passionate to shut down the drug cartels and Fentanyl. I want to unite all Oaklanders. I will work with President Trump for a partnership to make Oakland safe and productive.

**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?

The way the question is worded poses a false dichotomy.

Everyone deserves a home to call their own. We can solve this problem and ensure every person and all families of all incomes a place to live. California inflation is out of control. There is no reason for the cost of housing and living to be so expensive in California. We need to stop all this insane financial speculation, and manipulation by the developers and corporations like PG&E. We do have a significant amount of housing in Oakland that is just plain too expensive and thereby out of reach for the poor or middle class to afford.

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.

The problem posed in this question on sources of funding for affordable housing revolves around identifying the fact that we must put American families first and identify the mostly unknown facts to most people that a massive housing bubble has emerged with large Wall Street speculators like Blackstone buying up single family homes " Not to sell but to rent". That fact can and must be addressed by combined efforts of local, state and Federal Government officials who put the people and families first ahead of Globalist Corporate Elites. I will reach out to President Trump for help in Oakland.

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?

Again, we need housing for everyone. This is why I am fighting to create a productive skilled population in industry and manufacturing, along with our small and medium businesses. We need to train our young people to work in these productive industries. In addition we need to clean out all the wasteful spending of the city which includes some of the non-profits, NGOs, green projects and other corruption. If we have a productive economy as Oakland once had, housing can be solved and affordable for everyone. Our young people need to be able to buy a home and raise a family.

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?

At the height of the housing crisis in 2007-2008 I fought for the HOME OWNERS AND BANK PROTECTION ACT. This was endorsed by 9 state legislatures and 200 City Councils which was an

emergency plan to prevent evictions, keep people in their homes and systemically write down mortgages and protect sound banking. This would have protected both the renter and homeowner. I have rented all my life from New York, Chicago, LA and now Oakland. Rent in LA and Oakland are off the chart. As I said earlier we need to get the economy productive again, and stop the corruption in real estate, state and city government and corporations like PG&E.

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?

I have a different approach to homelessness. You have to have a plan to remove people from living on the streets. First, you need to have serious drug programs. Those who are homeless on drugs and with mental health problems need treatment which is not optional. Second, this is why we need to get Oakland productive again, so those who are can work are placed into skilled jobs and businesses. Lower the rents and those who are working can afford a place to live.

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?

The only solution is to develop Oakland to be productive and safe. We need to stop the crime rate and Fentanyl which is destroying Oakland. I believe we need to get to the root of the problems and not keep creating band aid make shift programs.

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?

Yes, I support a Tenant Opportunity to Purchase Act. Someone who owns a building will definitely want to make sure that it is kept in the best conditions for themselves and the future generations. As far as the question of "non-profit organizations", I would want to take it on a case by case basis, because my experience suggests that many nonprofits are merely front groups for billionaire speculators who seek to manipulate people to their advantage by using such phony front groups.

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?

It is urgent to face the real question on the table. Go back to when Paul Volker was head of the Federal Reserve and the plan he put forward was for the "controlled disintergration of the economy as a legitimate objective" of the policy objective of the United States. This is the reality we are dealing with. Go back to 1913 and the creation of the Federal Reserve to replace the American System. It is past time to change course. This is why I keep coming back to root cause. Just to say "affordable housing" is a mislocation of the problem and the solution. With that said Oaklanders should have a say in Land Disposition Policy. This means a massive education policy.

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?

The Coliseum area should benefit the community. Look at the history of the role of the Coliseum has played in our community. The Coliseum area could be a crucial area to bringing back industries of Oakland. It is time to help rebuild the family structure so that a family of four or five can live from the income of one bread earner, and the employment of that breadwinner being right in Oakland. Restore the "full family" at the dinner table seven days a week. Time to give our Children the best upbringing that will make their future a happy and secure one.

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?

I would have to look at the total of what is needed to restore Oakland, that would include housing solutions.

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?

We need to get to root cause and solutions. Oakland was once a great city and it was known as the "Detroit of the West". Once this was taken down over many decades and Oakland turned over the speculators and Wall Street speculators and Corporations. Look at PG&E increase in rates, and their practice of cutting off the poor, disabled and working people and families who could not pay the bill. This is a death sentence for many. As mayor I will not allow this to continue. We will build up Oakland.

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?

Housing should be for everyone. If we have a productive and safe Oakland, get rid of inflation we can have housing for everyone!