

East Bay Housing Organizations Oakland City Mayoral Candidate Questionnaire 2022

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 Mayor have been invited to complete the questionnaire.

Name: Treva Reid

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

I am a compassionate, thoughtful leader who leads from a deep well of having lived the challenges we face today. Fighting for those who must endure the deep trauma of gun violence, housing instability, food insecurity, and so much more. My decision making is rooted in integrity, equity, and transparency.

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 for removing regulatory restrictions in order to expand the supply of housing and increase affordability. Others think we should focus specifically on affordable housing. Where do you stand on this question, and what actions would you take?

Affordable housing is a human right. Oaklanders should not have to choose between paying for housing or food, housing or seeking out medical services, paying for housing or transportation, working

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multiple jobs to afford housing or moving away from the town they love. Too many of our neighbors are struggling with housing insecurity, like I've faced. We cannot continue to standby while families are making these difficult choices to remain rooted in our Town.

We can build more deeply affordable housing in Oakland, and if I am mayor, we will. I will advance the regional goal to bring 75% of our unhoused neighbors inside by 2024. I will augment our funding streams like Measure KK to help finance more affordable housing and streamline the approval process. I will require our Planning Department to move all development projects with substantial affordable housing components to the front of the line in planning and review and approve those plans immediately. Finally, I will work closely with the County, State, and Federal government to leverage all available matching funds and subsidies for Oakland so that we build affordable housing quickly, efficiently and at a high volume, including affordable home ownership programs.

2. What do you consider to be the greatest barriers to affordable housing development in Oakland, and what strategies will you take to remove those barriers?

Zoning and regulatory barriers often are cited as the most prevalent obstacles to development. As Mayor, I will work to create a bridge towards investment in multifamily developments. We need to focus on reforming zoning and regulatory barriers (e.g., lowering minimum home-and lot-size requirements and minimizing discretionary review processes) that limit housing production, inadvertently increasing housing costs. Part of my multifaceted strategy to address the housing crisis is to also identify funding sources to purchase underutilized hotels to house our unhoused and prioritize public land for multi-family housing development. We must focus on reforming zoning and regulatory barriers to increase multi-family dwellings. It is important that we critically evaluate every measure and/or plan for the efficacy of increasing housing units and housing our unhoused, permanently.

3. What current sources of affordable housing funding would you increase or expand? What new sources would you support? Would these be one-time or ongoing funding streams?
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As mayor, I will progress on our RHNA goal, audit existing revenue streams designed to alleviate homelessness (Measure Q, Measure W, etc.), restructure our housing funding allocation, augment our funding streams like Measure KK to help finance more affordable housing and streamline the approval process to expedite the completion of subsidized affordable housing. I will require our Planning Department to move all development projects with substantial affordable housing components to the front of the line in planning and review and approve those plans immediately. I will continue to advocate for all funding sources and bring on a grant writer dedicated to our efforts. I supported ACA 14 (Wicks), The Housing Opportunities for Everyone (HOPE) Act. As a Bay Area Black Housing Advisory Taskforce, better known as “Black HAT,” member, I requested a one-time \$500 million state investment to launch the nine-county Bay Area Regional Black Housing Fund that will create a virtuous cycle of development focused on capacity building, housing production, and community planning.

As Mayor, I will continue to advocate at every level of government to secure deeper levels of funding equity and formulas that allow Oakland to benefit from state and federal funding. We can’t overcome this housing crisis alone.

4. In the past seven years (the current Housing Element cycle), Oakland has permitted about eight 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 will you do to ensure that Oakland’s housing production is more balanced and at least proportional to the City’s stated needs?

Oakland must plan for 26,251 new units, a nearly 77.8% increase from the prior cycle's allocation of 14,765 new units in the 6th RHNA Cycle. I support meeting Oakland’s General Plan Update New Housing Element cycle to ensure we have sufficient housing at every level and prioritizing affordable housing production and preservation. We must ensure fair housing with targeted goals, intentional strategies, actions and accountability to reduce racial segregation and eliminate racial disparities for equitable access and housing outcomes. Oakland has permitted nearly double its RHNA targets for above-moderate income, it has permitted only 26% of the RHNA target for owner and moderate income. We must prioritize securing funding at every level to address the imbalance of only 1

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affordable housing unit built for every 8 un-affordable market rate units in Oakland and increase workforce housing for our missing middle. I will protect, preserve, and prioritize housing as a human right with policies driven by transparent community processes, with the goal to ensure housing over profit with the disparities faced.

5. What will you do to enact and ensure implementation of a Public Land Ordinance, as called for by the City Council's December 2018 Public Lands Resolution? 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 prioritize implementation of the Public Land Ordinance by directing department staff to review all policies related to development on City owned land and properties that are considered surplus under our State of CA Surplus Lands Act. The availability and affordability of land for development has a significant impact on the supply of affordable housing. The aim of the Surplus Land Act (the "Act") is to increase the availability of real property in California for affordable housing development by requiring the prioritization of affordable housing when selling or leasing public lands no longer necessary for agency use. The most critical elements of the public land policy focus on city-owned land and I agree it should be prioritized for use as affordable housing; the disposition of such sites should follow a transparent and accountable public process that is inclusive of Oakland's many diverse communities; and projects should adhere to certain green building standards and local hire requirements. The community should be involved in every step of the development process and community input should be lifted up and not only incorporated as an afterthought. In addition, we should consider prioritizing community development organizations that can be tasked with building these new developments and the City of Oakland should incentive these forms of development by increasing tax savings, matching funds and adjusting parking requirements on a project by project basis.

6. 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? Please discuss both short-term and long-term strategies. What steps should the City take to move from criminalizing homelessness to focus on solutions for unhoused people?
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As Mayor, I will increase Rental Assistance, Mortgage Assistance and Affordable Home Buying Programs. I will also enforce our encampment management policies and give people the dignity of suitable housing. Additionally, I will work to secure deeper levels of state Home Key and federal funding to preserve affordable homes.

Homelessness in it of itself, is not a crime. Homelessness is a failure of society to protect and ensure our most vulnerable populations have the most basic human rights to suitable shelter. Although homelessness is not a crime, unfortunately there are associated behaviors to homelessness that are illegal. To prevent the criminalization of homelessness, must provide people a real choice in housing, and options for “quality of life” issues that are at the foundation of this discussion.

7. What specific policies would you pursue to address the disparate impacts our housing system has on Oakland residents of color, particularly Black, Brown and Indigenous people? What should the City do to ensure a more equitable distribution of affordable housing across all parts of the City rather than concentrating it in low income neighborhoods and communities of color?

In addition to augmenting funding streams like Measure KK to help finance more affordable housing, I will create a Stakeholder Initiative or Taskforce to Tackle Homelessness Impacting Black, Brown and Indigenous People. The goal of the initiative is to create and leverage partnership programs with local grassroot organizations to identify the major barriers leading Black, Brown and Indigenous people to homelessness and develop recommendations for the City’s consideration to adopt.

Additionally, I will restructure funding to invest in helping individuals move to temporary/permanent housing and invest more funding in permanent supportive services to keep people from falling back into homelessness.

Investments must be made in capturing, analyzing and reporting impacts and outcome data so that we may clearly and accurately evaluate the efficacy as it pertains to lifting people out of homelessness, and preventing their entrance into housing instability. Such effort will assist in opening the door to more

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funding as well as increasing accuracy in seeing and understanding the gaps in funding and care for the homeless.

8. Many Oakland renters lost income due to COVID and the resulting economic crisis, leaving them unable to pay rent. How long would you continue the City's moratorium on evictions, and how would you ensure we don't face a wave of evictions once the moratorium is lifted and provide stability and security for tenants and housing providers?

The eviction moratorium in place is supported by a resolution (April 2022) to expand the City's efforts to deliver rental assistance, housing stability services, and anti-displacement and legal services. These benefits are targeted to those impacted by the COVID-19 health pandemic in partnership with four non-profit agencies who administer \$48m in emergency rental programs for Oaklanders at or below 30% average Median Income, with the average assistance above \$9k.

The adoption of this resolution ensures that the City has a single stop for residents seeking emergency rental assistance. The majority of those served through the program are low income Black Oaklanders, living in highly impacted zip codes/census tracts, with the highest rates of COVID diagnosis, hospitalizations, deaths, and joblessness. Collective efforts such as this resolution is evidence of the political will to save lives and address the homelessness crisis. Together, and only together can we prevent an eviction crisis on the heels of global pandemic

9. Currently the City spends very little General Fund money on housing and homelessness. Would you change this, and if so, in what ways?

As Mayor, I would review all available and potential revenue streams and existing monies to determine the best use of the funding. Homelessness, along with public safety and economic development sit atop my priorities to move Oakland forward equitably and transparently.

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