

Jesse Arreguin

1. Motivation -Why did you choose to run for this office?

I am running for Mayor to make Berkeley work for everyone and restore Berkeley to the forefront of progressive leadership on the environment and social justice. This election comes at a critical time for the future of Berkeley and the Bay Area. While our region is experiencing greater economic prosperity, the benefits of this growth are not being shared by all, and we are seeing greater disparities and displacement of residents. Berkeley is at a crossroads. Will our city move forward on the path of equity and inclusiveness, or will we see more of our neighbors pushed out due to rising housing costs?

Who is elected as the next Mayor of Berkeley will play a critical role in ensuring an equitable future. We need leaders who are committed to our shared Berkeley values and who will provide bold transformative leadership. I love Berkeley and I am deeply concerned about its future. I am running for Mayor to bring our city together to address our challenges and advance innovative solutions, so that Berkeley carries on its tradition of progressive leadership for equity, the environment and social justice.

2. Priorities -What do you believe are the major issues facing your district? The City? What are some specific tasks (e.g. specific legislation, policies, et.) you intend to accomplish while in office?

My top priority continues to be addressing the housing affordability crisis. I am committed to increasing funding for new affordable housing, and preserving existing housing. Berkeley is at a crossroads. We are feeling the effects of the not only national wealth inequities but also the regional housing crisis. Rents continue to skyrocket, making Berkeley one of the most expensive cities in the Bay Area. A 2011 article by the *Bay Citizen*, based on the 2010 census figures, found that Berkeley had one of the biggest wealth gaps in the Bay Area. As housing costs continue to increase, many long-term Berkeley residents are vulnerable to being priced out or forced out through unfair evictions. In addition, there is pressure by real estate speculators to tear down older rent-controlled housing and build newer higher end units, which are exempt from rent control. Rents are becoming more unaffordable for a growing segment of our population. New construction has not resulted in lower rents, but in luxury housing that does not meet the needs of existing Berkeley workers or residents, especially working families. Instead it's targeted towards tech workers who can't afford to live in San Francisco. This housing crisis has had a direct effect on the population of our city, resulting in an exodus of our African American population and working families. Our diversity is one of the main values that makes Berkeley such a special place to live. Unless we increase affordable housing, then we will continue to lose our economic and cultural diversity and we won't be able to resemble the city that we live in. Throughout my entire time in Berkeley I have been an advocate for affordable housing. As a Housing Commissioner, I helped fund the construction of hundreds of units of affordable housing along transit corridors. As a Rent Board Commissioner, I fought to protect rent control and expand tenant protections. As a City Councilmember, I have been the most outspoken and effective advocate for affordable housing, pushing for the adoption of an Affordable Housing Mitigation Fee, proposing new ways to fund affordable housing and protecting rent-controlled units from demolition. Given how critical affordable housing is to the future of Berkeley it will continue to be my top priority.

My other priorities include:

- Address homelessness through innovative solutions

- Keep Alta Bates Hospital open
- Improve public safety and disaster preparedness
- Promote universal early childhood education
- Build a world class city with improved streets, parks, and infrastructure
- Raise the minimum wage NOW, not 5 years from now
- Promote environmental sustainability and fight climate change

Responsibly manage our budget, while making sure City services are equitably distributed

3. Qualifications - Please give a brief summary of your background and qualifications for being Mayor.

For the past eight years, I have worked full time as a City Councilmember. While City Council is a part-time job, between helping constituents, drafting legislation and preparing and attending Council meetings, it adds up to a full-time job. Every day I work hard on behalf of my constituents, answering their questions, connecting them with city services and mediating neighborhood concerns.

Before I was elected to the City Council, I worked for 1 ½ years as a Legislative Aide to Berkeley City Councilmember Kriss Worthington.

While enrolled at UC Berkeley, I served in a variety of professional roles: elected Rent Stabilization Board Commissioner; City Affairs Director for the UC Berkeley student government, and Government Affairs Assistant for UC Berkeley's office of Government Affairs. In addition, I worked for a number of years as a Legislative Intern at the San Francisco Board of Supervisors, as an intern with the United Farm Workers Public Action Office in San Francisco, and I managed progressive campaigns in Berkeley.

My professional background is rooted in my advocacy for social justice and my work in shaping public policy.

4. Land Use: What do you think are the most important land use issues facing the city today? The City and the University have different missions: what conflicts/challenges do you foresee on land use policy, and how would you address these? What should happen to People's Park?

With the sudden but unsurprising resignation of Chancellor Dirks, this presents us with an opportunity to work with the new leadership of the University to work towards mutually beneficial policies. The new Chancellor is expected to be appointed in March 2017, and as Mayor, I will work with the University to promote land use policies that is sustainable and meets the needs of the community.

In March 2016, I authored a letter to the now outgoing Chancellor urging the University to build more student housing. The letter, sent by the City Council under unanimous approval, pointed out that the University has fallen behind its own plans to provide housing, which is further compounded by increasing the number of students in attendance. It is not necessary to convert People's Park into student housing, as there are multiple locations for student housing around the University. Unfortunately, the University has failed to act on many of these suggestions. For example, the Southside Plan recommended housing at the parking lot on Bancroft and Fulton; instead another swimming pool was built. More recently, under the Downtown Area Plan, the University is allocated two 120-foot buildings. I, along with student leaders, have advocated for one of these to be used for student housing; but the University has insisted it is instead used for a hotel, two blocks away from an approved 160-foot

hotel. As mayor, I will continue working with students on plans to provide affordable student housing, and I hope the new administration is more open to the realization that a lack of affordable housing is creating a huge financial and even mental burden on thousands of students.

5. Automobiles - What policies should the city take to reduce automobile use and make the city friendlier to pedestrians and other non-automobile transportation? Should the city promote electric car use, and what policy and infrastructure changes would you support, if any?

Reducing transportation emissions is critical to meeting our climate action goals and addressing climate change. We can reduce greenhouse emissions through encouraging transit oriented development, siting housing close to jobs and reducing the need for commute trips. We must also significantly expand our bicycle infrastructure by designating more bicycle boulevards, creating protected bicycle lanes to improve bike safety, improving the safety of streets and intersections and installing more bike parking. Expanding electric vehicle infrastructure is also critical to promote less carbon intensive transportation, and creating transit incentives for employees and residents to take transit for commuting will help reduce emissions. Lastly increasing funding for and expanding bus transit and improving the reliability of transit is important to creating a mode shift and reducing driving.

Berkeley should adopt strong bicycle parking requirements for new residential construction and require TDM measures to reduce vehicle trips and carbon emissions. Currently Berkeley does not have a Transportation Services Fee for projects to mitigate their transportation/greenhouse gas impacts. I introduced legislation which was approved by Council to develop a new nexus study so that Berkeley can put a TSF in place. Adopting a TSF could result in millions in funding for alternative transportation including transit passes and subsidies, shuttles, bicycle parking and infrastructure and other transportation measures.

New residential development near transit, including transit rich areas, should meet lower parking requirements than residential neighborhoods. Downtown Berkeley's parking standard of 1 space for every 3 units is a model we should explore for other commercial districts such as Telegraph Avenue. I support establishing parking maximums as well as minimums. Currently Berkeley allows a minimum amount of parking in new developments (up to zero spaces) but no limit on the total number of spaces. We need tools to moderate the amount of parking in developments in transit rich areas. In addition, requiring projects to include transportation demand management measures such as bicycle parking, transit passes and car share spaces, mitigates the need for additional parking spaces. I have supported reduced parking requirements and creating car free zones. I have also voted for projects with reduced parking or no parking included at all. By reducing parking requirements on transit corridors, establishing parking maximums, unbundling parking from rental costs, and requiring TDM measures, car share and electric vehicle spaces, we can reduce the impact of new projects on our streets and our environment.

6. Safety - What are the most important public safety issues facing the residents of Berkeley? What kinds of programs are useful for creating a safe environment for all people?

Access to safe housing is an issue I have worked on for many years. One major accomplishment I worked on was the retrofitting of soft story buildings. These retrofits, which are now almost entirely completed, could save hundreds of lives when the Hayward Fault finally breaks. In response to the tragic balcony collapse in June 2015, I lead efforts to strengthen the Rental Housing Safety Program (RHSP), which the City Council approved in December 2015. This included increasing the number of proactive inspections,

enforcing Schedule A requirements (which provides tenants information on the safety of their unit), allowing for confidential complaints on housing code violations, and declaring mold and mildew (which played a significant role in the collapse of the balcony) a public nuisance. As a result of these changes, we have more than doubled the number of annual inspections made, finding habitability issues that would have otherwise gone unnoticed.

In July 2015, Council passed the Exterior Elevated Elements (E3) Policy regarding balcony inspections. Between its implementation and February 2016, over 400 buildings out of the 2,200 identified as having exterior elevated elements were discovered to be in need of repair. Additionally, I introduced a proposal to improve the construction standards of balconies; a policy that is now being reviewed at a statewide level. It is my hope that these policies will increase the safety of Berkeley residents and ensure our city will never experience such a tragedy again.

Beyond housing safety, I have pushed forward plans to increase foot patrols in Downtown. With an uptick in crime over the past year – a trend that is regional – many constituents have expressed concerns with personal safety. Similar to the successful foot patrols along Telegraph, increasing the number in Downtown can create for a safer environment, improve business, and lower crime. I have also pushed to expand the Mobile Crisis Team. With 35% of calls to BPD being for mental related issues (the biggest drain on police resources), it is imperative that we use the right resources to deal with these situations. As a member of the Mental Health Commission, I have helped move policies to better adequately address mental illnesses, and will continue to do so as Mayor.

7. Affordable housing- What is your position on building market-rate housing versus affordable housing? Does building mostly market-rate help or hinder affordability in Berkeley? What affirmative steps would you take to increase the availability of new or refurbished affordable housing in Berkeley? Are there any particular demographics that you would target for this housing? Are there any particular neighborhoods that you would target for this housing?

While we need to increase housing, we also need to ensure that new projects provide a mix of housing options for people at different income levels. Most new developments are priced far above moderate incomes. I support increasing inclusionary requirements to require a greater percentage of units for very low and low income households. San Francisco recently increased their inclusionary policy to 25% and the 2015 Berkeley Affordable Housing Nexus Study concluded that our on-site requirement could be increased to as much as 25% while still achieving project feasibility. I support setting impact fees and inclusionary requirements at the highest feasible amount. Leveraging private development to create more affordable housing is one strategy. Thanks to my leadership, Berkeley adopted its Affordable Housing Mitigation Fee over opposition from developers and some members of the Council.

Berkeley needs stable funding for affordable housing. We need to work with other cities to lobby the State to increase Affordable Housing Tax Credits and other housing funding to enable affordable housing projects to get built. Passage of the Alameda County Housing Bond would also help greatly in creating new affordable housing in Berkeley. We also need steady streams of local revenue for affordable housing, which is why I have championed for years to increase the rental business license tax to fund affordable housing. As the original proponent of the Affordable Housing Tax, I strongly support the measure on the Berkeley ballot and oppose the deceptive competing measure put forward by big landlords.

The recent wave of development and increased rents, spurred by the tech bubble, has directly resulted in the displacement and gentrification of many people in Berkeley, including families that have lived here for generations. This is especially true for the African American community in South Berkeley. In the 1970s, African Americans made up 30% of Berkeley's population; today it is less than 10%. I will make it a priority to preserve our cultural and historical diversity. I support the work done by Friends of Adeline to address these issues and ensure that South Berkeley residents have access to affordable housing.

8. Rent Control- How important is it to keep Berkeley's form of strong rent control and eviction protections? How important is keeping an elected rent board? What is your position on the effects of Costa-Hawkins (https://en.wikipedia.org/wiki/Costa-Hawkins_Rental_Housing_Act) on the affordability of Berkeley units? Is it an overall good or an overall bad law, looking back over the 20 years since it was passed? What can or should be done to roll back the massive rent increases new tenants face because of vacancy decontrol?

I have fought to preserve and strengthen Berkeley's Rent control for over 14 years. As the former Chair of the Rent Stabilization Board, I have a first-hand experience as to the importance of having rent control, and the destruction policies such as Costa-Hawkins has had on the rental market. Last year, I pushed forward a proposal urging the state legislature to repeal this disastrous proposal, which passed at Council unanimously. There is no denying the consequences this has had on the affordability – or lack of affordability – of Berkeley units. Since 1999, when Costa-Hawkins was fully implemented, 85% of rent-stabilized units have had a turnover, creating significant disparities in rent and creating a dysfunctional housing market.

It is absolutely essential that we keep an elected Rent Board. While elected boards may not be commonplace, we have witnessed over cities throughout the Bay Area and California look towards creating some form of Rent Control. Berkeley is seen as the trendsetter for rent stabilization, and we must move forward on these policies, not go into reverse. As mayor, I will continue to push forward policies that strengthen our rent control and provide much needed relief to rent increases, including adding pressure to the state to create common sense housing policies.

9. Homelessness- Berkeley Greens agree with, but don't necessarily believe, the Democratic Party Platform where it states, "We will fight for robust funding to end homelessness in our cities and counties once and for all, through targeted investments to provide the necessary outreach, social services, and housing options for all populations experiencing homelessness." What do you think can and should be done about the "Homeless problem" here in Berkeley?

In response to the community conversation started around 2012's Measure S (banning sitting on sidewalks), I convened a Homeless Task Force to bring community leaders together to discuss the issue of homelessness and develop solutions. Our Task Force engaged hundreds of community members including faith leaders, service providers, homeless clients, students, professors, and city officials. We developed a set of recommendations to the City Council based on our research of best practices throughout the United States and specific solutions crafted to address the needs of our homeless population. We presented our Task Force recommendations to the Berkeley City Council in June 2015 and received strong interest and support from the City Council.

I am proud to say that we have implemented many of our short-term recommendations including establishing storage for the homeless, increasing access to public restrooms, expanding our Police crisis

intervention training (now every officer has been trained), and allocating funds for 5 new mental health street outreach workers. We also need to coordinate with regional agencies, and we are working to open the restrooms in the Downtown Berkeley BART station.

Even during this economic recovery, increasing funding for homeless services remains difficult with a large number of demands for our city budget. However thanks to my advocacy we were able to stave off deep cuts to homeless services and expand services such as a year-round homeless youth shelter run by YEAH! at the Lutheran Church of the Cross. With large numbers of street youth who come to Berkeley during the summer months, expanding access to YEAH! will make a real difference.

I have also strongly supported the implementation of coordinated entry - which centralizes access to homeless services through one agency - the HUB. The primary goal of the hub is to make it easier for homeless clients to get access to housing and services, instead of ping-ponging from one agency to another. While our HUB has helped a number of chronically homeless residents, the biggest challenge is there is not enough housing at the other end of the system. This reinforces the critical point that the solution to homelessness is housing. The unprecedented housing crisis our community and region has hit the lowest income residents the hardest. We are seeing more families displaced and more people on our streets. I am deeply committed to tackling this housing crisis. That is why I have been an effective leader on the Council in creating housing opportunities. My leadership led to the creation of our Affordable Housing Mitigation Fee and my legislation started the process of developing an affordable housing/homeless housing development at the Berkeley Way city parking lot. More recently, I have been looking into the concept of Tiny Homes as a short term approach.

Lastly, we need to change the way we address homelessness. Berkeley has for decades focused on emergency solutions to homelessness. We need to invest in lasting preventative solutions like Housing First. We need to look at how we can better spend taxpayer resources to address this problem. That is why I led efforts to create an inter-city team on homelessness and to start the process of developing a Comprehensive Homeless Plan.

Of course we still have a long way to go to make significant progress in reducing homelessness, but we are working hard to develop a number of approaches. Our City has always shown we can rise to the challenge and develop compassionate, innovative solutions.

10. Food Policy- What policies would you support to re-localize our food system? Do you support labeling of GMO foods, similar to Vermont's law?

I have led efforts on the Council to advance urban agriculture including 2012's Berkeley Edible Gardens Ordinance which permits the sales of non-processed edibles in residential zones as an exempt use. Promoting urban agriculture is critical to improving food access and promoting a healthier city. It also helps Berkeley meet its Climate Action goals by reducing the vehicle miles traveled to deliver produce and promotes resiliency. Currently zoning does not allow urban agriculture in Berkeley's commercial zones and in some manufacturing areas. My office developed the Urban Agriculture Package, a series of zoning amendments to permit urban agriculture as a land use category and remove barriers to urban agriculture in commercial zones. This legislation will be voted on by the Berkeley City Council in September. As Mayor, I will continue efforts to promote urban agriculture and community gardens throughout Berkeley.

In September 2013, I introduced an item to Council to have the City look into labeling of GMOs. Much of this was based off of Proposition 37 from 2012, which narrowly failed after Monsanto spent millions of dollars fighting against it. Though Proposition 37 may not have passed, Berkeley has always been on the forefront of progressive policies that protect the health of its residents and the environment. We have seen many places push forward similar policies, including the European Union and China. It just makes sense to inform our residents as to what they are eating.

11. Should the City Council take positions on national and international issues?

As a city that has been in the forefront of many issues, both nationally and internationally, it is important to take positions on issues that not only affect Berkeley. We have been a historic leader on issues surrounding refugees, immigrants, and the LGBT community. So when another state attacks the rights of minority groups, we have an obligation to stand up to them. When a country is being torn apart by war and terrorism, we should welcome refugees with open arms.

Additionally, there are times when national and international issues have an impact on Berkeley. For example, I proposed a resolution opposing the Trans-Pacific Partnership (TPP), which passed unanimously. The TPP has the potential of negatively impacting jobs in Berkeley and our ability to tackle climate change. I also pushed forward policies surrounding the national Black Lives Matter movement (see details on question 13). As Mayor, I will continue to have Berkeley be a voice of reason to the nation and world.

12. The trend in recent years has been for state and local law-enforcement agencies to procure military-grade weapons as well as high-tech surveillance equipment (drones, among others), and to adopt military-style tactics and training. This is generally but not exclusively under the aegis of Urban Shield. What do you think the Berkeley Police Department's and City's stance should be on this issue, as well as what you think the City's policy and practices should be? What would you do or not do as an elected official?

I have consistently opposed Urban Shield and policies that promote the militarization of our police force. An example of this took place last year when special police forces in military camouflage locked down a neighborhood in central Berkeley in search of a suspect. While the safety of our residents is the biggest priority, they should not have their neighborhoods turned into a warzone as a result.

Last year, Council voted on whether or not to disclose much of the practices BPD does with Urban Shield and similar programs. While I voted for more transparency, my main opponent and the Council majority voted against it. I have opposed the use of BearCats, whether they are used by BPD or by a neighboring department as mutual aid. I am also deeply concerned around privacy issues of the use of drones and other equipment. In light of multiple terrorist attacks across the world over the past year, we have seen fear being used as an excuse to militarize local police. But as we have seen in many countries, the brave men and women of police departments can keep our residents safe without resorting to militarized tactics. A demilitarized approach to policing will help build trust between the police and the community.

13. Do you support The Movement for Black Lives Platform?

Black Lives Matter. I took part in the Black Lives Matter demonstrations that took place in Berkeley in December 2014 and organized a rally at City Hall after the Council majority canceled a planned Council meeting in the week immediately after the tumultuous events that took place from the 4th-6th. In the

following months I moved forward several police reforms in the wake of the demonstrations that deal with how BPD handles protests and use of force. Additionally, Council unanimously passed my resolution to support the national demands of Ferguson Action, an organization that formed after the death of Michael Brown. These demands include the demilitarization of police and supporting the End Racial Profiling Act.

Last year, the NAACP and ACLU published a report that shows obvious disparities in police stops in Berkeley that imply allegations of racial profiling. It is a problem that almost one in seven African Americans in this city have been pulled over compared to just approximately one in 28 whites. We have also seen African Americans displaced in our city from gentrification, and those that remain are most exposed to health hazards that are unique to neighborhoods in large minority neighborhoods in Berkeley. This must change, on both a local and national level. If you believe that we are living in a post-racial society, then you're likely a Trump voter. But if you accept the reality that African Americans and other minorities continue to be disadvantaged, then we must work with these communities to provide long lasting solutions that will result in a more equitable society.

14. What specifically will do you think Berkeley needs to do locally to fight climate change? To make Berkeley a zero carbon city?

I strongly support the building of low and zero carbon housing and including transportation demand management measure in new projects. Berkeley's Downtown Area Plan, which I helped craft throughout the 10-year planning process, sets high standards for sustainability in new buildings by requiring LEED Gold construction, transit passes, bicycle parking and car share spaces for building residents and reduced parking requirements (1 space per 3 units). I recently proposed legislation which is being considered by the Planning Commission and Community Environmental Commission to apply these green building requirements to all large projects in the City of Berkeley. Adopting these green building practices would ensure that new infill housing meets even higher sustainability standards and can reduce vehicle trips by new residents through encouraging alternative modes.

We need to improve the energy efficiency and construction practices of new buildings to reduce carbon emissions. I support measures to require mandatory solar on all large projects. In addition, I have worked with a committee of green building professionals over the past year to develop the Berkeley Deep Green Building Program. The proposed initiative, which is voluntary and incentive based at first, with measures adopted as mandatory in the future, will be one of the greenest, non-toxic and ZNE building codes in America. The Deep Green Building Initiative addresses ZNE, the Embodied Energy in building materials, Toxics, responsible sourcing and water conservation. As Mayor, I will continue work towards this I will this and other efforts to make Berkeley's buildings truly green and sustainable.

15. What are your positions on the any or all of the eleven Berkeley Ballot Measures? Specifically, what is your position on the competing ballot measures on both the minimum wage and on increasing the business license tax on rental properties?

E1 (School Funding): Yes

T1 (Infrastructure Bond): Yes

U1 (City Business License Tax): Yes

V1 (GANN Appropriation Limit): Yes

W1 (Citizens Redistricting Commission): Yes

X1 (Public Campaign Financing): Yes
Y1 (Youth Voting): Yes
Z1 (Low Income Housing): Yes
AA (Rent Board Ordinance): Yes
BB (City Minimum Wage): No
CC (Initiative Minimum Wage): Yes
DD (Initiative Business License Tax): No

16. Are there particular statewide initiatives you support? Proposition 59, if passed, would commit California officials to overturning the Citizens United case and getting money out of politics. Will you take the following pledge: "I support amending the U.S. Constitution to make clear that corporations and other artificial entities do not have Constitutional rights and that money is not speech and campaign spending should be limited through regulation."?

In 2014, Berkeley passed Measure P by almost 85%, declaring that an amendment should be made to the US Constitution to overturn the disastrous Citizens United decision. I supported Measure P, just as I support Proposition 59. Our campaign is run by a grassroots movement, and I understand the difficulty running against big money. We must level the playing field by getting money out of politics, and I support the pledge.

In regards to other ballot measures, I support Proposition 62, which will repeal the death penalty (and therefore oppose Proposition 66, which would accelerate the death penalty), support Proposition 64, which would legalize recreational marijuana, support Proposition 67, which would ban plastic bags, and support Proposition 63, which would ban high-capacity ammunition magazines.

17. Endorsements :

a. Who are you endorsing, from President all the way down ballot to local races?

President: Hillary Clinton

Senate: Kamala Harris

Congress: Barbara Lee

State Senate: Sandre Swanson

Assembly: Tony Thurmond

b. Are you endorsing anyone else in your own race, considering that we have instant run off voting?
I encourage people to vote Kriss Worthington as their second choice.

c. Who has endorsed you?

See Attached List

d. Who do you expect to endorse you?

18. Anything Else? Is there anything else you would like us to know about you?