

QUESTIONNAIRE

GREEN PARTY OF ALAMEDA COUNTY 2014 ENDORSEMENT DECISION

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(The link to my campaign website can be found here when it goes live in a few days)

Line of work: I am the Public Policy Director at Housing California. I advocate on issues related to affordable home development, sustainable communities and solutions to homelessness at the state level. Prior to working in policy I was a non-profit legal aid attorney for seven years. My litigation practice focused on defending tenants in eviction trials, especially people living on fixed incomes, such as seniors and people with disabilities. Prior to my work in law and policy, I was a disaster relief coordinator for the American Red Cross, providing national disaster relief services and working locally as a first responder and educator to children on first aid and disaster preparedness between my deployments.

1. What are three major issues in Emeryville that need to be addressed now? What creative ideas do you have to address these issues?

(1) Emeryville continues to grow as a residential city. The impact of this growth on our community, environment and infrastructure is palpable. Good growth is both smart and sustainable. Development should be transit-oriented; materials should be energy-efficient; and residential development should be affordable and accessible to people who wish to work and live here. I work daily with leaders from communities just like ours from around the state on these issues, integrating best practices into comprehensive policies for state leaders. Integrating these practices, as well as the ideas of our innovative resident base into local practice will help make Emeryville a model for other communities.

(2) As we grow, our public safety needs will expand. The potential addition of 1,000+ new residential units in a densely built community will tax our existing emergency response systems. Emeryville has world-class public safety personnel who deserve to be properly equipped for our future growth. We need to think critically about balancing the

opportunity for development with the need to preserve public safety. I am concerned that the proposals and plans to develop Emeryville further need to contain concrete plans to ensure public safety tools mirror any growth proportionately. Additional structures, residents and traffic complicate and delay emergency response times, which affects all of us. The city needs to budget for public safety needs as far in advance as it does for development.

(3) As a pet lover and outdoor enthusiast, I love the fact that I can go for a run or take my dog to the bay on a daily basis. Connecting Emeryville to the Bay Bridge portion of the Bay Trail was a great addition for those of us who love to get outside. I think there are opportunities to make more and better connections between our interior bicycle boulevards and the Bay Trail. I also think that the city should explore opportunities to "green" alongside the Union Pacific Corridor, which will reduce noise and air pollution and improve the aesthetic beauty of the city.

2. Who has endorsed you so far (groups and individuals of note)?

I am in the process of securing my endorsements.

3. How much money do you currently have for this race? How much money do you plan to raise? Where will the money come from?

I have currently raised \$1,000 for this race. I am confident that I will raise an amount sufficient to run a competitive campaign. I will raise those funds from friends, neighbors, family and individuals who support my vision for Emeryville.

4. Why did you choose to run for this office? What strength/ skills would you bring to the Council?

I chose to run for this office because I love my community. I have been involved in helping shape stronger communities everywhere I have lived. I understand the importance of listening to divergent viewpoints, actively engaging the community for input/feedback, brokering compromise and building consensus. As an attorney, I frequently negotiated resolutions to complex problems on behalf of people who needed a strong advocate. I want to be that voice for my neighbors on our City Council. I have a strong and demonstrated commitment to social justice and I will carry that strength with me to City Council.

5. What major Emeryville development of the last 10 years do you least respect and why? Most respect?

A development I respect most in Emeryville is the Ambassador at 1168 36th Street. The project has all the components that smart communities should promote: the building is 68

affordable homes that are accessible to low and extremely-low income renters, including both individuals and families; the project utilized a good mix of public and private funding; it is located close to jobs in both Oakland and Emeryville, including many jobs at the East Bay Bridge Shopping Center; the project incorporates over a dozen Green Building features that make it very energy-efficient; it is accessible to public transit, including the Emery-Go-Round (BART) and AC Transit; and it is aesthetically beautiful.

I don't have a particular development that I like the least from the last 10 years. Generally speaking, however, I wish that more developments would develop affordable homes in residential projects at a rate greater than the 15% of total developed units required by our local ordinance.

6. How can we attract more families into Emeryville?

Emeryville has made itself a commercial center over the past 20 years. But it has a much greater potential. As a strategic transit hub in the East Bay, Emeryville can be a place where working families thrive. In order for us to become a place that is attractive to families, we need to promote things that make the community livable. The most important of these is collaborating with our neighbors in the East Bay to pass a regional increase to the minimum wage. How can we expect working families to choose Emeryville as their home when they cannot afford the cost of housing, food, transportation, medical or child care? As the cost of living has increased, the income of the average worker languishes far behind. When people have access to resources they lead healthier, more fulfilling lives. That, above all other things, is what attracts families to a community -- good-paying jobs. Additionally, the city already has the power to do things that would be more inviting for families: the city can demand the inclusion of more affordable homes as part of its future development; it can improve public safety by investing further in public safety infrastructure; it can commit to giving preference to developments that incorporate energy-efficient elements in their design plans; and it can partner with our neighbors in Oakland and Berkeley to address regional social issues such as homelessness to ensure that we are an active participant in developing solutions to the common problems we share and must solve jointly with our neighbors.

7. Traffic is a major problem in Emeryville and with all the development in the pipeline it seems likely to get worse. How would you work to lessen this?

On any given Saturday, I can see the traffic down 40th Street snake around IKEA and down onto Shellmound. New and additional development at the Public Market and the old Sherwin-Williams location present greater problems for our traffic situation. The lack of adequate traffic control leads many drivers to migrate through our neighborhoods, and

often at higher speeds. Emeryville needs to take a serious look at traffic mitigation devices (one-way streets, speed bumps, traffic barriers) that will protect interior and neighborhood streets where bicyclists, pedestrians and children are frequently present. Designating certain streets for higher volume traffic, synchronizing traffic devices in certain commercial areas and protecting bicycle and pedestrian friendly roads are some of my ideas.

8. The Emeryville Center for Community Life is now under construction. Are you in agreement with the present vision for its use? What new ideas or changes would you suggest or support? How do you feel about its present sources and level of funding?

I am in agreement with the current vision for the ECCL. I like that the design plan increases the outdoor community space by reducing the total square footage of building. The increased outdoor space for students and the general public is a positive project design element. The modernization of the school and community commons and the multi-use purposes of the combined space are likewise positive. I do not have any specific proposed changes to the project's design at this time. I am comfortable with the funding sources, especially given that the majority of it was approved by a voter-backed school district bond measure.

9. What is your opinion about developers signing community benefit agreements in Emeryville? Please include in your answer specific reference to the (former) Sherwin-Williams property.

I believe that it is appropriate for communities to engage developers through community benefit agreements. They are beneficial for two reasons: First, they empower local residents to actively engage important issues, which fosters community; and secondly, they require developers to be responsive to the community they intend to build in. Neighbors of the Sherwin-Williams property have the right to request mitigation of the impact the proposed development will have on them as a means of negotiating community acceptance for the proposal. In particular, traffic mitigation, as I discussed previously, is one such item that should be negotiated.

10. Without the re-development agency, how can small business be encouraged to come to Emeryville?

Two major options for the city of Emeryville, that will help encourage small business growth include promoting "buy local" policies that adjust or divide local government contracts so that smaller businesses can compete for contracts and repurposing city-owned spaces, especially unused commercial or formerly industrial buildings, for use by small businesses. These buildings can be leased or made available to businesses at rates

encourage start-up growth while providing the city with a financial benefit that covers the overhead costs and promotes commerce within the city.

11. Do you believe that transparency in city decisions has improved in the past five years? Does this still need improvement? What changes would you suggest or support?

I believe transparency is better in Emeryville over recent years. I have no specific recommendations related to improving transparency.

12. How do you see the role of the city manager in Emeryville with regard to both connection to the city council and the public? Can you comment on changes in this with our new city manager and your opinion.

The council-manager style form of local government is advantageous and beneficial to the city for a number of reasons. The manager should have a strong administrative role on the management of staff within city government and be a representative of the needs of both the staff and the community to the council. On all accounts, I am happy with the job performance of the city manager in her administrative function and I believe she is responsive to public feedback. As the executive to the Successor Agency to the Emeryville Redevelopment Agency, I believe that the city manager and the city on the whole has an affirmative duty to remain actively engaged with the State Department of Housing and Economic Development to ensure that the city is taking proper care to preserve its affordable housing stock and affordability covenants that were part of the affordable home ownership program associated with redevelopment.

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

Thank you for the opportunity to discuss my views and vision for the City of Emeryville with your members.