

QUESTIONNAIRE

GREEN PARTY OF ALAMEDA COUNTY 2014 ENDORSEMENT DECISION

Please email your responses to: GPAC-VoterGuide@yahoogroups.com.
In the subject line, please include "Oakland City Council D6"

If it is not possible for you to email, please mail your responses to:
Oakland City Council D6
c/o Green Party of Alameda County ,
2022A Blake Street * Berkeley, CA 94704

Please respond by Saturday, August 23, 2014

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Note: You may respond to any question with a link to your website or other posted positions. For the yes/no questions, please answer yes or no and if you wish to add to your answer, feel free to do so.

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

My motivation is a positive transformation in the City of Oakland in general and District 6 in particular. I am running for Oakland City Council because it is my desire to raise the level of expectation, performance and results that we have seen, and that we should reasonably demand from our City Councilmembers as residents of the City of Oakland. I am running for City Council because I recognize that Oakland is a city that is full of potential, HOPE and promise.

As a lifelong resident of Oakland, what compelled me to enter this race now were questions that haunt most of us. "If Oakland continues along the path that it has traveled for the last 12 years, what could I expect the state of affairs to be in Oakland 12 years from now? Would Oakland become the City that we all HOPE for it to be? A city of falling crime, rising employment, and swelling with civic pride? If so then what would have changed to turn our hopes and dreams for Oakland into a reality? The answer is simple. Oakland needs new leadership on the City Council, leaders who can work together to provide a new vision, a new direction, and who can restore our Hope for Oakland.

We need to end the chaos, conflict, and confusion that exists on our City Council. It has not given the residents of Oakland the results we need nor improved the quality of our lives in the communities we live in. The residents who live in District 6 have suffered the most because of it and I am determined to replace it with a spirit of collaboration, coordination and communication, with leaders who know how to work together. Working together is the best way, in fact it is the only way for Oakland to realize its potential as a world-class city.

Change is inevitable. The leadership on Oakland's City Council needs to change. I am running for City Council because I believe that I am the change that Oakland needs to see.

2. Program and Priorities -- Elected office provides the opportunity to proactively lead by placing new ideas on the agenda for consideration and development. What are some specific ideas you intend to pursue if elected? What do you believe are the main priorities for the City?

I would pay particular attention to and focus on the challenge of a decaying infrastructure in the City of Oakland. First let me re-define what infrastructure means. Infrastructure means much more than upgrading our street lights, repairing our streets, or maintaining our sewer systems, (and each of these elements are important to the City's basic infrastructure). Infrastructure also includes key and essential services that support and sustain a meaningful quality of life in the neighborhoods that we live in.

I will address the issue of food deserts (a lack of grocery stores) restoring retail centers, and the lack of banks and restaurants in our communities. I will also work closely with OUSD representatives to insure that a quality public education is accessible and available to all of Oakland residents. District 6 is the hole in the economic donut that is Oakland, with development going on all around it and nothing in it. Restoring the quality of life for the residents of District 6, means bringing these much needed services back to District 6.

The main priorities for the City of Oakland as I see it and from what the residents of District 6 have told me are (1) Reducing crime and improve public safety in our city, (2) Restoring Oakland’s economic base and growing business and sales tax revenues, and (3) Improving and restoring the community’s infrastructure that is desperately needed and sorely lacking in District 6.

3. Qualifications -- Please give a brief summary of your background and qualifications for the office of City. If you are a current City Government elected official, what issues can you point to in your time as an elected official that have had a positive impact?

Below is a brief summary of my background and qualifications for the Office of I have served in public administration and leadership capacities throughout my 28 year professional career. My experience includes but is not limited to:

Background / Experience	Qualifications
<ul style="list-style-type: none"> B.A., Psychology, University of Oklahoma 	<ul style="list-style-type: none"> Student leader in the Office of Student Affairs Executive Council of the Inter-Fraternity Council.
<ul style="list-style-type: none"> M.S.P.H., Health Planning, Policy and Administration, U.C.L.A. 	<ul style="list-style-type: none"> President, School of Public Health
<ul style="list-style-type: none"> Senior Health Planner, AIDS Office, San Francisco Department of Public Health 	<ul style="list-style-type: none"> Co-Authored the 1st 5 Year Plan for the delivery of AIDS services in the City and County of San Francisco, and playing a key role in implementing the internationally acclaimed San Francisco Model for the delivery of AIDS services.
<ul style="list-style-type: none"> Director of Operations & Outside Services, Kaiser Foundation Hospital Richmond 	<ul style="list-style-type: none"> Responsible for the operational planning and managing of the \$80 million capital budget to build a new Kaiser Medical Center in the Iron Triangle neighborhood of Richmond, California.
<ul style="list-style-type: none"> Director, Policy and Planning, Executive Staff, S.F. Department of Public Health 	<ul style="list-style-type: none"> Responsible for developing the reorganization of the Department of Public Health and creation of the Community Health Network in preparation for the implementation

	<p>of Managed Medi-Cal in the City and County of San Francisco.</p>
<ul style="list-style-type: none"> • Director, East Oakland Community Development Corporation Board of Directors 	<ul style="list-style-type: none"> • Planning, developing and building more than 120 in-fill affordable housing units in East Oakland, in District 6.
<ul style="list-style-type: none"> • Director, Crownridge Homeowners Association, Board of Directors 	<ul style="list-style-type: none"> • Represent and advocate on behalf of the homeowners in the HOA to insure that the safety and integrity and home values in the community are maintained attend to the Home Owners Association business and respond to and address issues and concerns raised by the residents in our community.
<ul style="list-style-type: none"> • Assistant Medical Group Administrator, The Permanente Medical Group 	<ul style="list-style-type: none"> • Led, managed and directed medical group and call center operations, coordinating the delivery of primary care for all facilities in the South Bay Service Area with management oversight for a \$25 million operation including more the 400 employees (300 FTE's). Represented the Management team in the Labor Management Partnership for the South Bay service area.
<ul style="list-style-type: none"> • Senior Project Manager, Kaiser Permanente, Oakland, California 	<ul style="list-style-type: none"> • Provided project management and oversight for the enterprise-wide implementation of the Medicare Part D Program.
<ul style="list-style-type: none"> • Managing Director, Contract Development and Pricing Strategy, Abbott Laboratories 	<ul style="list-style-type: none"> • Oversaw the analysis of new opportunities, develop and implement pricing strategies, and led the contract development and negotiation activities for the U.S. commercial operation.
<ul style="list-style-type: none"> • Associate Pastor, Beebe Memorial Cathedral, Oakland, CA 	<ul style="list-style-type: none"> • Serving as the Associate Pastor with responsibility for Christian Education, my role is to provide support and to be of service to the Senior Pastor, the Rev. Dr. Charlie Hames Jr., in implementing and executing his vision to create a place where families experience spiritual, emotional, and physical wholeness through a relationship with God and God's community of people. To

	provide a stable environment for families in which they are supported during life's challenges.
<ul style="list-style-type: none"> • Director of Political Action, Executive Board Member, National Action Network – Oakland 	<ul style="list-style-type: none"> • Serving in the role of Director of Political Action, my primary responsibility is to work to ensure that every vote in every community across the nation, and particularly Oakland is counted, and to lead voter engagement efforts to register and educate voters.

4. Local groups -- Are you affiliated with any of the active Oakland groups? Such as TOLA, Make Oakland Better Now, Block by Block, Wellstone Democratic Renewal Club, GO Public Schools, OCO, or any other. Describe your involvement and why you feel this group is worthy of your support.

I have regularly attended Block by Block Network meetings, and I am a member of the Wellstone Democratic Renewal Club.

5. Local activities -- Other than local politics, are you involved in any other Oakland based community activities that you would like to share with us? This can range from volunteering in your school to being in your church baseball league.

I am a co-founder and currently serve as the Director of Political Action for the Oakland Chapter of the National Action Network. I am an Associate Pastor of Beebe Memorial Cathedral. I've served on the board of the East Oakland Community Development Corporation building affordable housing in District 6. I have served on the board of my neighborhood homeowners association.

6. Budget -- If you were on council for the next budget in 2015 how would you act differently from the council members dealing with the budget in 2013? What do you think is the cause of the current budget crisis?

I would be more transparent in the process of development of the budget and provide more opportunities for the community to more fully engage in the process and for District residents in particular I would proactively include my District 6 Advisory Board in the process.

7. Youth -- Describe the condition of youth in Oakland? What would your priorities for youth be for Oakland government and how would they get implemented and paid for?

Youth in Oakland are vulnerable to experiencing poverty, low educational attainment, unemployment, and involvement in the juvenile justice system. 56% of Oakland's population is African-American and Hispanic/Latino (of any race).

The need to develop, invest, and expand educational programs and employment opportunities among these youth populations is crucial. Developing a strategy of linked learning that involves collaboration from the City, the Oakland Unified School District engaged in a public-private partnership with employers and corporations in Oakland would be the approach that I would take to address to improve the plight of our city's youth.

8. Police -- How do you think our community policing is going and what are the next steps?

Implementation is been painfully slow and I am not convinced that our city leaders are committed to its implementation. I would commit to its full and complete implementation.

Describe the current relationship between the residents and the Oakland Police.

The current relationships is both distant and strained. It currently lacks the trust that is needed for the community and the police department to work together successfully.

Do you suggest any changes?

Yes. I will tackle the issues of crime and violence by adopting and implementing community-driven, public health approaches to crime prevention and violence reduction. It is driven by three guiding principles, (1) it must be community based and culturally competent, (2) it must be based on data driven policy making, and (3) it must have built-in accountability measures for both our public institutions and the community alike.

My plans call for full and complete implementation of community policing, with a minimum of 360 officers assigned to patrol our streets. I would reallocate and redeploy existing resources, reduce the attrition rate, and create financial incentives for the City's Police Officers to live and work in Oakland. I would also fully fund violence prevention programs which are tied to measurable reduction in crime and violence.

Do you support Restorative Justice programs? How should the city be involved, if at all.

Yes I support restorative justice programs. And yes the City should be involved. In order for restorative justice to work, collaboration, coordination and communication is required of all of Oakland's elected officials is required. Not only does the school district have to be fully on board, but local politicians must also buy in to the idea.

Public safety is a matter of contentious debate in urban cities with high crime rates like Oakland. But our City officials, who face constant political pressure for immediate answers to Oakland's crime problem and its substandard public education, have been unwilling to invest heavily in restorative programs without first seeing more demonstrable results from programs already in place. In Oakland we must lead from the front on the issue of restorative justice and not wait to follow the lead of other cities, who don't face anywhere near the challenges that Oakland faces when it comes to crime and restorative justice.

9. Development Projects -- What are your thoughts and views about the West Oakland Army Base, The upper Broadway-Valdez Triangle, Oak to 9th and other projects?

West Oakland Army Base Project – I am concerned about what has happened to the promise of jobs for Oakland residents at the Oakland Army Base development project. Less than 10 % of jobs are going to the people of West Oakland. At this stage of this development it appears that inflated promises of jobs, running from 1,500 to 8,000 or higher, may have been overblown marketing hype meant to convince the residents of Oakland to support this project.

The Upper Broadway-Valdez Triangle Project – This projects goal, to create a retail destination which is designed as a “complete” neighborhood that plans for the adaptive reuse of Oakland's historic buildings, with the intent of creating a walkable district that is transit oriented, with a network of “complete” streets, managed parking, that takes advantage of public spaces and parks, leverages existing assets and promotes sustainable development is good for the City of Oakland. Its success should inform similar development efforts in East Oakland, for District 6 in particular, which is in desperate need for restoration of its community infrastructure.

The Oak to 9th Project – Now known as the Brooklyn Basin this building project is on the waterfront next to Jack London Square. This is the largest new building development in Oakland in half a century. Estimated to cost over \$1 billion is being primarily financed by Zarsion Holdings Group of China, in partnership with the Oakland-based Signature Development Group. The first phase of the project broke ground March 13, 2014 and it's expected to be completed within three to four years. It will include 13 buildings of housing, with 60% to 70% for sale and approximately 465 units below market rates. The housing will be a mix of 3,100 apartments, condominiums, loft spaces and townhouses.

In addition to the housing, there will be 200K sq. ft. of retail space, along with renovation of the Clinton Basin and 5th Avenue Marinas. 50% of the proposed project would be open space, including 32 acres of new city parks, including wetlands restoration. The majority of the 9th

Avenue Terminal building will be demolished, with only a small part preserved as a maritime museum. I believe that this development is needed and good for the City of Oakland. It has been a longtime coming.

10. **Police Misconduct.** What are your thoughts and how do you feel Oakland should deal with it? How would they get the Oakland Police past the current oversight under Judge Henderson?

The Oakland police department (OPD) has long been one of the most controversial urban law enforcement agencies in America, with a string of high-profile criminal and brutality allegations going back decades. There have been persistent reports of police criminality and abuse, especially aimed at the city's black population. Community activists say low-level police harassment is a fact of life.

The city should follow the recommendations of Police Chief Sean Whent, Assistant Police Chief Paul Figueroa, to support the legislated consolidation of complaints at the CPRB. That would be the best way to remove the OPD from the current oversight under Judge Henderson.

11. **Housing & Gentrification --** Increasing rents, dislocation, and gentrification have been in the news. What policies do you advocate to assure that Oakland tenants are protected and that Oakland remains an economically and racially diverse city?

Multiple policies must be put forward in order to effectively prevent gentrification and displacement, including:

- baseline protection for vulnerable residents,
- the preservation and production of affordable housing,
- the stabilization of existing communities through long term, ongoing and equitable investments in all neighborhoods,
- non-market based approaches to housing and community development,
- Displacement prevention as a regional priority and,
- Planning as a participatory process.

12. **Environment --** What do you think the Oakland City government should be doing about the environment?

One approach to enhancing the City's ability to implement environmental policies is through the creation of an Office of Sustainability focused on policy implementation. Where it resides is not as important as the role it should play, which would be to lead the coordination of best practices within Public Works and other City departments. I am committed to the environmental protection of our City.

As a public health professional, I have committed my professional career in service to the public and the health of the entire community. Part and parcel to that commitment is the importance

of social, economic and environmental justice. My mission as a public servant would be to advance the cause of environment justice for the residents of Oakland in general and District 6 in particular.

13. Satisfaction of Residents -- How do you think the average resident feels about city government? How would you rate the satisfaction level?

In September 2013, the Oakland Metropolitan Chamber of Commerce paid for an annual survey of Oakland residents who were likely to vote in November 2014, asking them their views about the city. The survey revealed that 75 % of the respondents said that they did not feel the city was heading in the right direction, 50% feel less safe than they did a year ago.

Voters in District 6, were the most pessimistic in the survey, with 64% saying the city was on the wrong track and 59% saying they felt less safe than they had a year ago, with only 18% having a favorable opinion of the incumbent.

My satisfaction level is similar to the voters in District 6, in fact it is my dissatisfaction with city government that has compelled me to enter this race. I had begun to lose hope that Oakland would ever be able to realize its potential with the current cast of characters. The time for change has come, and I believe that I represent the change that Oakland needs to see.

14. Accountability -- How do you propose making yourself accountable and accessible to the citizens of Oakland?

Accountability to my constituents would look like servant leadership, a philosophy that I wholeheartedly subscribe too. Service is the price that one should pay for the space or the position that they occupy. If as a public servant, one is not willing, able, or capable of providing the service that their constituents deserve then they are no longer worthy, in my opinion to occupy that space or position.

I would go about ensuring an on-going partnership with and accountability to my constituents by establishing a District 6 Advisory Board made up of representatives (Captains) from every precinct in the District. My advisory board would meet with my Council Staff monthly and with me quarterly to ensure that the issues, needs and concerns of the District are addressed and resolved in a timely manner.

15. Do we need an Oakland Progressive Alliance akin to the one in Richmond, and if so, who should be members?

Fundamentally I am in agreement with the core beliefs that are espoused by the Richmond Progressive Alliance. I believe that there should be One Oakland that unites the community in an effort to take on the issues of crime, violence, economic inequality and decaying infrastructure. I believe that democracy at its best is about people, not corporations and that we should respect the diversity of our ideas. Who should be members of an Oakland Progressive Alliance? Any and all who subscribe to and support these core beliefs.

16. Governance -- What kind of relationship could you have with other office holders? Who do you see as a working majority on council and who can you work with?

I will seek cooperative and constructive relationships with all my Council colleagues and other decision makers recognizing the need to cultivate positive relationships in order to deliver for my district.

I would break the legislative gridlock on City Council through the effective and generous use of collaboration. Collaboration is, at its root, a social activity. It is a skill set that is based on generosity, sharing and openness. Oakland has a lot of moving parts, with every department charged with the responsibility to deliver the services required by her citizens and each one playing a vital role in getting the work of the City done.

For years, we simply haven't had the statesmanship necessary to get people to work together to improve our City. The best way for us to resolve the conflict that we see, and end the chaos that we have on City Council, is to find leaders who possess the ability to collaborate and work effectively with their peers.

Collaboration demands that we recognize that the whole (Oakland) is greater the sum of its parts (each District). Collaboration is the glue that will hold the Oakland together, move it forward, and position it for success and prosperity.

The Oakland of our future can't be served by the City Council of our past. That City Council has not demonstrated the ability to COLLABORATE. I would effectively collaborate with my peers on the City Council to put together five votes to advance a progressive agenda on behalf of all Oaklanders.

17. Endorsements -- Who has endorsed you so far?

Who do you expect to endorse you?

Please see endorsement list attached.

Who do you endorse in the other City races?

I have made no endorsements as of yet. If I endorse anyone in the upcoming elections, those endorsements will be made after Labor Day 2014.

Include your #2 and 3 choices for your own race.

In the City Council District 6 race the # 2 and #3 will also be decided for me after the Labor Day Holiday. What I can say for sure at this time is that the incumbent in my own race (City Council , District 6) will not receive either my 2nd or 3rd place vote in this election.

(Note that this year the City races are Mayor, Council seats, School Board seats and City Auditor).

18. Campaign Funding -- How much money do you currently have for this race? How much money do you plan to raise? Where will the money come from? Describe sources of financial contributions for your campaign that you would refuse to accept (if any).

I have raised over \$30,000 thus far and our campaign goal is to raise in excess of \$80,000 for this race. The money has been raised from individuals who support my candidacy and fund-raising events.

19. Checks and balances -- How do you view current the relationship between the Council and Mayor? Any comments on the same question for the Auditor and City Attorney? Are there any changes they would propose to the city charter?

Oakland has had a mayor-council government. Their current relationship is tenuous at best. I believe that the Auditor and City Attorney as elected officials allow them to act independently and answer directly to the will of the people. If there were any changes that I would make to the city charter the first one that I would propose would be to establish term limits for councilmembers to no more than three terms in office.

20. Money in elections. -- Does Oakland need campaign finance reform? If so, what kind?

Oakland needs more vehement enforcement of compliance with current requirements.

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

Yes or No questions (follow with an explanation if you want to add one)

-- Do you support the renewal of Measure Y? Not in its current form, but I am in support of its objectives.

-- Do you support the minimum wage proposal? Yes.

-- Are you in favor of a police commission? A citizen's police commission, yes!

-- Do you support Dan Kalb's proposal on oversight and transparency? I wholeheartedly support this proposal.

-- Are you in favor of receiving public complaints against police officers at the Civilian Police Review Board? Yes.

-- Would you vote for using eminent domain to abate foreclosure crisis? No. Not as currently proposed, particularly with the level of un-funded liabilities that the City of Oakland currently is dealing with.

-- Do you support Ranked Choice Voting? Yes.

-- Would you support Proportional Representation? Yes. Particularly Ranked Choice Voting.

-- Do you support diverting people from prosecution if they participate in a restorative justice program? Yes.

-- Do you support Community Choice Aggregation? Yes.

-- Would you vote to allow more grey water systems? Yes.

Thank you for taking the time to fill out this questionnaire.

Sincerely,

Greg Jan
Green Party of Alameda County

(Please reply to: GPAC-VoterGuide@yahoogroups.com by Saturday, August 23).