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- Occupation: Oakland City Councilmember, District 2

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

I want to continue to fight for Oakland and our progressive ideals. It is a city and a community that I love and respect – and it can do better. Like the city’s diversity, Oakland’s challenges are many and varied, but the solutions lie in our neighborhoods, our communities, our schools and our people.

I love Oakland and have worked very hard the last four years as Councilmember to help create a healthier, safer and equitable city. Under my watch, we have made great progress on tackling the toughest issues facing us, and I want to see this progress continue. Our challenges are many – making our streets safer, fixing our streets, growing our economy and housing stock for all income levels, and ensuring quality good-paying jobs for our community.

I believe in public service, and the very real difference it can make in the lives of my fellow community members. I am committed to social justice and economic equity, demonstrated by my years of professional and political activity.

I have served as an elected official for the past 12 years, and I know how to build coalitions and work with partners to get things done. As a Councilmember since 2015, I am proud of my track record of working to find the consensus needed to be an effective and ethical leader in an environment that is often times challenging.

As Councilmember, I’ve worked hard to provide leadership to our city and my community. I will keep focusing on solving our toughest challenges, while continuing to advocate for responsible, transparent fiscal management for the City of Oakland.

I’ve pushed for legislation and provided constituent services that support workers and their families – from affordable health care, educational access and affordable housing to economic/job growth, safe workplaces and workers’ rights.

I want to continue my leadership for the construction, rehabilitation and protection of more affordable housing in District 2 and throughout the city, a wide range of protections for tenants, who comprise two-thirds of Oakland residents, and the implementation of infrastructure, including improved streets, sidewalks, sewers, and public parks and facilities, while fostering business growth and the creation of new jobs that provide living wages for working families. I want to continue my advocacy in the fight for clean, safe neighborhoods and equitable, inclusive communities for all residents.

2. Program and Priorities. Elected office provides the opportunity to 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?

The biggest issues facing Oakland and my district are housing affordability and supply; homelessness and safety; illegal dumping; and infrastructure improvements.

I will continue to support the construction, rehabilitation and protection of more affordable housing in District 2 and throughout the city, a wide range of protections for tenants, who comprise two-thirds of Oakland residents, and the implementation of infrastructure including streets, sidewalks, sewers and public parks and facilities, while fostering business growth and the creation of new jobs that provide living wages for working families. I will continue to fight for clean, safe neighborhoods and equitable, inclusive communities for all residents.

Housing: We need to build more housing for all income levels. We need to find ways that we can ensure that the Area Specific Plans that the Council adopted are implemented and are performing effectively as planned. During my time on the Council, we have more than 1,700 units of mixed-income housing currently coming online in my district. That is in addition to approximately 3,000 units of housing at Brooklyn Basin that was approved before I joined the Council.

Homelessness: The answer to homelessness is, ultimately housing, especially supportive housing and affordable housing specifically. The Henry J. Robinson Center in Oakland has an 80% success rate in ensuring that their clients remained housed, three years after going through their program. The Council allocated \$14 million to acquire another building to scale up this successful model. We hope to have the "second Henry J." center up and running this fall and use the remaining \$7 million to purchase another facility for this purpose.

Infrastructure: We need to find more resources to fix our crumbling city facilities, including our streets. One of the accomplishments I am most proud of is co-authoring Measure KK, passed overwhelmingly by the voters in November 2016, which will provide substantial funding to fix our streets and roads while also protecting existing affordable housing stock. As chair of the Council's Finance and Management Committee and member of the Public Works Committee, I want to continue to monitor these funds and make sure that they are actually used as promised to voters and not diverted to non-voter approved purposes.

Housing and transportation are connected: Housing that is safe, healthy and affordable across the income spectrum, including tenants, homeowners (who want to stay in their homes or whose home need repairs or have accessibility issues) and those with mobility difficulties is a top priority. Access to affordable, convenient transportation, for local and regional destinations, is often a corollary to these housing needs for many residents. I've pushed for City and other agency funding to address these needs.

Public Safety and Economic Vitality: I have partnered with the Chinatown Chamber of Commerce and other community groups, to increase police foot patrols, clean up graffiti, and improve cleanliness in the Downtown and Chinatown.

As Councilmember, I worked with the developers to support the construction of a new office tower in my district (The Key at 1100 Broadway), which will be built with 100% union labor, and will bring hundreds of customers to downtown Oakland to work, shop and play (with foot traffic that also adds more eyes on the street). In the interim, I helped convert this vacant lot, which had been empty for 30 years, into a pop-up, community-gathering place.

Fundamentally, the best way to improve Oakland's long-term business sustainability is expand the tax base by building much needed housing and supporting the development of office buildings. The Council has adopted a plan to build 17,000 new units of housing while protecting 17,000 residents from displacement.

In my district, I've helped install a road diet on Grand Ave. (and working on one for part of Park Blvd.) and improved crosswalks and sidewalks in business areas and around our schools to create complete, safer streets that make alternative transportation modes more accessible, convenient and safer.

Illegal dumping represents a serious citywide threat to the quality of our neighborhoods and the health of our residents. Illegal dumping is a problem about trash. It's also a problem of neighborhood blight and a public health-and-safety problem. I'm especially concerned about the dangers to our young children trying to walk safely to school every day.

I've been working with City staff and neighbors to address this issue in my district, and it is clear that fighting illegal dumping effectively requires an increase in funding, resources and attention – for street clean-up and for dumping education and prevention.

The neighborhoods I represent in Chinatown, San Antonio and Eastlake have been among of the areas hardest hit by illegal dumping, so I am very interested in getting equitable services focused on underserved neighborhoods.

Like affordable housing, illegal dumping is at a crisis point – and we're now treating it like that. This is not acceptable, and we will not tolerate it. I think the City's approach has changed, and is changing, to be more equitable in putting resources into fighting illegal dumping. To address residential sources of illegal dumping, we have established a free Bulky Pickup service that tenants can call to take away their large, unwanted items, rather than dumping them on the street. We are hiring three enforcement technicians to work to stem the tide of dumping from unscrupulous out-of-town contractors.

As Chair of the Council's finance committee, I've worked to ensure that the City's budget process is more inclusive and equitable in allocating our limited resources and services. Once allocated, I've pushed administrators and staff to see that those resources are deployed in an equitable manner. This includes illegal dumping hotspots as well as long-neglected street repairs and revitalization of parks in underserved neighborhoods and in District 2.

A broad coalition of neighbors, including the East Oakland Congress of Neighbors, asked for and I delivered funding for the hiring of five new litter-enforcement technicians and other measures to attack this problem. I pushed forward the funding for this beefed-up enforcement and for more City resources before the budget mid-cycle.

We also added an extra illegal dumping crew and added "zone-based" illegal dumping pick-up that prioritizes the flatlands in Oakland without having to necessarily call it in for service. In all, we have added 12 new positions to address illegal dumping, and I am now in the process of monitoring implementation so that our residents get the services they deserve.

I've also been encouraging both an education and enforcement approach, combined with decreasing obstacles to legal and convenient pickup of bulky items.

We also added bulky item curbside pickup service to multifamily buildings (more than 4 units) in 2015. A big focus of our education campaign will be raising awareness to increase its use. This service is already included in billpayers' rates, and we want to help all residents take full advantage of it.

Over the past five years, the number of work orders Oakland has issued to pick up piles of dumping has more than doubled. In 2017, our crews performed 33,000 work orders to pick up dumping. We're on a similar pace this year. City crews pick up 95% of calls for service within one day.

Stopping illegal dumping is one part of my broader "Healthy Futures" effort to pick up litter, fix our streets and sidewalks, provide safe, affordable housing, eliminate blight, and create safe, healthy streets for pedestrians, especially seniors, the disabled and our school children.

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?

A product of local public schools, I was the first person in his family to graduate from college. I earned my bachelor's degree in sociology and a master's degree in public policy from UC Berkeley.

Before joining the City Council in 2015, I was elected to two terms as a Peralta Community College District Trustee (my area overlapped Council District 2), where I negotiated Project Labor Agreements, protected and expanded critical job-training programs (including more than \$25 million in career education), and improved access to education for local students.

My background in public finance uniquely prepares me to understand Oakland finances, best budget-and-management practices, what is in the fiscal best interest of for the City, and has provided me with the necessary tools to analyze and strengthen the City's financial stability, deliver effective public services, grow our local economy, and make the most of our limited resources to protect the health, safety and prosperity of our workers, our neighborhoods and our residents.

An experienced finance professional, I served as vice president of a public-finance consulting firm, where he helped raise more than \$3 billion in bond funding for classroom and school safety upgrades, repairs and improvements for public schools and community colleges throughout California.

I was previously a research associate for the U.S. Department of the Treasury's Community Development Financial Institutions Fund.

I have also served as an Assembly-district delegate with the California Democratic Party from 2008-12.

4-5. Local groups. Are you affiliated with any of the active Oakland groups? Such as TOLA, Make Oakland Better Now, Oakland Justice Coalition, 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.

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.

Before my elections as a Peralta Colleges Trustee and Oakland City Councilmember, I served as a boardmember for Familia Unidas, and have volunteered for several community organizations, including the Boys & Girls Club.

I was previously a member of UFCW Local 5. My parents, both immigrants, were members of UNITE HERE and SEIU UHW for four decades.

I am also a strong advocate for volunteerism and civic engagement, such as organizing community clean-up days in my district. I supported the first-in-the-nation participatory budgeting process for District 2 residents to identify and vote for its community priorities for CDBG funds.

I have bilingual staffmembers (Spanish and Cantonese) who work closely with partners such as EBAYC to

ensure monolingual, non-English-speaking residents have lines of communication in their language as we address their concerns, deliver City services, and ensure that their voice is heard.

I am involved in the Oakland Rotary and the Hispanic Chamber of Commerce of Alameda County. Both organizations allow me to meet and network with like-minded residents and businesses who share a passion to improve Oakland.

I have been a member of the following organizations:

- Asian Pacific American Labor Alliance
- Diversity in Health Training Institute, Boardmember
- NAACP – Oakland Chapter
- People for the American Way
- California Latino Community College Trustees Association
- Hispanic Chamber of Commerce of Alameda County
- Young Elected Officials Network
- Wellstone Democratic Renewal Club
- Human Rights Campaign
- Ella Baker Center for Human Rights
- Cal Alumni Association
- California Latino School Boards Association
- East Bay Young Democrats (former officer)
- League of Women Voters
- Metropolitan Greater Oakland Democratic Club
- East Bay Stonewall Democratic Club

I currently serve on a number of regional agency and nonprofit boards, including:

- Association of Bay Area Governments
- League of California Cities, Revenue and Taxation Committee
- League of California Cities, Latino Caucus, Boardmember
- Local Government Commission, Board of Directors (nonprofit)

6. *Budget. If you were on the Council for the next budget in 2018, how would you act differently from the council members dealing with the budget in 2016? How much additional revenue should the City aim to take in, and how would you generate it?*

The City's budget is a reflection, the embodiment, of the community's values and priorities. As Councilmember, it is my civic and fiduciary responsibility to identify those values and priorities, keep track of changes that impact them, communicate them clearly to City staff and residents, and secure funding for them. Over the past four years, I've worked hard to strive for consensus and make sure that all stakeholders are involved in the budget process from the beginning.

THE PROCESS: Getting the complex 2017-19 budget passed wasn't easy. It takes at least five votes to pass a budget, so individual Councilmembers had to reach a compromise about several proposed items to include in the final budget. With finite resources and a wide spectrum of community needs, everybody can't get everything they want. However, I believe the balanced budget that was approved represents a responsible effort to meet the most pressing challenges facing our city, and embodies the aspirations we share for our community's future. Hopefully, it will also be a springboard for us to do even more in the coming years.

As a matter of procedure to meet the June 30 deadline, we had to defer a couple one-time expenditures to pass a final budget with a five-vote majority (without those exclusions, six votes were legally required). As we indicated at the time, the Council would – and did – revisit one-time programs and added them back during our recent mid-cycle budget adjustments.

BUDGET PRIORITIES MET: The funding for anti-displacement and homeless services included improved safety and sanitation assistance for homeless encampments, Safe Haven sites for temporary housing, shelter beds for families, transitional housing and shelter facilities for families and children. We added the two new

staff required to support Oakland's new citizens' police commission and established the violence prevention department.

The budget tripled the funding to speed up street repaving and repair (paving for more than 1,100 blocks); and double investments in bicycle, pedestrian and other complete-street infrastructure. It added public-works crews and equipment to tackle illegal dumping and get trash off our streets, provided funding to prosecute illegal dumpers, and restored a tree crew, improving traffic safety and the quality of our streetscapes.

BETTER MANAGEMENT: During the last budget process, I identified several worthwhile opportunities for improving City budgeting and management in the future. I'm looking forward as chair of the Council's finance committee to continue working with our independent budget analyst (Harvey Rose) to create more clarity about salary savings, encumbrances and staff overtime. We should also examine the idea of implementing a zero-based budgeting process, rather than the current practice of simply rolling over the budget from prior years. This year, more than \$38 million was rolled over from previous Council actions that may have been appropriated but not yet expended. I also want union contracts negotiated before – not after – a budget is passed, so that these costs can be better accommodated and integrated into the larger picture of the City's revenues, public services and fiscal obligations.

PUBLIC ENGAGEMENT: Looking forward, we should also explore moving toward a more participatory-budgeting process, where residents can vote more directly on priorities about a wider range of City programs and services. The use of participatory budgeting to help establish community block grant priorities for District 2 were very helpful to me during the Council's deliberations this year, and it's worth testing out ways to expand that civic engagement to other aspects of the City budget. I'm interested in your ideas about how to make that happen. Lastly, I'd like to thank everyone who participated in this process, from meeting with me, attending the budget town halls meeting and letting me know your priorities.

We need to re-think the way we approach the budget. As a community, we are facing many difficult decisions and budgetary challenges. During a crisis, we need to take action to address the problems now, but we also need to consider the long-term impact on our communities.

UNFUNDED LIABILITIES: I feel that the City has not been sufficiently proactive in addressing its debt and unfunded liabilities, and has taken the "kick the can down the road" approach. For example, if we were to take a proactive approach and begin to make payments to our unfunded pension liabilities we would have a \$3 return for every \$1 we paid. This would serve Oakland both short-term and long-term.

In times when the City anticipated an influx of funds, our leaders also committed those extra funds to ongoing expenses instead of saving them in a rainy day fund. Taken together, our budget approach has had to be reactive instead of proactively planning for our community's future.

For the next budget, the Council needs to continue to look closely at where we can save money now and down the road, while continuing to fund essential public services, particularly around affordable housing, homelessness and infrastructure.

7. Youth. What would your priorities for youth be for Oakland government and how would they be implemented and paid for?

Both as a Councilmember and a Peralta Trustee over the past 12 years, I have seen first-hand many of the challenges and obstacles that our youth face when it comes to access, opportunity and success in school, work and life.

I work to make sure that every child is able to read by the third-grade through literacy programs in our schools, libraries and recreation centers. I will work with OUSD and school principals and teachers to ensure that every school uses proven restorative-justice practices as the primary approach and not just an optional alternative.

I work to ensure that our children are kept safe from drugs and sex traffic in their neighborhoods. Unfortunately, 1 out of 4 residents in Alameda County suffer from food insecurity – this is unacceptable. I am working to find creative ways to ensure that our youth have access to quality and affordable meals both at school and away from school (I organize and fundraise for a Thanksgiving dinner event for 500 District 2 families each year, for example).

I will continue to advocate for adequate federal funding for school meals and ensure we protect Measure K, which sets 3% of the City budget to support youth in Oakland. I also strive to engage the current Joint Powers Authority between the City, the County and OUSD to better coordinate county and city social-service providers to ensure that funding is going to youth and not administrative overhead.

I work with youth leadership organizations to ensure that young people have more opportunities to bring ideas and feedback to City leaders – and have provided summer community-engagement internships for high-school and college students in my office – as we take on decisions that impact their future. Oakland’s youth are our most precious resource and we are responsible for ensuring they are capable of leading our city now and in the future.

I have also worked to make sure that students are getting safely to and from school. I have worked with the most affected schools in my district, Garfield and Franklin, and have brought City resources to ensure pedestrian safety in and around our schools by installing high-visibility crosswalks, securing funds for corner bulbouts, and adding designated dropoff and pickup locations.

8. Police. Describe the current relationship between Oakland residents and the OPD? Do you suggest any changes? Do you support diverting people from prosecution if they participate in a restorative justice program? Do you support a change in the use of force policy of the Oakland Police Department? Do you support Assembly Bill 931 that would require that police use deadly force only when there are no alternatives? Do you support Senate Bill 1421 that would honor the public's right to know about confirmed officer misconduct and serious uses of force? Does the current police commission have the right to fire a police officer for misconduct? What are your thoughts about police misconduct and how do you feel Oakland should deal with it?

I supported the creation of the new citizens’ police oversight commission, which seeks to address many of the misconduct and accountability issues that have plagued the Oakland Police Department. As part of the budget cycle, I also insisted that the City Council included funding for adequate staff to ensure the commission can be effective in carrying out its public mandate.

Under the new system, the police chief can be fired for cause. The discipline for officer misconduct needs to be investigated by the commission’s disciplinary committee quickly and ensure the legitimacy of the department and protect the civil rights of our residents. I support legislative efforts to increase public safety and more information to the public about confirmed police misconduct.

The new system is not perfect. Not everybody was happy with the version that was put on the ballot; yet, Oakland voters overwhelmingly approved the ballot measure, and I advocated for its passage. I anticipate that we as a community (working with our police officers) will identify ways to adjust and enhance this new element of oversight and review once we see how it works, or doesn’t work, from practical, real-world experience under it. I will support future amendments and revised procedures that improve upon these reforms.

We need to ensure that supervisors are held responsible for the conduct of officers in their command. The chain of command should be respected and followed. Many of the NSA requirements have been met, and I would work to push more oversight and monitoring of the OPD to ensure that goals are met quickly and effectively.

Although more positive relationships between residents and OPD have been created through community policing, we still have a long way to go. We need further neighborhood involvement, and we need to foster a system that is not only residents bringing issues to police but police proactively engaged in the communities that they serve.

I feel that the relationship between Oakland residents and the police is still hampered by mistrust and misunderstanding. Officers need to be more engaged with community members, organizations, churches and residents to gain and maintain the public’s trust and be more responsive to its needs.

More officers need to be from Oakland and have the cultural understanding needed to work with our diverse communities.

I fully support restorative-justice programs that would prevent youth and adults from entering the prison system.

9. Development Projects. Financial and real estate interests currently play a controlling role in shaping Oakland development projects. What are your thoughts and views about holding the developers accountable to the city's zoning, code, and permit regulations?

As Councilmember, I’ve already held developers accountable on several major projects in my district, where I’ve helped negotiate Community Benefit Agreements that provide a variety of significant neighborhood benefits, ranging from support for local artists and nonprofits, transportation infrastructure, affordable

housing, job training and local-hire construction jobs, and street trees, landscaping and other green amenities. My concerted efforts have helped level the development playing field and put more practical leverage in the hands of citizens.

We've also added development impact fees as a step in the direction of making sure that the financial engine of development also serves the wider needs of the community. On the tenant side, we've strengthened eviction and rent-increase protections, and extended rent-control coverage to more units.

I further support Community Impact Reports that describe project impacts on communities, small businesses and local jobs.

I'm a vocal advocate for transit-oriented development and zoning changes to foster more TOD. Building code and permit requirements should always be enforced, regardless of whether it's a big developer, a small business, landlord or individual homeowner.

I'm implementing specific complete-streets projects in my district. As Councilmember, I try to take advantage of every opportunity to promote walking, biking and transit use, including transit-oriented development, support for pedestrian-oriented small businesses, and pedestrian and bike-lane improvements.

The most meaningful public transportation investment in the East Bay in a generation, East Bay Bus Rapid Transit, is being built with segments in District 2, with the support of my office to ensure good community relations with AC Transit's construction project. I've worked with local merchants to make BRT address both transit and commercial-district needs (as well as consider displacement concerns among businesses and residents).

In high-density areas with direct access to transit, we should reform existing parking requirements to include alternate forms of transportation to the traditional parking garage, such as bike, carsharing, BART and bus passes. We cannot continue to allow development projects to create unsustainable problems like substantially increased car traffic.

10. Housing and 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? Do you support State Proposition #10 that would repeal the Costa-Hawkins Act, a 1990s law that barred rent control expansion?

More people want to live in Oakland – to stay here and move here – than the city currently has housing for. That's a problem of population growth and demographics (income levels and disparities, and subsequent neighborhood displacement).

Furthermore, Oakland's housing crisis is also a function of geography: Most large cities are relatively self-contained ecosystems of housing pressures and resources. However, a steady flow of people from higher-priced San Francisco and Berkeley are always looking to move into comparatively cheaper Oakland. This supply-and-price disequilibrium poses a unique external obstacle for Oakland to keep its housing affordable.

Like other cities throughout California, we didn't make and sustain the investments needed to build enough housing stock and we didn't exercise the political will to adjust zoning and building codes to foster the creation of more – and more affordable (0-80% AMI, in particular) – homes.

Building more affordable housing, especially TOD, will help put housing closer/more accessible to their jobs.

I will continue support state legislation (and regional/local measures) that foster compact, affordable, equitable development focusing on stemming displacement of existing residents. We need to change the rules to allow for and incentivize TOD and, just as important, provide sustained funding sources (from state cap-and-trade proceeds to city housing bonds) to actually build it.

Oakland development in the coming years must improve the jobs-housing balance. That's why I pushed to turn the lot at 1100 Broadway, which had been vacant for 30 years, into a new office tower. The thousands of people who will work in this much needed office building will fan out at lunchtime and in the evenings, and support surrounding small businesses throughout downtown and Chinatown neighborhoods in my district. This walkable, transit-friendly project will create 500 good-paying construction jobs and provide office space for approximately 1,700 new workers once it opens.

I voted for the current citywide, zone-structured impact fee to help make sure that it would generate more money for affordable housing while not discouraging new development. Oakland's fee structure is roughly consistent with those of surrounding cities (if too much higher, Oakland would be at a competitive disadvantage to attract developers, especially in the short term when building more market-rate and affordable housing is at a crisis point). Impact fees only work if and when development occurs.

The City identified areas where the fees could be higher (particularly around transit corridors and hubs where higher-density buildings will be developed). The plan envisions gradually increasing the fee levels over time.

The fees, by themselves, are not adequate to generate enough revenue to build all the affordable housing we need. We would all like the fees to be higher, but, on balance, this is probably the most reasonable first step that was doable. Once we see how this set of fees work, we can adjust them.

I also coauthored Measure KK, the November 2016 bond measure that provides substantial, sustained funding for affordable housing and homeless programs – this will provide far more funding than an impact fee would.

Measure KK bonds will provide \$600 million for much-needed infrastructure improvements. We are just now beginning this program, and my goal is to make sure that we quickly expend these funds to make Oakland more vibrant and healthier. As we roll Measure KK into specific projects, we will use an equity-based approach to prioritize funding to complete infrastructure and park spending. We must have a robust community-engagement process that includes all voices, particularly those of the flatland neighborhoods that have a higher level of need.

I've also helped negotiate with several developers of major projects in District 2 to provide for both on-site and off-site affordable housing as part of Community Benefit Agreements. These collaborative efforts can achieve the same – or better – results as the impact-fee route.

Beyond impact fees, I would like to see the addition of inclusionary zoning as part of a comprehensive strategy to help ensure that affordable units do get built and built at the same time as market-rate housing – and foster neighborhoods that have a better mix of incomes.

We also need to take steps to make and keep apartments affordable for existing tenants. Three out of five Oakland residents are tenants. Approximately two-thirds of Oakland renters pay more than the federally recommended maximum of 30% of their income on rent. A third of Oakland's 92,000 apartments – 32,000 units built after 1983 – are exempted from rent control because of Costa-Hawkins.

I support the Prop 10 repeal of Costa Hawkins, so we can move to quickly extend rent stabilization and eviction protections to more Oakland tenants, which will significantly and more immediately increase the volume of available affordable housing – which is the goal of the impact fee.

In addition to swift Council action, I also voted to place the related measure of the November 2018 ballot to extend just-cause eviction protections to tenants in owner-occupied duplexes and triplexes.

Most of our housing-affordability concerns have rightfully focused on tenants; however, we must also be mindful of the homeowner part of the housing puzzle. The foreclosure crisis hit lower-income homeowners, particularly in the African American community, in District 2 and East Oakland particularly hard. The homeownership rate in East Oakland neighborhoods fell by 25% – more than 11,000 homes lost since 2007 during the Great Recession foreclosure crisis.

Citywide, there are also many seniors today who, with limited or fixed incomes as they retire, will struggle to stay in their homes. Our comprehensive affordability roadmap must include strategies for them too.

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

I see "environmental issues" – environmental problems, benefits and opportunities – as interconnected with every other challenge that our community faces, from housing and transportation to environmental justice and illegal dumping to energy and education. This is a vision shared and supported by my District 2 constituents – and their requests for City services are often related to or have environmental impacts.

I sponsored Oakland's new ordinance to ban plastic straws, except upon-request. Part of that action also calls for the City Administrator to come back in a couple months with draft legislation for including containers, utensils and other disposable food-service ware in the restrictions in addition to single-use straws.

As Councilmember, I've strived to be a leader for engaging in robust community outreach on zero-waste initiatives, such as mandatory composting and recycling to the residents of District 2, and partner with local community organizations to expand the reach of these education efforts, including our business community and restaurants where a large portion of waste originates. I've worked with local restaurants to encourage increased recycling and waste reduction, including efforts to deal with organics.

Since 2006, the City of Oakland has reduced its waste by 50% in accordance with AB 939. However, to get to zero waste, we need to do more to encourage a city that diverts its trash from landfills. Right now, we're not doing enough to ensure that residents who live in multi-family dwelling buildings use the bulky waste pick-up.

We need to have on-demand, online ability for tenants to be able to schedule directly with Waste Management to come pick up their bulky items and not have to go through their landlord or property manager. This is especially important when residents are moving out or into a multifamily building and often leave their trash on the sidewalks or dumped by unscrupulous contractors who never make it to the landfill and instead use our streets in flatland neighborhoods to dump their garbage.

Lake Merritt and water pollution is also a concern, as contamination in our waterways and estuary has a larger impact on keeping the bay clean and healthy for humans and wildlife alike. We need to do a better job of ensuring that we capture garbage and trash in and around the lake before it goes out into the bay.

Our current Landscape and Lighting Assessment District revenue is not sufficient to adequately take care of all our parks and open spaces. I would therefore look to seek funding in 2020 for a Parks and Lighting Maintenance Assessment District that is tied to inflation to ensure proper funding to maintain our parks. Currently, the allocated funding is not nearly enough to maintain our 130 parks and 2,300 acres of green spaces throughout the city.

I support the Creek Ordinance and support strengthening it by restricting development within the setback to protect open and culverted creeks.

We need to do more to protect Oakland's older trees, which give character to our neighborhoods and improve air quality. Enforcing these protections is a challenge with limited funds. However, as Councilmember, I have prioritized enforcing the Protected Trees Ordinance in new developments and streetscape upgrades.

I added budget funding for a Tree Team to replenish positions that were previously cut. The City is beginning to rehire these positions that are necessary to provide the resources to care for our protected trees.

I also think we need to raise awareness that our trees are protected and look at instituting penalties for removing protected trees without out a permit – particularly if it is an oak or another protected species.

We should also be planting more trees citywide. I have supported the planting of new trees around my neighborhoods, including new elms around San Antonio Park. Just two months ago, I worked with a group of neighborhood volunteers to plant 21 new trees at Madison Park.

Air pollution from trucking and sea cargo at the Port of Oakland is a serious environmental, health and justice concern. We must improve air quality at the Port, whose efforts to do so have not gone far enough. There are loopholes in the Port's truck routing plan in which dirty trucks are able to avoid clean emissions standards. As Councilmember, I'm working with Port officials and representatives for truckers to look for solutions that will help cut down on emissions while not unduly burdening small, independent truckers. I am interested in exploring a per container fee dedicated to air quality improvements or providing incentives and/or mandates to shipping companies to contribute to alternatives to idling at the Port.

As a city, our number one priority must remain protecting the health and safety of our residents in Oakland, particularly from the impacts of coal, coal dust and other harmful hazardous materials especially for vulnerable communities in West Oakland. I will continue to use all means available – civic, legal and other – to ensure a coal-free Oakland.

I am very proud of the Council's leadership in opposing the transport of fossil fuels, which can endanger residents and increase air pollution. As Councilmember, I have worked to make District 2 residents aware of the importance of these transport issues because oil companies are notoriously secretive and residents have a right to know the health and safety impacts of these environmental hazards passing through our community.

I've encouraged other Bay Area cities to pass resolutions similar to Oakland's to show Sacramento and the federal government that we prioritize pollution prevention and reducing health hazards for our citizens, and urge the state and federal government to take action to do the same.

We are currently involved in a lawsuit with manufacturers that included lead in their paint products. While the City has reached an agreement with one of the companies (NL Industries), settling with other jurisdictions for \$60 million, we are in active litigation against two other companies and hope to use those proceeds to protect children from lead poisoning in our homes and in our soil. There is no safe level of lead exposure for children and has a real and potentially lasting detrimental impact on the development of young minds and bodies.

I am very supportive of the strong Energy and Climate Action Plan (ECAP) adopted by the City Council. We need to do more to implement ECAP's priority plan, particularly projects supported by existing resources. While the City has made progress on some items, such as targeting multi-family housing with zero-interest loans for implementing weatherization and energy-efficiency measures, we can do more to implement critical items such as targeted infill, transit-oriented development and pedestrian/bike-friendly complete streets.

As Councilmember, I've strived to prioritize development of affordable-housing options linked to public transit. The City's waste and recycling contracts were not ideal, although it did address fair-wage needs and environmental reforms that are critical for reaching Oakland's zero-waste goals.

Funding is certainly one of the biggest challenges for implementing key ECAP goals. I strongly supported the Alameda County transportation sales tax on the November 2014 ballot, and have worked to ensure that funding goes to fulfilling ECAP goals for essential transit, bike and pedestrian projects. We must also incorporate urban forestry goals into any new projects. We also need to continue to seek new transportation and planning grant funding as well.

Since I've been on the Council, we started a Downtown Specific Plan that aims to address the need for housing at all price levels and minimize or eliminate parking minimums in the downtown core. This plan will help link infill development with transit, cultural and equity considerations, and is scheduled to be completed by 2019.

I also believe that we need to undertake an Urban Forest Inventory to give us data to help measure our progress and bring back street planting.

As part of the new labor contracts, we have also started to provide our employees with AC Transit bus passes which we hope will also help reduce GHG emissions.

Vegetation management in the Oakland Hills is a critical fire-prevention strategy. I am supportive of returning public lands to native vegetation but want to ensure that invasive species were not removed with harmful pesticides.

12. Public Banking. Are you in favor of making Oakland one of the first cities in the nation to create a municipal bank?

I introduced and supported the proposal to create a public bank. I pushed through the funding for a study of the feasibility for a regional/city public bank.

13. Local Payday Lenders. Oakland is awash with for-profit Check Cashing and PayDay Loan emporiums (a simple Google query on "Oakland Payday lenders" shows 20). Will you support build-out and capitalization loans by the City of Oakland to expand non-profit check cashing to other storefronts around Oakland?

YES. I also support the recent state Supreme Court decision in the class-action lawsuit against CashCall, which allows state regulators (Department of Business Operations) or judges to intervene whenever interest rates are "unreasonably and unexpectedly harsh." California law strictly limits interest rates on loans of less than \$2,500, and sets no numerical ceiling on interest for higher loans. The court found that rates on loans for \$2,500 or more can nevertheless be so oppressive or "unconscionable" that they violate the law.

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

I can speak most directly about the perspectives that District 2 residents share with me on a daily basis. They are satisfied when City services are delivered – as when potholes are filled, sidewalks are repaired, litter is picked up. They are unsatisfied when the results are slowed or delayed – I am too. Most of my office's time is spent on constituent services and facilitating results from City staff to their specific concern.

With the uptick in homelessness, more residents (and Councilmembers) are frustrated about homeless camps – particularly around Lake Merritt in my district, with concerns about public safety, unhealthy conditions and garbage – and the pace of the impact of shelter options to reduce the problem. For traditionally underserved neighborhoods, the persistence of illegal dumping on their streets is cause for concern.

There is often a stark contrast in satisfaction about and demand for the delivery of City services in my district depending on whether you live in the flatlands or the hills. We must strive to do better when it comes to equity and responsiveness in the distribution of City resources.

As the City's expanded homeless shelter and support services are coming online and we've added enforcement technicians and bulk waste pickups to our fight against illegal dumping, the responses from the average resident – I'm listening to and talking with residents about these two major challenges every day – have become more positive in recent months.

The main job of a councilmember is the equitable, efficient and cost-effective delivery of services. I believe

the City has made progress in a number of areas – including the new 311 system that makes it easier for residents to report problems and track delivery as well as significant, new funding to improve infrastructure and add staff in critical-need/high-demand programs.

I also hired staff members who speak Cantonese and Spanish because I was concerned that some of the dissatisfaction with City Hall and lack of responsiveness to some residents' need for public services was at the core a language problem. My Council office has made substantial inroads in getting access to programs and services for non-English speakers, particularly in the Chinatown and San Antonio neighborhoods I represent.

The key responsibility for City and community leaders is to focus on making residents *more* satisfied, not just identifying what the current "satisfaction index" is. We can always do more and do better, – that's what I care about – so I'm always looking for ways to improve and innovate City services for individual residents and for Oakland neighborhoods.

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

As Councilmember, I am already always accountable to my constituents. My staff and I are easily accessible and responsive to residents, businesses and Oakland stakeholders via phone, email and my web-based constituent-request form. I hold regular "office hours" in the community at restaurants, cafes and farmers' markets as well as at special events. I conduct "walk and talks" with constituents when the weather permits (and often invite City staff along to address topics of particular interest).

I listen to my constituents and work hand-in-hand with community members to get things done for my district. For example, I have spearheaded community-based projects to improve our parks and plant trees, including a revitalization of Astro Park, new outdoor courts and gym floor for Lincoln Park, and the upcoming San Antonio Park Day of Action to repair equipment and install lighting and benches (also handling the fundraising efforts for these projects).

I organize and participate in regular community clean-up days to pick up trash and remove graffiti, especially in Chinatown and San Antonio neighborhoods.

I also organized and facilitated a Participatory Budgeting process to engage residents to identify their project priorities for District 2 CDBG funds – the first of its kind in the nation – and secured that money for our shared goals.

Since Day One, I've continued to work closely with residents and law-enforcement officials to combat sex trafficking along International Blvd. in my district.

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 can, and do, work with everybody –on the Council and in the community. We succeed by working together, building coalitions, and forging consensus under principles of honest civic engagement and an intrinsic, shared commitment to equitable solutions that benefit all residents, workers and their families and neighborhoods across Oakland. That's the only way to make real, lasting differences for Oakland's future.

I have served as an elected official in Oakland for 12 years, and I know how to build coalitions and work with partners to get things done. As Councilmember, I am proud of my track record of working to find the consensus needed be an effective and ethical leader in an environment that is often times challenging.

As Councilmember, I have positive, collaborative relationships with my Council colleagues, City staff and leaders from other agencies and jurisdictions.

I strive for consensus and coalition-building in forging decisions and creating public support for what we do. I listen to my colleagues and my community, and seek to find fair, sustainable solutions that can meet everybody's needs and interests, as much as is reasonable and feasible at that time – and make improvements later when we need to change our course of action. I have cosponsored legislation with individual councilmembers who might be considered at different ends of the spectrum on several different topics.

As with any legislative, deliberative body, the rule of every Oakland City Council – regardless of who serves on it at any given moment – is ultimately "count to 5." You need to have a majority to get things done, and the members who form a "working majority" fluctuates from issue to issue.

I am widely regarded as among the hardest-working councilmembers, serving on more committees internally and externally than any of my other colleagues. I'm able to make tough decisions and build early consensus to get things done that my residents care about most. This includes initiatives to build more housing, revitalize neighborhood parks like the Astro Tot Lot and Lincoln Square Park, clean up graffiti on our buildings and streets in Downtown/Chinatown, and co-author Measure KK to fix our streets all while providing excellent constituent services.

17. Endorsements. Who has endorsed you so far? Who do you expect to endorse you?

I have a wide base of support earned over my years of public service, including nearly 12 years as an elected official in Oakland. My Council work improving District 2 neighborhoods over the past four years has earned the support of residents, small businesses and community organizations.

I have organized numerous community activities to revitalize our neighborhood parks, clean up our streets, and make my district safer. They will be volunteering to help get our campaign message about my record and priorities to voters.

I've already been walking door-to-door, talking with residents. In my first campaign, I walked the entire district, and plan to do so again this year. My campaign will rely on volunteers talking with voters.

As in my past election campaigns, my financial support has and will continue to come from individual donors and the unions who have endorsed the campaign.

Unions and Organizations: Building Construction and Trades Council, International Brotherhood of Electrical Workers, Local 595, LiUNA!, Laborers, Local 304, Northern California Carpenters Regional Council, Oakland Firefighters Local 55, Sheet Metal Workers, Local 104, Teamsters Local 70, UNITE HERE Local 2850, United Association Plumbers and Steamfitters Local 342, East Bay Animal PAC, Oakland Builders Alliance and Comite Civico Patriotico Mexicano Alameda County, Oakland Builders Alliance, Latino Task Force, East Bay Stonewall Democratic Club, Alameda County Democratic Lawyers Club

State/federal officials: State Controller Betty Yee; Senator Kevin De Leon; Assemblymembers Rob Bonta and Tony Thurmond; Congressman Ro Khanna

Oakland Mayor Libby Schaaf and current Councilmembers Larry Reid, Annie Campbell Washington, Noel Gallo, Lynette Gibson McElhaney and Dan Kalb

Former District 2 Councilmembers Pat Kernighan and Danny Wan

Oakland School Board Directors Aimee Eng (District 2), Rosie Torres and Shanthi Gonzalez

Regional agencies: Alameda County Supervisors Wilma Chan and Keith Carson; BART Directors Robert Raburn and Rebecca Saltzman; AC Transit Directors Elsa Ortiz, Greg Harper and Chris Peebles; EBMUD Director Doug Linney

For a full list of early endorsers, including residents by District 2 neighborhoods:
www.voteabelguillen.com/endorsements

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).

My campaign has raised approximately \$157,000 from more than 450 individual donors and local unions, as of the June 30 reporting deadline. I expect to raise sufficient funding in the coming months to run a competitive, successful reelection campaign. Oakland's campaign finance law prohibits contributions from corporations.

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?

As an individual Councilmember, my relationships with the Mayor, Auditor, City Attorney and my fellow Councilmembers have been positive and collaborative. There is no doubt that the overall relationship that exists between the Council and the Mayor can be improved (when is that not the case, especially in times of crisis), and the same can be said for the relationship between the Auditor and the City Attorney.

We need our government to work, bottom line. This means a government that is transparent and responsive to residents. It also means that we need to foster relationships within city hall that are consensus-driven,

which requires a process where the Council, Mayor and other departments consult with each other regularly. What do In terms of potential changes to the Charter, I think the City Council and the public need to seriously examine the idea of term limits for Oakland councilmembers.

20. *Money in Elections. Does Oakland need campaign finance reform? If so, what kind? Do you support amending the Constitution to end corporate Constitutional rights and getting money out of politics? Have you taken the Pledge to Amend (<https://movetoamend.org/take-pledge-amend>)?*

YES, Publicly financed campaigns is a goal that we should be working towards as well as working to prohibit corporate money from influencing elections. Oakland currently has limited public financing but we need a system that would lessen the influence of money in our local elections. I would like to study how the "democracy vouchers" in Seattle are working, and see if that is something that might be applied here.

Maintaining the health and future of our democracy makes it imperative that we get money out of politics. I support efforts to restrict large corporations and billionaires from having undue and unfettered influence in our elections and control over our government.

YES, I have taken the pledge to amend the Constitution to legalize democracy by getting rid of big money in elections.

I also opposed the Supreme Court's recent AFSCME v. Janus decision, which will make it harder for unions (and working families) to raise and spend money for political campaigns, often to counter the spending of large corporations and billionaires. I also sponsored the City Council resolution denouncing the Janus decision.

22. Please answer "Yes" or "No" to these questions, and follow with an explanation if you want to add one:

- a. Do you support raising the minimum wage to a living wage? YES
- b. Do you support the California Peace Officers Bill of Rights? YES, not withstanding current bills that could make amendments.
- c. Would you vote for using eminent domain to abate a foreclosure crisis? YES
- d. Do you support Ranked Choice Voting? YES
- e. Would you support Proportional Representation? YES (in theory)
- f. Do you support Community Choice Aggregation? YES
- g. Would you vote to allow more greywater systems? YES