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Current occupation: I am seeking a way to contribute again after years of recovery from spine surgery. Formerly, I did staff work at the Arizona State Senate; grant writing and program administration for the Committee on Legal Education Exchange with China (when housed at UCB); and I had my own fair trade small business in Berkeley importing antiques and folk art.

1. . Motivation

Why did you choose to run for this office?

I see a lot of things going on in the City that I don't like, and I have a unique perspective on how to create win-win situations with less than is supposed to be possible. This is what I call my "disability superpower," but really, it's about creating efficiencies that are often not considered because of institutional structure and biases. I believe I've found a number of innovative solutions that can bring together disparate parts of the community. This is also one of the few ways of getting back in the workforce that would provide accommodations I would need to work as a person with multiple disabilities and allow me to make a broader contribution to the community. Regardless, I would consider it a win if I can bring attention to the issues and possible solutions that I feel aren't getting adequate attention, as well as bringing attention to other ways people like me, with multiple limitations, can be more active, contributing members of the community.

2. Priorities

What do you believe are the major issues facing your district? The City?

Our most major issues are housing and homelessness (the two go hand in hand); policing; environment and infrastructure (these are also linked); and arts. Homelessness is an especially big problem in my district, as is poor planning in new construction and misuse of land (proposed apartment complex at the West Berkeley Shellmound). I've thought hard about these issues and have a number of starting points for innovative solutions..

What are some specific tasks (e.g. specific legislation, policies, et.) you intend to accomplish while in office?

My website offers a comprehensive plan to get us moving faster in the right direction, and is regularly evolving with the input of community members and experts in various fields. Please follow me on Facebook as well at <https://www.facebook.com/Mary-Behm-Steinberg-for->

Berkeley-City-Council-District-1-1524524724521752/. Further details can be found at Mary2018.NationBuilder.com. This outline seeks to detail the highlights.

1. We need to create three new positions at the City to provide further streams of revenue and use what we get much more efficiently. Those positions are as follows:

A. Efficiency Director. This person would look at the goals of various departments and devise ways that they could work together to enhance each other's objectives using the same pot of money. So, for example, if the city is putting in new pipes and also looking for a way to be more environmentally responsible, the efficiency officer might make a suggestion such as combining the two goals by installing turbines in the pipes to generate power, as Portland, OR has done. Another example might be job training for at-risk youth.. An efficiency there would be to offer scholarships to those who are able-bodied at Laney College, in the trades, where we would also have a back-up source of cheap healthcare if Medicare is cut, as well as cheap transit. Once out of the program, they would participate in rehabbing or building their own housing, and pledge a commensurate amount of time at \$15 an hour (figuring that at least until the commitment to the City was done, their housing would be free or at 30% of their income level) to work on other affordable housing projects. This proposal will evolve when I hear back from the Alameda Labor Council on how it might fit in with their own projects.

B. Grant Writer. The Efficiency Officer would regularly meet with the grant writer to prepare budgets, and the grant writer would actively seek outside funding. I found several million dollars in funding for limited equity community housing schemes that the City was unaware of. We should be actively and aggressively pursuing as much outside funding as we can get to avoid the pitfalls of expensive bond measures that end up costing 1.5x the value we get from them. This person could also work on projects involving services provided by an outside entity, because money we don't have to spend is money we don't have to generate. Here's one example:

A man in NYC found a genius way to give back: by getting Amazon to do same day gift delivery of specifically needed items to homeless people on the street. We should talk to Amazon about giving back in the communities they are a part of by taking the initiative to do this when people call in, at their expense. They have a charitable arm, so it could definitely be done through a local non-profit, but the City could perhaps coordinate directly with them as well. Their charitable giving site can be found here: org.Amazon.com

Also, seeing as they're going to be our new neighbors, it makes sense that they would want to be part of the solution.

Here's the video that prompted that proposal:

[https://www.facebook.com/DailyMail/videos/253057668681961/?hc_ref=ARQJTdK6trOEB7KsLjLVX7cMbcGDtsZUa5cAtjSRad-b99-Bzftsjhzt29KFn-3M&__xts__\[0\]=68.ARA_JUQfdmPOqXkcGJYndea18kx0pcZKxbncaXMIIIfgzegbz4E0uOKaTlM5QRhMat060qhKhaULnLsiZC4FeJRfkl-qC7OonAU2py7Q2mWO-QLLTKqMiVrVCDAQ9JVicrL8Gyc&__tn__=FC-R&fb_dtsg_ag=Adwh3f5dAC7vAZmmDiZX1jCqkolKCj7wOzgsGQHNjL7G2w%3AAadxIz-R79NgnU7ncd6TCWRAOZh1fISfkHN4yzjC3PzljhA](https://www.facebook.com/DailyMail/videos/253057668681961/?hc_ref=ARQJTdK6trOEB7KsLjLVX7cMbcGDtsZUa5cAtjSRad-b99-Bzftsjhzt29KFn-3M&__xts__[0]=68.ARA_JUQfdmPOqXkcGJYndea18kx0pcZKxbncaXMIIIfgzegbz4E0uOKaTlM5QRhMat060qhKhaULnLsiZC4FeJRfkl-qC7OonAU2py7Q2mWO-QLLTKqMiVrVCDAQ9JVicrL8Gyc&__tn__=FC-R&fb_dtsg_ag=Adwh3f5dAC7vAZmmDiZX1jCqkolKCj7wOzgsGQHNjL7G2w%3AAadxIz-R79NgnU7ncd6TCWRAOZh1fISfkHN4yzjC3PzljhA)

C. Outside liaison. This person works with other local governments as well as non-governmental entities seeking to accomplish the same goals as the City has. For example, I have included a proposal for state tax to realign revenues from multi-million dollar corporations to the cities that house their workers, with discounts given for days telecommuting. This plan would greatly benefit cities whose housing stock has been impacted by the influx of tech workers and the like who are making out-sized salaries and displacing local people. The mitigation for telecommuting encourages companies to get their employees off the roads. The mutual benefit of reduced greenhouse gases and up to DOUBLE the current Berkeley budget for housing (in our city alone) makes this something that we should flex our muscle as a City to achieve, and it can only be done effectively coordinating with other interested parties. Please see my page for exact figures, and how I arrived at them here: Mary2018.NationBuilder.com/housing.

I'd also like to have this person coordinate with other cities and specific projects employing limited equity community housing and put together a nationwide push for HUD funding for block grants. This is a massive undertaking, and a more long-range part of the plan, but starting at the local level is how ALEC and the right wing took over this country. This is a key element in taking it back.

Highlights of other initiatives include:

A. Raising \$7.3 million dollars a year with a tiny residency tax (\$1 month for any housed person making less than \$100k, sliding scale after that) for an insurance scheme designed to get more existing units back on the market. This has been a popular proposal among both homeowners and renters. The biggest criticism I've gotten so far is that the tax could be higher at all but the lowest levels of income.

B. Grading non-conforming existing units in the same way that restaurants are in LA, with the results publicly posted. This would allow essentially safe but non-conforming units that would be too expensive to "fix" up to code, such as basement apartments with a slightly lower ceiling, to be offered at a discount with all parties on the same page about how the unit is non-conforming and that there will be no requirement to upgrade it (in the case of a low ceiling, a fix would involve lifting the entire unit off it's foundation at a minimum cost of \$250K, before permits, for an average sized house). This should ease housing pressures while keeping the unit affordable.

C. Establish a training program for able-bodied, un- and underemployed people (particularly but not exclusively at-risk youth) to farm overgrown yards. The homeowner gets landscaping and a share of the produce, the city pays workers and takes the rest to distribute to people in need, through free farmer's markets as Urban Adama used to do, or through organizations such as the Dorothy Day House and the food bank.

D. Instating a stiff vacancy tax on long-term unrented retail spaces that could be mitigated by renting to a community arts organization, social justice center (such as the "homeless services pop-ups I will discuss in more detail later), or mom-and-pop (mom and mom, pop and pop) local business with locally produced goods at sub-market rates. The "market" is being manipulated

higher, but it isn't really "market rate" if it's empty Under certain circumstances the developer could get a tax write-off for the partial or full donation of the space.

E. Using economies of scale to procure electric vehicles (cars, bikes, and scooters) at a lower rate. If there is sufficient interest in the community, negotiate a lower rate of sale and get up-front deposits from local residents. This could be done in conjunction with neighboring cities as well. This would reduce the initial cost and help people to obtain a clean vehicle for less money.

F. Another option for the City to explore is conversion of gasoline vehicles to hybrid or electric vehicles. https://www.afdc.energy.gov/vehicles/electric_conversions.html

G. Sanction local encampments and provide decent sanitary services (bathrooms, shower, laundry, a cooking area). Work those encampments into tiny house villages and eventually transition the residents into more permanent housing. There is a fear among some that giving services to the homeless will only encourage more cities to send them here via bus. We can't turn our backs on people in need, AND we need to coordinate regionally to ensure that we aren't going to inundate us with more people than we can provide services for, particularly in a land-poor environment. With a regional approach, each city would have to shoulder their share of the burden. We could also explore a cooperative effort with cheaper cities in the Central Valley, where we as a state can provide more and better services. Taken further, we can explore ways to make living wage jobs on farms, which are short labor. During the transition to housing, we also need to implement better ways to deliver basic staples such as socks and toilet paper to homeless people. (I detailed one such plan in item B above, in my extension of the traditional grant writer role).

H. Seek ways to get large local corporations to give back. For example, I already mentioned the Amazon same day delivery to homeless people, which as already been done successfully by private citizens in NYC and could conceivably be done by Amazon itself as part of its charitable arm. Also in NYC, some hotels have contracted with the City (that paid them) to act as temporary shelter for homeless people when there are empty rooms. It seems to me that we should have made some sort of arrangement with the huge one going in downtown BEFORE approving it, but we could certainly talk to them about it, and about using it as a charitable donation (see full example under item B above, where I talk about specific expansion of the traditional grant writing mold).

I. Increase the housing stock of the land trust by creating a mechanism in which seniors and people with disabilities can receive a stipend until death to age in place, after which time the City takes over the house for the housing trust fund. This is modeled after a common scheme for private investors in Europe which I have modified to socialize more housing. Details on my website.

3. Qualifications

Please give a brief summary of your background and qualifications for being a City Council member.

I have experience in the legislative sphere (AZ State Senate); the non-profit world, both as a volunteer and as a salaried employee (salaried with the Committee on Legal Education Exchange with China, where I represented UCB in China and with major donors and wrote grants); and in my own small fair trade antiques and import Business, which I successfully ran for 9 years in Berkeley. I also have been a tenant in a rent-controlled apartment, a tenant in an illegal sublet, and a condo owner in Berkeley, so I have experiential empathy with all of these groups which inform my ability to come up with innovative solutions in which everyone wins. This is also a function of what I call my "disability superpower,:" A person with multiple disabilities often has less time and resources than most people, so those who prosper and are not from wealth backgrounds must develop a keen sense of how to leverage every asset to maximum advantage, and how to make one action serve many purposes. I see so many places for that here, and so many ways to eliminate sources of friction simply by taking advantage of many avenues open to us we have not explored, and making every expenditure count

4. Land Use

What do you think are the most important land use issues facing the city today?

Housing megastructures and the infrastructure (transit, sewers, cultural amenities, etc.) to support them. There is also a shocking disregard for overall planning and for ensuring that we handle new development in a way that's consistent with green space, livability, and the architectural heritage and "sense of place" that this city has. We must do a much better job with comprehensive planning, rather than a hodge lodge of poorly thought out plans that favor none more than big corporate developers.

The City and the University have different missions: what conflicts/challenges do you foresee on land use policy, and how would you address these?

The University has already violated its agreement with the City on expansion of programs vs. housing, and my first step would be to consult with the City attorney to clarify our rights and obligations. I have not had time to do that yet.

What is your position on the building of housing on The People's Park?

This is the only green space for quite a ways, not to mention its cultural significance with more than one group, and I really need to do a lot more investigation into the site, as I have read conflicting things about the legal status of the land). One thing I can say for certain is that if the University's plan goes through, there should be a codicil that maintains the indigent housing component in perpetuity.

5. Automobiles

What policies should the city take to reduce automobile use and make the city friendlier to pedestrians and other non-automobile transportation? We could look to Barcelona on how to make certain streets pedestrian streets. They've done a lot of this, and they have plans in place to accommodate for emergency vehicle access and access for people with disabilities. along these streets, we could also allow for a lot more street vendors, so that people could walk to goods and

services in their neighborhood, and encourage a lot more "corner stores" in residential neighborhoods for basic staples.

Should the city promote electric car use, and what policy and infrastructure changes would you support, if any? YES. We would definitely need to install some charging stations, and they would be powered by solar, or by something like the electric "trees" the City of Paris uses (<http://www.alternative-energy-news.info/tree-shaped-wind-turbines-paris/>). This is yet another case where the city's outside liaison would be working with different governmental entities and in coordination with the grant writer to obtain funding to cheapen conversion of gasoline and diesel powered vehicles to electric or hybrid electric vehicle (https://www.afdc.energy.gov/vehicles/electric_conversions.html). We could incentivize it or reduce the costs with outside funding, and the City should be doing this with its own cars regardless.

We could also use economies of scale for those who want to purchase their own electric vehicle, prioritizing kits or bikes but including cars as well. We could offer a pre-order with down-payment, so that the City has money in escrow and doesn't get stuck with the bill and unwanted items, and negotiate better deals with the manufacturer. Again, the grant writer should be looking over every major proposal and seeing if we can generate funds from outside sources, and there should be enough of a budget that we can hire additional grant writers as needed, with the Principal Grant Writer prioritizing coordinating.

6. Safety and Infrastructure

What are the most important public safety issues facing the residents of Berkeley?

Many, but one that's the unfortunate result of good intentions gone wrong is the way the City's zoning department is now run.. Homeowners who have non-conforming units or units that were converted in some unapproved way (possibly before they even bought) live in fear of some of the many draconian remedies that the City has chosen to impose, such as being forced to rebuild a structure from the ground up if every single thing that isn't up to code isn't fixed (such as house that's too close to the current property line).

The result is that many do work under the table and are at the mercy of unlicensed contractors and handymen, because they feel stuck between a rock and a hard place. I saw so many of these when I was delivering furniture for my old business. This undermines what should be the purpose of the entire department. The other thing that keeps people from going through Zoning on projects is the exorbitant cost of permits. People I spoke with wanted badly to be in full compliance, but were afraid of the thousands in permits they couldn't afford, or of what happened to Mr. Powell at 1911 Harmon, who was forced into receivership for having a duplex that had been converted to a single family home (for a very large family) more than 40 years ago, when the house was going begging and he bought it. Now, an elderly, African American vet with one kidney and a daughter living with him on daily dialysis, and a brother on oxygen may lose their home altogether. That's a travesty. This kind of issue is the thing that makes Zoning in Berkeley much less effective than it could and must be.

What kinds of programs are useful for creating a safe environment for all people?

My grading system for Zoning, as detailed in item B above.. We should also be doing a lot more community arts and culture programs, as well as after-school sports programs for at-risk youth, and it should be marketed in such a way that doesn't isolate or stigmatize at-risk youth, but encourages broader participation as well.

We should also look redesigning some of our biggest intersections the way the ones in Oakland Chinatown are done, where traffic stops at all four intersections while pedestrians and bikes can cross in any direction, including diagonally.

In case of a major, catastrophic event, we need to make sure we have maximized local food production. We could do that with the Berkeley Gleans project I outlined above (gardening small plots with the permission of the owner and sharing produce with them and people in poverty), while providing jobs for physically abled at-risk people. We should also be putting in the "wind trees" I mentioned above and enabling traditional cars be transformed into electric ones, and supporting more green space in the City. In the long run, we should be looking at installing atmospheric water generators on the hills and enabling people to obtain them individually, as water issues will be increasingly serious in coming years.

What infrastructure should be a high priority for city management?

It's hard to know where to begin, there are so many great needs. It will take significant funding to do many of the larger projects, so getting that efficiency and grants team working with relevant departments in the City to obtain funding is key.

7. Affordable housing

What is your position on building market-rate housing versus affordable housing?

There is more than enough allegedly "market rate" housing, as evidenced by rentals that go empty for long periods of time (meaning that they aren't really "market rate," but rather at attempt

to skew the market upwards in advance of anticipated rent control. There are much more effective

ways to increase the amount of affordable housing than simply building at

will. <https://www.forbes.com/sites/eriksherman/2018/08/03/additional-building-wont-make-city-housing-more-affordable-says-fed-study/#71f8567a218b>

These include but are not limited to:

1. Limited equity co-housing, which would keep a range of housing forever affordable for a broad spectrum of people, from extremely low to median income. I have several mechanisms to procure

more of it, including raising money at the state level through the tax on corporations with long-distance

and "super commuters"(projected to raise as much as \$36 million a year for Berkeley alone); a "reverse mortgage" run by the City that leaves homes in the City's possession after the death of the

owner(s); and changes to zoning that allow existing units that are non-conforming but safe to be

rented as is (things such as slightly low ceilings, a step into the bathroom, or staggered staircases).

2. Insisting that developers keep their end of a variety of bargains. Too often, we hand out density

bonuses that yield little benefit to the City and much damage to the community while receiving nothing in return. It's time to reverse that trend and start taxing those developers, at least until we get ALL of the promised benefits from them. They will still build. If it weren't profitable, they wouldn't be fighting so hard to build more. They don't live here, for the most part, and aren't interested in the community. It's up to us to stand up for ourselves. Without community arts spaces, mom and pop venues, and other goods and services of interest the community at large, people who live here will only drive out of town (or take transit, when possible, which is less likely at night) to seek out things that should exist right here in the community.

Does building mostly market-rate help or hinder affordability in Berkeley?

It hinders it. Prices have not dropped significantly, nor are they likely to. A recent fed study demonstrated that people of more limited means will be driven out, while wealthier people will pay the higher price to live where they want to live (the article compares housing to the new iPhone in this case, and as we have more people who want to come here than leave, the closed model holds up for Berkeley). I'm including a link here:

<https://www.forbes.com/sites/eriksherman/2018/08/03/additional-building-wont-make-city-housing-more-affordable-says-fed-study/#9a90e44218b3>

What affirmative steps would you take to increase the availability of new or refurbished affordable housing in Berkeley?

First, I would look at obtaining more sources of funding. There are literally millions of dollars in grants from entities such as the Ford Foundation and Citibank that the City could be using to procure units, which it could then sell in limited equity housing schemes where tenants could buy into a property a not more than 30% of their income (housing would be distributed among Alameda County's definitions for extremely low income (indigent), very low income, low income, and median income community members via a lottery system in each category, weighted by giving extra tickets to people who are being forced out at disproportional rates (one ticket for each person in a given income category, with an extra ticket given for profession and/or disadvantaged group, i.e., teachers, Africans. people with disabilities, Ohlone people, service workers, artists, etc.)

We should also establish a reverse mortgage program for seriously ill and elderly homeowners that would help support them to live in their homes, with the City eventually being the beneficiary of more housing stock for the land trust. Berkeley is already building a land trust to create more affordable housing in perpetuity. What if could set up a system, much like public television does, where we could get homeowners who need more than their Social Security and savings to survive could to do a reverse mortgage with the city, in which the city gives them a down payment, they get to stay in their home, and the city makes a monthly payment to them until their death(s) (plural in the case of a couple).

Other examples of this can be found in European real estate deals in popular cities such as Barcelona and Paris, only there, the deals are made between private parties rather than as a scheme to build stock of socialized housing while ensuring old-age security for homeowners for whom any adequate socialized care plan will be too late in coming. This would be great for elderly and disabled homeowners, and would build the city's housing stock which could then either be rented out by the city at affordable rates, equally distributed among the County's categories of income up to the area median income? They could also be sold in limited equity schemes where any future sale had to be predicated on the income bracket (extremely low, very low, low, median) that it was purchased in (no more than 30% of the monthly income in each bracket. Most of the private deals I found involved the property staying in the hands of the original owner until death, but examples I published prior to their sale seemed to imply that the original owner may move out sooner.

Another possibility for someone who needed assisted living and couldn't afford it might be to have a person in a qualifying bracket move in after the city had paid the down payment, with a monthly stipend (guaranteed by the city) paid to the owner(s) until their death. This property would then be either the city's rental, or a limited equity purchase through the city. The original property owner would have the safety and security that inspired so many to take on home ownership in the first place. This is another scenario where everybody wins, and it could be easily further incentivized by allowing the homeowner to pick the new tenant in a qualifying income bracket, perhaps someone they might have otherwise left the house to outright. In this way, we could take care of our friends or families while also doing right by the long-term health of our communities.

I'm including a link to a link for a listing in the "private investor" model of this concept <https://www.idealista.com/inmueble/81916890/>. Imagine what we could do if we made it part of our social housing transition model?

Are there any particular demographics that you would target for this housing?

Yes. As supply would outstrip demand, residents would be chosen by lottery. Everyone who is interested would get a ticket in their income bracket. People from particularly disadvantaged groups would get extra tickets in a nod to intersectionality. So, for example, native people, African Americans, Latinex people, single parents, and disabled people, etc., would each get an extra ticket, as would teachers, artists, and social justice workers, for example.

Like Vienna's model social housing program, multi-unit buildings would have people from a variety of income levels to foster a greater sense of community. We would divide units up according to the current county estimates of income levels, and set prices for each no higher than one third of the highest monthly income for each category.

Are there any particular neighborhoods that you would target for this housing?

This housing should exist anywhere and everywhere the City can obtain housing, including the hills. Having a more mixed society in terms of race, income, and profession will generate a lot more empathy and has worked well in Vienna.

Do you think Berkeley can/should tackle gentrification? If so, how?

Yes, please see the plans above.

Do you support land value capture and should the City ask for a share in the increase in land value that results from upzoning?

Only from large corporate entities and landlords. There are many, many long-term homeowners who are low income, and without selling, they may not have an effective way to tap into that equity (as many need it for basic living and medical expenses, through a reverse mortgage, and no one on a fixed income can afford another bill through a new loan.

Do you support SB 827?

SB 827 gives commercial property owners and developers a windfall increase in density without requiring any community benefit in return and without adequate protections against demolition of existing housing. SB 827 would allow construction of 7 story buildings (55' plus a 35% density bonus) on residential streets in much of South, Central and West Berkeley, with even greater height allowed on commercial corridors (85' plus a 35% density bonus). It would have little impact on the hills.

NO. The City must retain local control of zoning, and we must be able to decide and enforce numbers of affordable units (as well as what constitutes affordability, which should be 30% of month income). Also, I see the specter of displacement for people in existing low-rise structures looming, and no protections. That's a losing situation for everyone but big out of town developers.

8. Rent Control

How important is it to keep Berkeley's form of strong rent control and eviction protections?

It is vital to have strong rent control and eviction protections, but the way Berkeley's laws are written is confusing and sadly, counterproductive. Rather than making the law punitive for small landlords,

we should be incentivizing them putting sub-market units on the market while ensuring that vulnerable tenants won't be adversely affected. It is possible to do both. As the law is currently, small landlords can only get a 65% local cost of living increase and none of the increases in water and garbage. I'm not talking about increasing profit, just keeping pace with inflation and actual expenses that should be allowed. The result is that those who can afford not to rent out units don't, and those who can (and are informed) quickly realize that the "nicer" they are about the initial rent, the sooner it will be that they will fall behind in being able to make their own expenses. This is beyond counter-productive, and the costs multiply when people become

desperate to cover their own needs and vicious battles break out over maintenance the landlord can't afford to do. Borrowing against equity is a problem for low-income, elderly, and disabled small landlords who got here before the prices exploded as well, and housing for everyone is a right, including small, vulnerable landlords on fixed incomes who also need to pay for increasingly expensive food, medicine, and transport. Happily, I found a painless way to insure renters against increases they may not be able to afford, which I will detail below, while protecting vulnerable small landlords. Everybody wins.

Let's incentivize putting low-income units on the market by allowing those increases for new units from small landlords offered at sub-market rents. More units in the system will keep it viable for the long-term, and make it less scary for tenant who want or need to move because of changes in family circumstances (divorce, marriage, baby, etc.) Let's also loosen zoning restrictions for non-conforming units that are still safe, grading them the way the health department grades restaurants. This way, if someone has a nice basement unit that has just slightly low ceilings, they could still rent it out with full disclosure and a notice posted where it can be seen by anyone entering. The alternative is raising an entire house at a cost of over \$250K, which would mean the unit could no longer be offered at an affordable rate. There are easier, less contentious ways to deal with this that will save tears and treasure on all sides.

Let's also establish an insurance fund to protect renters who have a job loss or medical crisis. This would also protect vulnerable landlords who could face losing their property without rent.

Assuming a population of 122,324, which is the most recent census number I could find (July 1, 2017, ACS, <https://www.census.gov/quickfacts/fact/table/berkeleycitycalifornia/PST045217>) and a homeless population of approximately 1,000 we have approximately 121,324 people who would be eligible for this tax (based on the City of Berkeley's head count from January of that year, <https://www.cityofberkeley.info/Mayor/Homelessness/>). I applied some values based on what people I have met could reasonably afford, but not exceeding \$10 a month. We could certainly revisit the arbitrary values I have used there and raise the top and spread out the bottom a bit, but for the sake of looking at a potential budget, here's one possibility:

Now let's break it down by income level:

Greater than \$200K a year income x 19% of the population =	23,242 x \$120 (\$10/month) =
2,788,987 (rounded)	
\$125k-\$200K a year x 15% of the population	18,348 x \$120 (\$10/month) =
2,201,760	
\$100k-\$125K a year x 8% of the population	9,786 x \$96 (\$8/month) =
930,448	
\$75-\$100K x 8% of the population	9,786 x \$72 (\$6/month) =
704,592	
All other housed people at \$1 a month	61,162 x \$12 (\$1/month) =
733,944	
Total	\$7,359,731

(Source for income distribution: <http://www.city-data.com/income/income-Berkeley-California.html>).

At those levels we could afford to fund other than just the insurance fund, and could distribute all but 20% of unused funds in the housing trust fund and for homeless services. This would allow the fund to build, and one we have actuarial data on how much surplus we have, we could redistribute funds for other housing programs.

How important is keeping an elected rent board?

It's very important, but it should be done by district, as City Council is.

Do you support any candidates for the Berkeley Rent Stabilization Board?

If so, which one(s) and why?

I have not yet spoken at length to all the rent board candidates, and I feel I would need to do so before I could endorse any of them. It would be essential to me that anyone I endorse understand the issues of vulnerable, older, low-income and disabled homeowners and if they weren't in favor of my particular proposals to protect them, that they were willing to work with me to come up with alternate plans to do so.

What is your position on the effects of Costa-Hawkins on the affordability of Berkeley units?

I'm concerned that complete vacancy de-control may yield similar results to current rent control laws, which encourage people to put new units on the market at the maximum rate they can get, if they do it at all. It isn't only affordability, but availability that I'm concerned about here. If we could, however, adjust the unit "base price" to the equivalent level that it would be, had rents been allowed to increase at 100% local CPI plus the expenses mentioned previously, it would work just fine.

Do you support Proposition 10, the repeal of Costa-Hawkins?

I can offer a qualified yes here, because I believe we need the adjustments in local law mentioned above for it to work and to be fair.

9. Homelessness

What do you think can and should be done about "Homelessness" here in Berkeley?

We need a multi-pronged approach, and we need to be doing much more to take care of the people that are already here. First, we need to assess the kinds of assistance people need. Some need appropriate mental health care, and the City has started to address that, but more needs to be done. Next, we need more rehab programs. For medical care, many of the people who have medicaid can't access services. I spoke to a woman with gangrene and a spinal cord injury who refused to go to Alta Bates and get help because she was worried she'd lose her bed at the shelter. She didn't want surgery because she'd have no place to recover. That has no place in a country as rich as ours, and Berkeley needs to provide regular shuttle services to Alta Bates (she informed me the West Berkeley Clinic on 6th would no longer take her Medicaid for less serious problems).

While people are on the streets, we need to find better ways of meeting their basic needs. There must be a place for them to do laundry, and to take a shower. I was told by one homeless man that it used to be required to pay \$2 a shower at Harrison Street, and I wondered why the City

was charging homeless people for showering at all. I was told those services have been cut off because of one bad actor. Group punishments for the actions one person have to stop.

In the meantime, there has to be shelter for everyone at night. We need to coordinate with local faith organizations to open up their sanctuaries at night. I've spoken with Larez Davidson, who is already working with a consortium of churches on that very issue. I've also reached out to Ken Farmer, who runs an interfaith group in Oakland that claims to have found a workaround for liability issues relating to having tiny houses in church parking lots. No one has gotten back to me yet, but I will follow up. Ms. Davidson also talked about having free "pop ups" that distribute things like tooth paste, socks, and toilet paper around different locations in the City, which I thought was brilliant. Here's an interesting model for a tiny home on wheels that includes a source for water and a roof garden. it's a great idea that allows for flexibility on location: <https://www.facebook.com/Upworthy/videos/354606355062484/UzpfSTE1MjQ1MjQ3MjQ1MjE3NTI6MTUyOTg3NTgwMzk4NjY0NA/>

I would add hitting up Amazon for same day deliveries (please see my original post under the grant writer proposal at the beginning of this survey).

From there, we take a graduated approach: first, we sanction encampments, set them up with their own governance, portable potties, and a location where they can come to shower and clean clothes. Those eventually evolve into tiny houses, and people are further picked up through the limited equity housing program mentioned previously. We can also sanction parking live-in vehicles, under certain conditions, in yards, as well as more ADUs, and spread them throughout the City.

Finally, and this is essential, we have to coordinate regionally and on a state-wide basis, because other cities are sending even more people here, and our space limitations and budget limitations are stretching our capacity to deal with them in humane ways. Some able-bodied people could be better housed in the Central Valley, where housing is much cheaper and there is an increased demand for manual labor with reduced illegal immigration. This is another chance to shine a spotlight on farm labor conditions, impose a living wage and safe working conditions, and put people back to work. Berkeley can't solve this entire problem alone, nor should we.

What is your position on the Police raids on homeless encampments?

Again, if we sanction encampments, I hope this would take away the City's ability to harass homeless people. I've heard many disturbing accounts of police not storing goods of value.

What is your position on the evictions of houseless RV dwellers in the Berkeley marina?

The Marina is governed by a complex network of agencies, and many uses are only grandfathered in. I talked to some people in that original encampment who said they would be fine being relocated to another place where they could still have access to the things they need and in the case of those who are working, their jobs. We just need to give them some options.

Do you think the Pathways Project is a good use of city funds?

No.. We could have gotten far more bang for the buck housing a lot more people, or we could have done it much cheaper. Here's but one example: Developers Par Tolles and Allison Gorelick found the company Afognak Native Corp., which builds pre-fabricated dormitory-style housing for mining workers in Wyoming. Afognak would sell the dorms to the land trust for \$1.9 million financed over 10 years at 1 percent interest. A far better result for far less money that's already being implemented in Reno.

Have you made an effort to talk to the homeless and listen to their priorities?

Yes. I regularly sit at the bus stop at San Pablo and University, which is a base for several people who solicit funds on the median and also for people who patronize or hang out at E and J. That's where I got the info I related above.

What essential services should be a high priority for the homeless? Showers, laundry, port-a-potties, and access to the medical care they are already entitled to. Sanctioned encampments that grow into real long-term housing.

What long term city priorities can be made to meet their needs that are independent of regional, state or federal funding?

Most local corporations have a charitable arm. I've already mentioned the Amazon plan to get them essentials on Amazon's dime. We also need to work closely with local faith-based organizations, as charity is supposed to be part of their mission. And there's the job training program for at-risk youth, which would not only give them training in the trades, but also give the City a low-cost way of rehabbing more housing and building tiny houses or converting buses, as demonstrated above.

10. Food Policy

What policies would you support to re-localize our food system?

I'm so glad you asked! I would like to start a garden to table program here, where at risk youth and adults are training in sustainable, organic gardening techniques and sent to properties where the owners partner with them to produce food locally. The City would provide the labor, and expenses such as water and fertilizer would be furnished by the homeowner (with some grants for people on fixed incomes. Once the food was produced, the homeowner would get a share for their own needs, and the rest would go to places like the Dorothy Day House and a free farmer's market for people in need (such as Urban Adama used to do).. This team could also harvest existing fruit trees under the same terms, and we could set up canning workshops so that the produce would be available to vulnerable people year round. We could also tie food security into the Amazon delivery program mentioned previously, as they have canned foods available. We may even be able to expend it by getting local restaurants and supermarkets involved, but Amazon is a good start.

Do you support labeling of GMO foods, similar to Vermont's law?

Yes.

11. National Policy Statements

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

I don't have a problem with it in theory, but when it is an issue that isn't directly affecting the City, then I hate the idea of wasting a huge amount of time on it when we should be solving problems of people dying in the streets right here in our own backyard. For example, I am strongly opposed to Israeli government abuses against the Palestinians, but Cheryl Davila's recent attempts to push the nomination of Hatem Bazian was very disturbing to me, because Bazian goes beyond legitimate political opinion and ventures into hate speech against Jews in general. That can make Jews targets. This should never be promoted against any ethnic or sectarian group, and I have no sympathy for Jews who not back the same kind of respect for Palestinians as they do for themselves. Hate speech against any ethnic or sectarian group is never acceptable, and we can and must oppose abuses in Israel, but we must do it without dignifying racist behavior from anyone.

12. Police

The trend in recent years has been for state and local law-enforcement agencies to procure military-grade weapons as well as high-tech surveillance equipment (drones, among others), and to adopt military-style tactics and training. This is generally but not exclusively under the aegis of Urban Shield, UASI, and NCRIC.

Do you agree with the recent Berkeley City Council vote to allow Police to participation in Urban Shield for 2018?

Absolutely not.

Do you think participation in this training competition should be determined by the City Council, the City Manager, or the Berkeley Police Department?

The City Council, in partnership with an independent Police Commission.

Do you think the Berkeley City Council should sign MOUs (memorandums of understanding) with NCRIC (Northern California Regional Intelligence Center), with ICE (Immigration and Customs) and with UASI (Urban Area Security Initiative)?

No.. This must remain a Sanctuary City.

How should Berkeley balance the right to privacy against police interest in surveillance equipment?

The City should always err on the side of privacy. Big Brother has no place in our City, and surveillance should only be done with a proper warrant.

What is your position on the Police Review Commission (PRC) Charter Amendment (item 70 on the July 24 agenda) that the Council is considering for the 2018 ballot?

It should have gone on the ballot.

Do you favor creating a PRC that is independent of City Manager control?

Yes, yes, yes.

13. Race

Do you support The Movement for Black Lives Platform?

Is there anything that you have personally done to help your understanding of problems with racism and white supremacy in our society? Yes. Besides listening, I have also been involved in social justice organizations since high school, and as a student of many languages (Spanish, Mandarin, Catalan, and French), I have experienced what it's like to be a non-native speaker in a country where my ethnicity is not the majority ethnicity (some of my neighbors are from Africa, so I view this as not only an issue for black people born here, but also potentially an immigrant issue).

I know I can never know what it is to be black, and no matter how many intersectional situations I have been in (disability) or tried to put myself in to empathize, it isn't the same. Knowing that is perhaps the most essential thing to root all other action in, and listening rather than lecturing is the path to being a good ally.

14. Climate Change

What specifically will do you think Berkeley needs to do locally to fight climate change?

To make Berkeley a zero carbon city?

As already mentioned, I would make it easier and cheaper to obtain electric vehicles through the city for economies of scale, and incentivize conversion of existing gas and diesel powered vehicles as well. I would do the partnership with local land-owners to give work to able-bodied at-risk people to share produce with those in need and with the homeowners, boosting local food production. I would start implementing air water capture programs here, and I would also implement a "green to go" program here to eliminate a huge source of waste from petroleum products, in which "green" storage container for to go food could be dropped off at kiosks, sterilized, and used again (<https://www.indyweek.com/indyweek/the-greenbox-project-brings-reusable-to-go-boxes-to-durham-restaurants/Content?oid=5077060>).

15. Berkeley Ballot Measures

What are your positions on the Berkeley Ballot Measures?

\$135M Affordable Housing Bond?

I am very concerned about oversight for this. The City has grossly underfunded a number of areas which are now in a critical state, such as pension obligations and basic maintenance at the Marina. I don't really believe the majority of this will go for its stated purpose, as it will go straight into the general fund. I believe the City needs a much better plan to create more socialized housing across multiple income spectrums, and I hope that at least some of my proposals (including alternate revenue streams) will be considered. I have serious reservations

about how bond-happy the City has traditionally been.

Police Commission Charter Amendment?

I was seriously disappointed that this won't be on the ballot. I pushed for it, though my name didn't appear on the letter due to a lost email.

Amending the Rent Control Ordinance to Cover Newer Buildings?

Please see my comprehensive housing plan. I have serious reservations about how the rent board is driving existing property off the market, but I also fully recognize the absolute necessity of rent control in this area. But we should redefine the problem to cover all vulnerable low-income residents, including small landlords, because steady increases in bond and parcel taxes as well as not being able to keep up with the local CPI forces a lot of them out too, and the people who buy in are often wealthier people who don't want to rent out units (or need to).

My concern is that if we don't allow new small landlords to get a full local cost of living each year, as well as garbage and water increases, people simply won't build new or refurb old (new to the market) properties, especially not at the desired sub-market rates. I believe that implementing a bit more even-handedness with small landlords will do a lot to ease immediate housing pressures, particularly when we are talking about tiny houses, and that the well-funded insurance program (minimum \$7.3 million as proposed) will protect both renters who can't afford a penny more, and low-income landlords, taking away a major source of conflict. Socializing housing should mean that the entire burden of one person's personal tragedy is taken by the City so that low-income, long-term landlords aren't forced out.

16. State Propositions

What are your positions on State Propositions?

Prop 1 Housing bonds?

Prop 2 Bonds for homeless prevention housing?

Prop 3 Water/Environmental bonds?

Prop 4 Bonds for children's hospitals?

Prop 5 Homebuyers transfer tax assessment?

Prop 6 Repeal of fuel tax and vehicle fee increases?

Prop 7 Permanent Daylight Savings?

Prop 8 Dialysis Clinic Refunds?

Prop 10 Repeal of Costa Hawkins?

Yes, with the caveats mentioned above.

Prop 11 Ambulance workers on call?

Prop 12 Bans sale of meat from confined animals?

I apologize, but I'm out of time for answering these questions in detail. I will say that I prefer other means of raising revenue to bonds, which tend to be expensive and wasteful, but in the

absence of those other means and the critical nature of housing needs, particularly for the homeless, I would reluctantly support them.

17. Endorsements

- a. Whom do you support for State Assembly District 15? Jovanka Beckles
- b. Are you endorsing anyone else in your own race, considering that we have instant runoff voting?

Other candidates have privately said they like many of my ideas, but I'd like to see who is willing to embrace the spirit of them publicly before I commit.

Who has endorsed you?

Aidan Hill, Candidate for Berkeley City Council District 7

Sarah Kobrinsky of Jared's Pottery, a thriving fair trade small business that was forced out of Berkeley

Jessie Foster, small business owner at Far and Few on San Pablo Ave.

James Cline, Artist

Hannah Chauvet, Instructor, Berkeley City College

I haven't actually spent a lot of time collecting endorsements as I've been trying to run and issues oriented activist campaign. I expect this number will grow as I ask more people, as I have a number of commitments for votes that are not listed above.

I have endorsed Alfred Twu for City Council in District 8, and Aidan Hill (District 7).

18. Campaign Financing

Will you obtain public financing for your campaign?

YES

19. Health Care

Do you oppose Sutter Health's plans to close Alta Bates?

Yes

If so, do you have any ideas on how to motivate them to keep it open?

A protest or two, while great to raise public awareness, simply won't cut it. Nancy Skinner shepherded a bill through the state legislature that would have required the State Attorney General to sign off on new hospital closures, and Jerry Brown vetoed it. This is where the Outside Liaison position I want to create would have been perfect. The City of San Pablo had a recent hospital closure that is forcing its residents as far as Oakland for ER services, and I'm certain there are other communities who have an interest in this issue as well (not the least of which is Oakland itself, because they have to absorb new patients from outlying communities and some hospitals, like Kaiser, are already handling a larger load than they should.

We should be coordinating with these communities, and we should have immediately started doing so when the closure was announced. Then, the Mayor should have publicly challenged Jerry Brown on that veto, flanked by and supported by speakers from other concerned cities. I worry that with all the Democrats in the race, "party unity" becomes the overreaching issue that causes many to keep silent when they should be calling out the person in office who should be supporting the community (in this case, Jerry Brown). Those policies are destructive to our goals as a community, and are among several major reasons I'm not a Democrat, and this is one of the many reasons I'm not a Democrat. Our allies are the people who walk the walk, not people who simply have a dominant party label that's "not Republican." We need to aim higher than that.

Do you support single-payer healthcare in California?

YES

20. Anything Else?

Please feel free to call me at (510) 526-7259 for clarification on anything I've written here, or feel free to contact me through this email address. Thank you so much for taking the time to consider my candidacy. I hope that regardless of who you endorse, you will push forward any of these proposals that resonate with you, as I believe that campaigns should ultimately be about public service first. Above all, I hope my best ideas will outlive my campaign.

Is there anything else you would like us to know about you?

21. Have you signed either of the following pledges?

A. For democracy: <https://movetoamend.org/candidate-questionnaire>

YES

B. For peace: <http://www.peacelegislators.org/pledge-form/>

YES, and I should have reiterated my strong stance against Urban Shield there as well.