

## EBDSA 2018 Electoral Endorsement Questionnaire

### General

1. Why do you want East Bay DSA's endorsement?

**East Bay DSA shares my progressive values and the grassroots desire to make a difference in our community. Your extraordinary growth and growing influence since the Bernie Sanders for President campaign (whose support I was proud to earn when I ran for the Berkeley Rent Board two years ago) has been an inspiration, and I would be honored to be a candidate you support this election.**

2. Are you a democratic socialist? How do you define democratic socialism?

**I'm proud to be the only candidate in District 1 who was previously endorsed by Senator Bernie Sanders (in my rent board campaign in 2016). A year before that, he defined democratic socialism as the following:**

**"Democratic socialism means that we must create an economy that works for all, not just the very wealthy. ... Democratic socialism means that we must reform a political system in America today which is not only grossly unfair but, in many respects, corrupt. ... It means that health care should be a right of all people, not a privilege. ... Democratic socialism means that, in the year 2015, a college degree is equivalent to what a high school degree was 50 years ago – and that public education must allow every person in this country, who has the ability, the qualifications and the desire, the right to go to a public colleges or university tuition free. ... Democratic socialism means that our government does everything it can to create a full employment economy. ... Democratic socialism means that if someone works forty hours a week, that person should not be living in poverty: that we must raise the minimum wage to a living wage. ... Democratic socialism means that we have government policy which does not allow the greed and profiteering of the fossil fuel industry to destroy our environment and our planet, and that we have a moral responsibility to combat climate change and leave this planet healthy and habitable for our kids and grandchildren. Democratic socialism means, that in a democratic, civilized society the wealthiest people and the largest corporations must pay their fair share of taxes. Yes. Innovation, entrepreneurship and business success should be rewarded. But greed for the sake of greed is not something that public policy should support. ... Democratic socialism, to me, does not just mean that we must create a nation of economic and social justice. It also means that we must create a vibrant democracy based on the principle of one person one vote."**

**Suffice to say, I strongly agree with all of that. I am a Democrat who believes in shared prosperity, access to universal health care and Medicare for All, the best possible public schools, free access to a higher education, bold environmental justice, and clean elections. One's actions, values, and integrity are what matter most to me.**

3. If elected, how would you relate to East Bay DSA?

**East Bay DSA would absolutely have a seat at the table on any issues before the City Council, and I would solicit your opinions on issues important to you. My office doors would be open to anyone, especially advocates like those in East Bay DSA who are working to make life better for those in our community who are struggling the most.**

4. Describe your top priorities and the policy areas that will be of most interest to you if elected.

**My top priorities include addressing our homelessness and housing affordability crisis, improving employment opportunities for working and middle-class Berkeley residents, saving Alta Bates Hospital, making community college free for all Berkeley residents, creating and preserving truly affordable housing, preventing displacement - especially for working families, teachers, and our first responders - and protecting our environment. I have worked with the District 1 community and local, regional, and state leaders to find solutions to these challenges and the global threat of climate change. We have partnered together on issues big and small, from securing a permanent source of affordable housing funding of \$4 million per year, to recommending funding for major infrastructure improvement in James Kenney Park and the nonprofits that call it home, to creating several National Night Out block parties in our Oceanview Community, to weeding and planting the community garden behind the Berkeley Adult School. These are all things that are important to me as a member of our community in District 1 and as an elected member of our Rent Board and Chair of the Housing Advisory Commission, Zoning Adjustments Board, and Sierra Club SF Bay Chapter.**

5. Please describe your plan to win this race. What is your "win number"? How will you get there?

**We are running a professional AND grassroots campaign. We are building a broad volunteer network with a core campaign team of six-to-eight people, including several devoted to field, volunteer recruitment, and data analysis. I am the only candidate running for District 1 that has won an election (twice citywide as a Berkeley Rent Board Commissioner).**

**We have already started ID'ing voters and are aiming for total conversions that are 15% higher than our anticipated win number of at least 3,500. Our early campaign is focused on canvasses, house parties, community events in and near the district, endorsements (we have by far the most endorsements), fundraising, and social and earned media. With each of these steps, we are identifying supporters and potential volunteers. We will deploy several mailers and a robust phone and text banking campaign later in the cycle. By most estimations, I am the frontrunner, but we are running like we're the underdog. As Alexandria Ocasio-Cortes once said, "respect the hustle!"**

6. If endorsed, what participation would you like to see from East Bay DSA in your campaign?

**I would be proud to count East Bay DSA among my supporters, including on my website and in my campaign literature, and I would hope we can find opportunities to advance our shared values together (like canvassing for my campaign, Jovanka, and Yes on Prop 10).**

7. What is your campaign budget, and how much have you raised thus far? What is your average donation size? What is your strategy to continue fundraising?

**I expect to raise at least \$60,000 during this campaign, and I've raised more than \$25,000 to date. The average donation to my campaign is just over \$50. Through my many years of public service and activism, I have an extensive network of friends, colleagues, and supporters, and I am gradually making my way through that list. I'm also raising money at house parties and online. I'm the only major candidate in District 1 who signed a pledge to not accept contributions from corporate PACs or developers.**

8. Do you use public financing?

**I'm the only candidate in District 1 who actively and publicly campaigned for public financing when it was on the ballot in 2016. At the beginning of my campaign for city council, I went back and forth on whether to apply, but it turns out a \$100 loan I gave to my campaign precluded me from seeking public financing anyway. I'm grateful to have received money from nearly 200 individual donors as well as from several labor unions — a demonstration of the grassroots support behind my campaign.**

9. Have you ever, during this race, or in a previous electoral race, accepted campaign contributions from a corporation, corporate PAC, or lobbyist? If yes, please explain in detail.

**I have never accepted any contributions from a corporation or corporate PAC in any campaign that I have ever waged. I'm the only major candidate in this race who has taken a pledge to not accept corporate PAC money or money from developers (which, as the Chair of the Zoning Adjustments Board and possible future Councilmember, I feel, would be very inappropriate to accept). I circulated the pledge and invited fellow candidates in my and other races to sign it as well. Our signers include Kate Harrison running in Berkeley D4, Alfred Two and Mary Kay Lacey in Berkeley D8, and all members of the community power Rent Board slate. in fact. I have not received any contributions from lobbyists doing business in Berkeley or, for that matter, anywhere in the surrounding area.**

10. Is your race partisan? What is your relationship to your political party, if any? Why?  
**It is a non-partisan race. I have long been active in the progressive wing of the Democratic Party, working to make it more inclusive and progressive and help elect more socialists into it. Last month, at the California Democratic Party Executive Board meeting, I made the motion on the Party's resolutions committee (where I serve) to endorse Prop 10, which overwhelmingly passed.**

11. What community organizations are you a part of?  
**American Society of Mechanical Engineers (Member); Young Democrats of America Parliamentarian, Pacific Region Chair Emeritus, Environmental Caucus Co-Founder, and Former Labor Caucus Recording Secretary; Berkeley Tenants Union (Former Steering Committee Member, now just a member); NAACP – Berkeley Chapter (Member); Sierra Club SF Bay Chapter Chair, Northern Alameda County Group Executive Committee and Former Group Conservation Chair, SF Bay Chapter Political Committee, and former Northern California Secretary of the Sierra Club California---Nevada Regional Committee; Wellstone Democratic Renewal Club (formerly on Coordinating Committee); Savo Island Cooperative Housing (former Community Board Member); National Committeeperson and Former Vice President of Membership and Bay Area Regional Director, California Young Democrats; Alternate Member to Dr. Bonnie Whetley and Legislation Committee Chair, Alameda County Central Democratic Committee; Bay Area Chapter Council and Legislative Liaison, Bend the Arc: A Jewish Partnership for Justice; Executive Board Representative, Resolutions Committee Member, and Former Legislation Committee Member, California Democratic Party; President Emeritus, East Bay Young Democrats; John George Democratic Club (member); Oceanview Neighborhood Watch (co- founder and steering committee); Asian Pacific Alameda County Democratic Caucus (member); Steering Committee, Berkeley Climate Action Coalition; Black Young Democrats of the East Bay (founding member); South Alameda County Young Democrats (member); Stonewall Democratic Club of the East Bay (member); John George Democratic Club (member); Mentor, East Bay College Fund; Block Captain, National Night Out; Member and Former Steering Committee, Berkeley Citizens Action; Member, Berkeley**

**Progressive Alliance; Club VP Membership, former Club President, and former Area Governor, Toastmasters International; Advisory Board, New Leaders Council Oakland; New Leaders Council National trainer and speaker; former Curriculum Co-Chair and Board Member, New Leaders Council San Francisco.**

12. What is your profession? Is a significant portion of your income derived from capital holdings (e.g. investments, property, etc.)

**Professionally, I serve as an engineer and health and safety compliance officer at Lawrence Livermore National Laboratory and founded a boutique political consulting firm with a 75% win record. I do not have substantial capital holdings, and I'm a renter who does not own property.**

13. Describe your record of public service.

**In 2006, I was appointed by Councilmember Dona Spring to the Berkeley Commission on Labor and two years later I became its chair. In 2008, I had the privilege of serving on the Rent Board, through which I worked on a variety of anti-displacement and housing affordability ordinances. I serve there today. I also chair the Berkeley Zoning Adjustments Board, Berkeley Housing Advisory Commission, and the nearly 40,000-member-strong Sierra Club San Francisco Bay Chapter. In addition to serving on the Rent Board, I currently serve on the Berkeley Unified School District Facility Safety Maintenance Oversight Committee, AC Transit Parcel Tax Oversight Committee, and Berkeley Climate Action Coalition Steering Committee.**

Here is the record of public service listed in my ballot statement:

**I have held the following public offices: Elected Commissioner, Berkeley Stabilization Rent Board; Chair, Zoning Adjustments Board; Chair, Housing Advisory Commission; Chair, Commission on Labor; City Council Rent Board 4\*4 Committee; AC Transit Parcel Tax Oversight Committee; Berkeley Unified School District Facility Safety and Maintenance Oversight Committee; Vice Chair, Joint Subcommittee for the Implementation of State Housing Laws; Zoning Ordinance Revision Project Subcommittee; Berkeley Planning Commissioner; Berkeley Transportation Commissioner; Chair, Budget and Personnel Subcommittee; Safe and Sustainable Housing Subcommittee; Chair, Subcommittee on Short-Term Rentals; Chair, Community Development Block Grant Subcommittee; Vice Chair, Accessory Dwelling Unit Subcommittee; Housing Trust Fund Subcommittee; U1 Fund Allocation Subcommittee; Low-Income Housing Subcommittee; Moderate-Income Housing Subcommittee; 1281 University Affordable Housing Subcommittee; Chair, Sweatshop-Free Subcommittee; Chair, Living Wage and Earned Income Tax Subcommittee; IRA/AGA Subcommittee; Right-to-Know Ordinance Subcommittee; UC Chancellor's Joint Oversight Committee on Parking and Transportation.**

**Record of community service: Chair, Sierra Club SF Bay Chapter; Berkeley Climate Action Coalition Steering Committee, Transportation Working Group; National Night Out Block Captain; Mentor, East Bay College Fund**

14. Please list other major endorsements.

**Some of my most significant endorsements include: every labor union and organization that has endorsed in District 1 to date (including the Berkeley Progressive Alliance, Berkeley Tenants Union Steering Committee, California Nurses Association, and National Union on Healthcare Workers), our next Assemblymember Jovanka Beckles, Assemblymember Tony Thurmond, State Senator Kevin De Leon, Berkeley Mayor Jesse Arreguin and a majority of the Berkeley City Council (Arreguin, Bartlett, Hahn, Harrison,**

and Worthington), seven of my colleagues on the Berkeley Rent Board, State Controller Betty Yee, State Insurance Commissioner Dave Jones, State Treasurer John Chiang, future State Treasurer Fiona Ma, future Board of Equalization Member Malia Cohen, former Superintendent of Public Instruction Delaine Eastin, California Young Democrats, East Bay Young Democrats, and more than 40 other local elected and appointed officials. A partial list is available at: <https://www.igortregub.com/endorsements>.

#### Housing

1. Do you support Proposition 10, the Affordable Housing Act?

**I strongly support Prop 10. In fact, I was the delegate who introduced the resolution to endorse Prop 10 at the California Democratic Party (CDP) Executive Board Resolutions Committee, which was ultimately adopted by the CDP.**

2. What are the causes of the housing crisis in California and the Bay Area?

We have, first and foremost, a housing *affordability* crisis. I refer you to a *Daily Californian* op-ed on which I collaborated with my colleague on the Berkeley Housing Advisory Commission (though it was geared toward students as a target population, it can be generalized to apply to any working-class individual or family struggling to pay the rent):

“Though there are a myriad of answers, the most significant is Berkeley’s desirability, an intersection of convenience and comfort. Three BART stops are located here, supplemented by a reasonably good bus service. Berkeley’s location and amenities attract millennials who have landed high-paying jobs in the greater Bay Area and can afford to rent units in new housing, but students are often priced out of them.

Some observers point to a supposed dry spell in new construction for the past 25 years to blame for our housing crisis. The number of units recently completed, under construction, or recently permitted continue to steadily increase, however. Berkeley’s zoning board approved 353 units in mixed-use buildings of at least four stories in 2014, 476 in 2015 and 509 in 2016. In the last month, there have been an additional 19 projects with an approximate total of 1,200 units that have come before the board, or are slated to do so in the near future. Despite these attempts to alleviate high rents, prices continues to rise at an alarming rate. Developers of market-rate housing use these higher rents so that their projects “pencil out,” making the probability of more affordable rents unlikely, at least in the near-term.

Even with city ordinances regulating the amount renting tenants can be charged for their housing, it is difficult to know exactly how rent control has impacted the available housing supply. Tenants who live in units under strict rent control pay below-market-rate rents. Though the occasional roommate can benefit from a rent-stabilized unit, countless other tenants cannot avail this privilege. As these units are removed from the market through owner-move in evictions, Berkeley’s supply of about 19,500 rent-controlled units continues to dwindle. Furthermore, tenants in rent-controlled units who graduate campus may not move out, even if their rising income allows them to, making the search for current students even more competitive.

In other cases rent-controlled units are withdrawn to make way for new construction, as was the case with a former 18-unit apartment building at 2631 Durant Ave., which was demolished to make way for new market-rate housing. After the enactment of the Costa-Hawkins Act in 1995, landlords of rent-controlled units can also reset the units to market

rates once the last original tenant vacate. Over time, this has contributed to a dramatic increase in median rents in Berkeley. A pending bill in the state legislature, AB 1506, seeks to repeal Costa-Hawkins, but will not be heard in committee until next year. Even so, rent control is an anti-displacement tool, not a complete solution.

There are additional explanations for the lack of affordable student housing. In some instances, rental property owners purposely leave units vacant. Owners may wish to convert their rental units to ownership units or sell their properties to other owners that would like to undertake these conversions. Such conversion is easier if there are no tenants in the building. “

As I stated in the Daily Californian article found in <http://www.dailycal.org/2018/08/08/not-just-housing-developments-wage-disparities-advance-gentrification-berkeley/>, West and South Berkeley have been particularly privy to this kind of gentrification and displacement - and this has resulted in a rapid decline of Berkeley's diversity over the last 30 years. The African American population in Berkeley - once over 30% in the 1970s is now less than 8%. I am working as quickly as possible to try to reverse this local and regional trend, such as through the policies discussed below.

3. Describe your vision for housing justice. If elected, how will you use your position to advocate for this vision? Please cite any specific policy examples.

Housing affordability, anti-displacement efforts, and neighborhood stabilization has been my subject matter expertise over the last 15 years, and will be my top priority if elected. As Chair of the Berkeley Housing Advisory Commission, I have made recommendations – accepted by my colleagues and the entire City Council – as to how Housing Trust Fund and Community Development Block Grant dollars should be allocated; provided leadership to the successful campaign to pass Measure U1 (a modest business license fee increase on large landlords, amounting to about \$4 Million per year for affordable housing construction and rehabilitation projects); and successfully fought for increases to both the Affordable Housing Mitigation Fee and inclusionary housing percentage in Berkeley and elsewhere within the SF Bay Chapter's jurisdiction. I also took the deciding vote on the Berkeley Rent Board to ease the process of creating new Accessory Dwelling Units, knowing that this is a key strategy to facilitate aging in place and relatively affordable housing options for many Berkeley families. Over the last 15 years, I have worked on close to 50 separate housing policies, and many of them are now written into the Berkeley municipal code. This is the kind of leadership I intend to bring to the City Council.

Berkeley has already exceeded its Regional Housing Needs Allocation for “Above Moderate” housing. While in my six years on the Zoning Adjustments Board, I have voted to approve about 3000 units of new housing, it is critical that we focus our resources, policies and attention on meeting our Very Low, Low and Moderate income housing allocations, which fall woefully short of Berkeley's RHNA goals. There is no single, simple solution to increasing affordable housing in Berkeley. In addition to focusing on affordable housing in all development/housing policy considerations, I support all of the following measures, and more, to increase affordable housing and housing for the homeless in Berkeley:

- I helped develop and will vigorously campaign for Berkeley's \$135 Million housing bond on the November ballot

- I have long supported adopting the highest *feasible* Affordable Housing mitigation fee recommended by a current Nexus Study. Through the Housing Advisory Commission, I have long advocated indexing future fee levels to an economic barometer such as the California construction cost index, so that in the future these decisions become economic rather than political in nature. In addition, I have long advocated and, through the Council, will explore allowing developers to opt into providing alternative but equivalent inclusionary proposals, which allow them to explore providing extremely low income or workforce (80-120% AMI housing) in addition to low and very low income units.
- I helped champion a strengthening of Berkeley's inclusionary policy, which now requires at least 20% affordable housing in all large developments in Berkeley, 8 as an alternative to payment of the Mitigation Fee. The "Green Pathway" permitting scheme requires 30%, but no developer has elected to permit under this scheme. It is possible that in some cases an even higher percentage might be feasible, as was recently implemented in San Francisco.
- I championed and campaigned for the successful Landlord Windfall profits tax as proposed by the Community/City Council, that will result in increased funding flowing into our Affordable Housing fund
- I will consider adoption of an alternative "local" Density Bonus scheme, similar to legislation adopted in Emeryville, to further incentivize the production of affordable housing. As the Vice Chair of Berkeley's Joint Subcommittee on the Implementation of State Housing Laws (which I long advocated to start and was recently started), I am also working closely with staff and the Council to develop numerical and objective density standards, which would make the calculation of density bonus units a less political and subjective decision.
- Other features of our Zoning Code may tend to facilitate or hinder the building of affordable projects. Working with Affordable housing builders, we may need to refine our zoning code to better support the building of affordable housing. Through the previously described committee, I am championing a priority of the City Council – streamlining projects that are at least 50% affordable.
- I will seek to create a regional commercial linkage fee that results in a pool of affordable housing monies available to all cities
- I will approach technology and other industries that have expanded in the past several years and inadvertently contributed to this housing crisis. I welcome the new jobs and prosperity for our region, but believe local companies that are experiencing rapid growth and soaring profits should help mitigate the "unintended consequence" of extreme housing shortages, displacement, and overextended transit systems.
- I support robust increases in the minimum wage, which should push wage scales up across the board, helping workers afford housing and transit. I also think that it is a disservice to working families that the vast majority of building and construction trades cannot afford to live in many of the market-rate Berkeley projects that they are building. Though state law prohibits charter or general law cities from requiring that privately-funded projects include union labor, local hire, and/or project labor agreements, I am committed to working with the Alameda County Building Trades Council to develop a workable policy that strongly incentivizes these and other high road agreements through such measures as alternative concessions, fee waivers, or expedited approvals (while still ensuring that a meaningful public process is maintained).

I will continue to campaign vigorously to repeal Costa-Hawkins and pass Prop 10 as well.

## Healthcare

### 1. Do you support Medicare for All, and what would such a system entail?

I strongly support Medicare for All. There are a lot of ways it could be structured that would need to be negotiated by lawmakers (especially around questions like what to do with existing public services like the VA, Medicaid, CHIP, and IHS), but at the center is a guarantee that everyone will be covered by a Medicare-equivalent administered health care package starting at birth. This substantially reduces private administrative costs and gives the central public administrator enormous leverage to negotiate drug and procedure prices, reducing costs across the system. The ideal system would encourage competition for best care, with several types of service providers (integrated care v. individual practitioner, for example), while preventing price gouging and guaranteeing a strong baseline of services covered.

### 2. If elected, how will you use your position to fight for Medicare for All?

Within the California Democratic Party, I have been active in urging party leaders and lawmakers to support Medicare for All on the state and national levels. I played either a lead or key support role in getting SB 562 endorsed by the California Democratic Party, California Young Democrats, and Alameda County Central Democratic Committee. I would be open to exploring a health care system similar to what exists in San Francisco, which, while not Medicare for All, is a more universal form of health coverage than currently exists in Berkeley. I'm open to ideas on how the city can be a more proactive leader in ensuring universal health coverage locally and nationwide.

## Education

### 1. What's wrong with the current education system? What reforms would you like to see, and has the contemporary educational reform movement been effective at achieving them?

Public schools are grossly underfunded. Teachers and support staff are grossly underpaid. Overcrowding leads to less individual student attention. After-school and extracurricular programs are regularly gutted. All of these have a demonstrated impact in improving students' cognitive ability, keeping students in school, and keeping students out of trouble. We need to substantially increase resources for our public schools. I have supported every school funding program that has ever been on the ballot in Berkeley, Alameda County, and California, and I expect I will continue to do so. I oppose the privatization of education, because it diverts resources away from public schools, accelerating the problems described above, while leaving far too many students behind.

### 2. What is the role of charter schools in your desired education system? Would you support a immediate, statewide moratorium on charter schools in California?

All charter schools should be held to at least the same standards as traditional public schools, and we need to do more to prevent them from cherry picking students, especially at the expense of special needs students. There are charter schools that do a good job at providing types of education we don't often see in public schools (like language immersion), but more often than not, magnet schools can provide the same types of education without siphoning resources away from public schools. I would support a moratorium on for-profit charter schools.

3. What role do teachers' unions play in the education system? What role should they play, and what policies would you pursue to achieve this vision?

**Teachers might be the most important people in our society – in any society. They are who we entrust to guide our children through their developing years, and it's tragic how much their work is undervalued by our lawmakers. Their representatives in labor help us retain the best possible teachers by advocating for fair wages and benefits, smaller class sizes, and programs that enrich student experiences. I strongly support the right of all teachers to organize and be engaged partners in school district decisions.**

#### Anti-Militarism

1. How will you use your office to oppose war and imperialism?

**Berkeley is one of the only cities in America with a commission devoted to finding ways we can promote peace: the Peace and Justice Commission. I can promise you that my appointee to the Commission will be someone with a proven track record of advocating for human rights and peace.**

**One of the most direct ways we contribute to a more just world is by being a welcoming sanctuary for refugees and asylum seekers (see below answer in immigration for more).**

**Yes, the Council can pass all manner of resolutions that I would support around issues of war and peace, but our greatest impact is to continue making Berkeley a place where the victims of and opponents to war can live in peace and organize for change.**

2. Do you support the Boycott Divestment and Sanctions movement to oppose the occupation of Palestine?

**As a supporter of the two-state solution, I acknowledge the legitimacy of the BDS tactics to bring the Israeli government to the negotiating table and end over 60 years of occupation and stop the illegal expansion of Israeli settlement. However, as a former Israeli resident who has seen firsthand that the Israeli people should be separated from the wrong-headed actions of the current Israeli government, I have reservations about the BDS as a movement. Nevertheless, as an advocate for full free speech, in my time on the California Democratic Party Resolutions Committee, I have also supported resolutions that call on lawmakers to not criminalize or sanction support for BDS - and opposed proposed federal legislation intended to stifle this kind of free speech. It should be noted that BDS is only one tactic, and I have a track record of supporting others that call on the State of Israel to end its occupation of Palestine.**

#### Police & Prisons

1. How will you use your office to fight against police brutality and other forms of state violence?

**I supported the charter amendment to establish an independent Citizen's Commission to review police activity in Berkeley (see: <https://www.berkeleyside.com/2018/08/07/opinion-city-council-should-place-charter-amendment-for-a-new-berkeley-police-commission-on-ballot>). It's important to regularly audit Berkeley police interactions with community members to ensure that the most professional standards are being maintained and free from racial bias.**

2. What policies do you support to reduce and end mass incarceration?

**I've strongly supported statewide initiatives like Prop 47 that have expanded opportunities for offenders to seek diversion, rehabilitation, and in many cases, early release. For non-violent individuals suffering with addiction or mental illness, we must treat their situation as a public health matter, not a criminal one. To end the school to prison pipeline, we need to fully invest in at risk communities and public schools and make access to labor apprenticeship programs, trade schools, and colleges free or as affordable as possible. I also strongly support the state's policy to ban the box, and we need to make sure that it is being fully enforced by employers in Berkeley.**

#### The Environment

1. What's your ideal timetable for phasing out fossil fuel production and consumption including coal, oil and natural gas?

**20 years ago. We've already waited far too long to seriously address the climate crisis. I support a transition to 100% renewable energy on the most accelerated timeline possible. I am working on this issue on every possible front, from my years of work on the Berkeley Climate Action Coalition Steering Committee to ensure that Berkeley meets its aggressive greenhouse gas emission goals, to stopping the transport of coal trains through West Berkeley, to fighting for a coal- and fossil-fuel free Port of Oakland.**

2. Please describe your vision for combating climate change, both globally and locally. How will you use your office to fight climate change?

**I have been closely involved with the Sierra Club over the last eight years, including in the following roles: San Francisco Bay Chapter Chair and Vice Chair; Northern Alameda County Group Conservation Chair; and California/Nevada Regional Conservation Committee Secretary. Through these roles, I have not just represented the chapter to various statewide and national bodies, including a recently held meeting with the EPA Regional Administrator on environmental justice concerns; organized labor (I have a close working relationship with the Alameda County Building Trades, SEIU Local 1021, California Nurses Association, and many others due to our work on shared priorities); and umpteen meetings with local, regional, and statewide legislative leaders and fellow environmental advocates. I also represent the Sierra Club on the Berkeley Climate Action Coalition (BCAC) Steering Committee and am a regular participating of both the BCAC Transportation and Community Choice Energy Working Groups.**

**In my professional life, I am an engineer who provides oversight over the management and operation of the Lawrence Livermore National Laboratory, with a particular emphasis on its conformance with environmental, health, and safety regulations. I have participated in the development of Environmental Impact Statements and other NEPA-mandated documents and last year was involved with a nonproliferation and clean energy mission in Kazakhstan, through which I managed to (even in the Trump era) publish a white paper on solar, wind, and other renewables in a journal that was presented to attendees of a world exposition on clean energy in Central Asia. "After hours," I participate in Indivisible Berkeley's Science and Environment Team, which, along with fellow current and former federal scientists and engineers, is one of the last lines of defense to prevent agencies from doing really horrific things on the environment under the Trump Administration.**

**As Chair of the Housing Advisory Commission, Chair of the Zoning Adjustments Board, and Sierra Club-endorsed Berkeley Rent Board Commissioner, my track record on the**

environment and housing affordability includes the following accomplishments (this is a partial list):

- Strengthening Berkeley's inclusionary housing ordinance and Affordable Housing Mitigation Fee to be among the leading policies in the nation;
- Helping develop and pass Measure U1, which provides an additional approximately \$4 million of Housing Trust Fund money per year;
- Developing the Berkeley Housing Bond on the November 2018 ballot, as well as campaigning for similar measures, including Alameda County Measure A1 in November 2016 and the Emeryville housing bond measure in June 2018;
- Leading efforts to develop an optional Green Model Lease and incentivize property owners to adhere to LEED, GreenPoint, GreenTrip, or other environmental quality and energy reduction standards;
- Crafting policies to incentivize the development of and funding for various affordable housing options, including traditional 100% affordable housing, Accessory Dwelling Units, Limited-Equity Housing Cooperatives and other options that lend themselves well to a scattered sites policies; Tiny Homes; co-housing and house sharing models; and others;
- Helping develop and passing one of the first Tenant Protection Ordinances in the nation;
- Spearheading the approval of thousands of units of new housing, while ensuring that developers pay their fair share of impact fees or housing affordability requirements and, where feasible, asking for additional community benefits for publicly accessible open space, project labor agreements with local hire, and parking reductions / transportation demand management programs (including several zero-parking projects approved under my leadership);
- Revising Berkeley's Relocation and Demolition Ordinances, and working with the Disaster and Fire Safety Commission to adopt resiliency and adaptation standards and planning for rebuilding in the event of a major earthquake or other disaster; and
- Through an inside-outside strategy, championing Berkeley's compliance with the Soft-Story Ordinance, which requires tenant notification and mandatory retrofits of seismically unsafe multifamily housing

I strongly support low-carbon housing. If given permission by Councilmember Hahn, I would like to support her in her efforts to champion her "Deep Green" building code initiative for Berkeley. The proposed code, which is voluntary and incentive-based at first, with selected elements becoming mandatory over time, will be one of the greenest, most ethical, non-toxic and ZNE building codes in America. The Deep Green code addresses ZNE, the Embodied Energy in building materials, toxics, responsible sourcing, and water conservation.

In addition, I have been working – through the Rent Board as well as the Sierra Club and Berkeley Climate Action Coalition, where I serve on the Steering Committee – to build upon the currently voluntary-based Berkeley Energy Savings Ordinance (BESO). While making this a voluntary effort was driven by political pressure from powerful stakeholders like the real estate community, over time – in order for us to truly start meeting our city's Measure G and Climate Action Plan goals for greenhouse gas and energy reduction – we must work to begin mandating elements of it. Though we don't always agree, I have a strong working relationship with stakeholders like the real estate community. I hope to work with them on meaningful reforms to this and other efforts.

I support parking requirements that are flexible, and allow for parking to be reduced to zero in transit-rich areas. As a member of the Zoning Adjustments Board, I have advocated for and approved several zero-parked projects. In addition, I think it is a travesty that our antiquated zoning code has parking minimum standards (which

requires use permits, concessions, or, in some cases, even variances to reduce) yet no parking maximum standards. Good transit demand management policies can obviate the need to provide parking, particularly in transit-rich areas of Berkeley – which is where the majority of major housing projects are being approved and built. I strongly supported the Green Affordable Housing package that was passed two years ago as a referral (even drafting the Sierra Club support letter for that item). I have also long advocated for housing over parking on Berkeley Way and built a coalition comprising some unlikely allies – including the Housing Advisory Commission, Rent Board, Sierra Club, East Bay Housing Organizations, and East Bay for Everyone to write to the Council and suggest reducing parking on that project as much as possible. (See <http://www.berkeleyside.com/2018/01/29/opinion-dont-require-underground-parking-berkeleys-ambitious-housing-project-homeless>).

While unfortunately this was not done, our efforts were key toward getting a clear commitment from the city to separate the funding mechanism for the housing and wraparound supportive services portion of the building from the subterranean parking portion (most importantly, getting assurances that funding reserve for housing would not be commingled to pay for parking). Through the Zoning Ordinance Revision Project – a committee on which I am currently a member – and, hopefully, on the City Council, I have been and will continue to be a champion for transit-oriented development.

#### Immigration

1. How will you use your office to fight against deportations and other attacks on immigrant communities?

I'm a Jewish immigrant from Ukraine, where my family experienced persecution, discrimination, and even violence, solely because of who we were. I strongly support our sanctuary city policy and the work of refugee resettlement groups in our community, like the East Bay Sanctuary Covenant. And while I have agreed to disagree with her on some issues, I appreciated Oakland Mayor Libby Schaaf when she warned immigrants about impending ICE activity in her city. Berkeley government and police should not cooperate with ICE deportation orders except in cases like violent felonies.

2. How would you use your office to strengthen the rights of immigrants and their access to public services and quality of life?

For one, I would allow non-citizen immigrants to vote in school board elections, like San Francisco currently does. Their kids are in our schools too, and they deserve a say on how our schools operate. Immigrants of any documentation status are already welcomed in all public buildings, and documentation status is not considered in city services like the Navigation Center to help homeless residents stabilize their lives. Where legally possible, I support extending city services to immigrants of all backgrounds.

#### Anti-Racism

1. How would you use your office to strengthen the rights of people of color and their access to public services and quality of life?

Discrimination cannot be tolerated in Berkeley, and my office would always stand in solidarity with our communities of color. The City Council has tremendous power in guiding where and how city services are distributed, and I would work to ensure that services are distributed in a fair and equitable way. I would love to help West and South Berkeley communities strengthen their neighborhood organizing and communications

with Council and Staff, because it's that kind of persistent community engagement that can really move the needle in city policy.

2. How would you fight against the criminalization of people of color?

I support transparent audits of city policy and police activity to ensure that there is no racial profiling in Berkeley. One such report was recently completed, and follow-on audits should look at areas that the report recommends are in need of further improvement. The Council and city can also do more to educate the broader Berkeley community about the many inspiring things happening in our communities of color, and to encourage all Berkeleyans to celebrate and learn about our diverse heritage. More often than not, the criminalization of people of color starts with unwarranted fear that stems from a lack of meaningful connection.

#### Taxation

1. How do you propose to change our budget and tax structure (on the federal, state, or municipal level) to better fund public services?

For decades, we've seen support for public services drastically cut by the federal government. In fact, the decimation of federal housing subsidies is one of the primary drivers of our housing crisis. I've supported and campaigned for numerous local and statewide measure to support improved public services, and I've used my position with the California Democratic Party to successfully get the party to support numerous bills that improve public services. I believe that we are strongest when prosperity is broadly shared, and those are the values I will bring to City Hall as I help shape our budget and tax structure. If I'm elected, you will have a progressive activist making these decisions.

#### Labor Movement

1. Are you a member of a union? Have you ever been? Please provide specifics and describe and leadership roles you have played.

I am currently not a union member, but I have had the honor of being endorsed by labor on multiple occasions. While a UC Berkeley tutor, I was a proud member of UAW 2865.

I am a pro-labor Democrat, and I'm the only candidate in District 1 who has earned endorsements from multiple labor unions to date – the California Nurses Association, National Union of Healthcare Workers, Alameda County Building Trades Council, International Brotherhood of Electrical Workers Local 595, Ironworkers Local 378 (dual), Carpenters Local 713, Sheet Metal Workers Local 104, LiUNA Laborers Local 304, and Sprinkler Fitters Local 483, among others.

In my 2016 Rent Board race, I helped the progressive, pro-tenant slate I was on earn the endorsements of the Alameda County Labor Council, SEIU 1021, and ATU Local 192 - and I was the only candidate endorsed by the Alameda County Building Trades Council. Previously, I have also been endorsed by the local affiliate of the Machinists.

2. What is the role of the labor movement in achieving your policy priorities?

I am proud to be the consensus labor pick for City Council in District 1. Because I believe strongly that public service is about creating pathways to the middle class for as many people as possible, I have always proudly stood with the labor movement. My office will

**always have an open door policy with labor unions, as I want to make sure that city policy improves the lives of Berkeley workers.**

3. What specific labor or workers rights policies will you pursue?

**I've used my positions of influence to fight for fair wages and benefits, safe working conditions, strong project labor agreements and local hire provisions, an innovative ordinance to guard against wage theft, and one of the most progressive increases to the minimum wage in the nation. That record will continue on the Berkeley City Council.**