

East Bay for Everyone

AD15 Candidate Scorecard on Housing

Detailed Rubric

- Candidates' positions were determined based on their survey responses provided ahead of the EBFE AD15 Candidate Forum. Only candidates that participated in the forum were included in the scorecard.
- The identified issues narrowly assess only those aspects of that were clearly addressed by the survey and permitted clear distinctions between the candidates. Many aspects of the [EBFE platform](#) are not addressed because candidates' opinions could not be clearly distinguished based on the survey responses. In particular, all candidates strongly support more affordable housing and protections against displacement.
- Each issue was assigned a weight; the sum of products of the weights with the individual candidates' scores produced a total score for each candidate (multiplied by 4 to give a convenient score out of 100). The mapping from total score to letter grade is: A: 80-100, B: 60-79, C: 40-59, D: 0-39

Candidate	Grade
Cheryl Sudduth	D - 36/100
Andy Katz	C - 48/100
Jovanka Beckles	C - 40/100
Owen Poindexter	B - 76/100
Buffy Wicks	A - 88/100
Rochelle Pardue-Okimoto	B - 72/100
Judy Appel	C - 48/100
Ben Bartlett	C - 44/100
Dan Kalb	C - 48/100

Issue: Identifying a lack of housing as a root cause of the housing crisis.

Rubric:

- 3: Candidate prominently identifies the lack of new housing supply at all levels as a key driver of the housing crisis, and points to NIMBY-ism, the high cost of building new housing, or lengthy permitting processes as factors in restricting supply.
- 2: Candidate identifies limited market-rate supply as a key driver of the housing crisis.
- 1: Candidate fails to prominently note limited market-rate supply a key driver of the housing crisis.

Weight: 3

Candidate	Grade	Evidence
Cheryl Sudduth	1	[see survey for response, which only addresses Section 8 and public housing]
Andy Katz	2	“We need increased housing production at all income levels, especially in the urban core of the region.” [1]
Jovanka Beckles	1	“The rate of low-income housing development has failed to keep pace with the employment boom the region has experienced.” [1]
Owen Poindexter	3	“The housing crisis is caused by an influx of wealth into the area, a failure to build enough housing to address this change—which is in turn, a result of homeowners fighting new development and regulatory laws mismatched to our modern times.” [1]
Buffy Wicks	3	“At the end of the day, I believe we need to build more housing at all income levels - that means advancing policies that increase funding for more affordable housing, reduce development costs, streamline permitting processes, reform land use rules, and unlock public land.”
Rochelle Pardue-Okimoto	2	“We have fallen short of building the necessary housing required to keep up with our population growth statewide for over a decade.” [1]
Judy Appel	2	“We haven’t built enough housing to keep up with demand.” [1]
Ben Bartlett	1	“Skyrocketing property values and the demand for housing have brought forth record-breaking rents and rates of displacement.” [1]
Dan Kalb	2	“We need to build more housing for people of upper middle, middle, moderate, low, very low, and extremely low income levels.” [1]

Issue: Support for SB827 and state action to override local control.

Note: Survey responses were returned before any amendments to SB827.

Rubric:

- 3: Candidate offers unequivocal support for SB827, recognizing that even as initially written, the benefits outweigh the harms.
- 2: Candidate supports SB827 overall, but would seek reasonable amendments.
- 1: Candidate does not express support for SB827, or expresses major concerns about the bill.

Weight: 3

Candidate	Grade	Evidence
Cheryl Sudduth	1	"I would support 827 if the developments were chiefly devoted to address the needs of low and moderate income households." [1]
Andy Katz	1	"I strongly support increased density near transit. However, as written, the bill does not consider place-specific circumstances that matter for building livable communities." [1]
Jovanka Beckles	1	"SB 827 takes into account the dire need for denser building in CA... but we cannot develop at the expense of tenant protections and local government control." [1]
Owen Poindexter	2	"SB 827 is a radical proposal, but we need radical proposals, and this would be a big step in the right direction. To have my full support, the bill would need to install a required minimum affordability percentage for new units, which municipalities could increase as they see fit." [1]
Buffy Wicks	2	"I believe the details of the legislation still need to be worked out, but in concept I support legislation that promotes housing density near public transportation while preserving affordability." [1]
Rochelle Pardue-Okimoto	3	"I would support this effort by Senator Wiener." [1]
Judy Appel	1	"It is one creative approach... however, we need explicitly include affordable units." [1]
Ben Bartlett	1	"Although I support housing production, I have concerns that SB 827 does not take an equitable approach to housing production." [1]
Dan Kalb	1	"I do not yet have a position on SB 827. I support the goal of more housing density near our transit hubs, and I think there are some good elements to this bill." [1]

Issue: Maximizing affordable units, not affordable percentages.

Rubric:

- 2: Candidate clearly expresses the preference of setting the affordable unit percentage such that the total number of affordable units built is maximized.
- 1: Candidate expresses some other goal or preference.

Weight: 2

Candidate	Grade	Evidence
Cheryl Sudduth	1	"I see a mixed use complex of 10% Low, 20% Moderate, 70% market rate which would be a net gain [of affordable units] - not loss." [1]
Andy Katz	1	"It's unlikely that a higher inclusionary percentage would result in fewer new units being built over the long run." [1]
Jovanka Beckles	1	"It is crucial we focus on new development of affordable units. If that leads to developers producing fewer units then we must ensure that region's affordable unit threshold is up to date with the current need for development and continue to utilize public space for needed housing." [1]
Owen Poindexter	1	"There is no reason why we can't promote development while also insisting on more affordable units." [1]
Buffy Wicks	2	"I would support the best percentage of affordable units in new developments that yields the highest number of units overall built in aggregate." [1]
Rochelle Pardue-Okimoto	1	"I am not sure there is one law that can be passed to ensure that new affordable developments are being built in enough numbers to help all of those in need. I would support efforts to build more affordable units." [1]
Judy Appel	1	"We need affordable housing and it's important that the municipalities that house white collar jobs contribute to building affordable units." [1]
Ben Bartlett	1	"Actual public funding for affordable housing will be required rather than relying on private developers." [1]
Dan Kalb	1	"Finding the sweet spot is a challenge and probably subjective at best. Quantity is important, but quality in terms of addressing the need for all income levels can't be ignored." [1]

Issue: Focus on as a key campaign issue.

Rubric:

- 3: Candidate's website features prominent, extensive discussion of the East Bay housing crisis.
- 2: Candidate's website contains a brief statement concerning housing.
- 1: Candidate's website has no more than a passing mention of housing issues.

Weight: 1

Candidate	Grade	Evidence
Cheryl Sudduth	1	https://cherylsudduth.nationbuilder.com/issues
Andy Katz	1	https://andykatz.com/housing-and-development/
Jovanka Beckles	2	http://www.jovanka.org/my_people_powered_platform
Owen Poindexter	2	https://www.owenpoindexter.com
Buffy Wicks	3	https://buffywicks.com/2018/03/housing/
Rochelle Pardue-Okimoto	1	https://www.rochellead15.com/issues
Judy Appel	1	https://www.judyappel.com/issues
Ben Bartlett	3	https://www.benbartlettca.com/new-vision-housing-california/
Dan Kalb	1	https://www.dankalb.net/single-post/2016/03/22/Title-Title2

[1] EBFE AD15 Candidate Forum survey responses:

<https://eastbayforeveryone.org/wp-content/uploads/2018/01/AD15-Candidate-Forum-Questionnaire-Responses-Consolidated.pdf>