

Please return completed questionnaires to greg@eastbayforeveryone.org by Th, Jun 3 11:59 pm.



Candidate Questionnaire Assembly District 18 Special Election

Candidate Name: Nelsy Batista

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Please respond to each question with 300 words or fewer.

1. Why are you running for this seat and what are your priorities if elected?

I am running to push the bar towards 100% reform and to remind the community that the work is possible to achieve and in fact has been achieved by the most vulnerable communities that do not have the means to not move forward towards reform.

2. Why do we have a housing crisis in California, and how do we solve it?

On one hand we have out dated policies that hinder our ability to include affordability then on the other hand we need to hold the California Association of Realtors accountable for allowing property taxes to surpass the Prop 13 taxation requirement of charging more than the 1% to 5% annual increase that is written in the law. We have property taxes that are charged more than 10% annual increases and those who do, need to be held accountable. We also need to not tax public schools or child care facilities, as this has been one of the main reasons for school and child care closures. We also need to encourage developers to pay a demolition fee for each development done in the districts, so that we can use those funds towards more affordable housing and other infrastructure costs including our streets. We need to truly start with a Prop 13 reform.

3. What policies will you put in place to reduce the number of people who experience homelessness and return them to stable housing? Even if I do not win this election, I am working with a coalition of housing justice organizers who are working on Prop 13 reform and I

plan to encourage the accountability for surpassing the 1%-5% property tax increase and plan to stop the property taxes on our public schools and child care facilities, and plan to encourage developers to pay a demolition fee that can go towards affordable housing and SRO's along with urging the application of federal HUD funds to leverage additional funds.

4. How do you plan to increase the production and preservation of affordable housing and the production of market-rate housing?

Aside from collecting demolition fees from developers that can go towards affordable housing, we need to also reform our zoning laws to include more cooperatives and SRO's, land put pressure on ABAG to make sure that each region is in fact meeting its minimum 58% affordability as stated in the RHNA-Regional Housing Needs Allocation. Also important to remind everyone that it expires in 2023 and we need to put additional pressure on ABAG to make sure that each region is in fact market rate quality, as most areas housing quality is below market rate value. I encourage you to view the reports at: <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation>.

5. What additional protections and assistance for renters do you support?

I support rent control for each City; especially, under the repealing of Costa Hawkins, and tenants rights to rent-to-own, and to regulate the landlords demands for a "three times the rental cost" requirement in order to move into a new rental home or apartment; especially, for apartment buildings that were once federal HUD recipients.

6. Do you support ending single-family zoning? That is to say, should gentle density housing such as duplexes, triplexes, or fourplexes be permitted wherever single-family homes are allowed, including high-income neighborhoods? We need to absolutely expand and reform zoning laws including this one, due to the fact that we have a housing crisis and are in need of more housing, not less. Supporting less housing in a dense area is what leads to the exacerbation of homelessness, as well as opening doors to policies like Ellis Act, that gentrifies many, and also leads towards homeowners or landlords in-law units getting charged commercial taxations for having an in-law unit. This is why I am calling on reform as we are seeing predatory charges that are not regulated based on need.

7. Do you support re-prioritizing transit and pedestrian infrastructure over cars? Have you worked on any measures to support pedestrians, mass transit, travelers with disabilities, or bike infrastructure, or to reduce traffic deaths and injuries? Absolutely. I have not only worked on every public transportation measure in the East Bay over the last 10 years, but am also working with a company that is partnered with the US Department of Energy on producing solar

powered transit that can run on existing track and be a energy feeder to existing transit such as BART and even towards AC Transit which can not only provide a reimbursement back to transit riders, but also can provide energy and wi-if, to surrounding communities and street lights, that will save a city energy costs and those funds can go towards roads, other infrastructure costs, and even green affordable housing projects. I am currently working on this with the green transportation portion of the Green New Deal, pushing the bar on electrical even, as solar is a fraction of the cost of electrical.

8. Please indicate whether you support the following current legislation (yes/no preferred):

- a. AB 71 Corporate tax rate increase for housing and shelter for the homeless. YES
- b. AB 328 Divert savings from upcoming prison closures to house people coming out of incarceration. YES
- c. AB 339 Require localities to allow remote participation and comment of legislative meetings after end of pandemic. YES
- d. AB 387 To establish state housing authority to directly develop mixed income rental and limited equity homeownership housing at scale (as introduced) YES
- e. AB 455 Bus-only lanes on the Bay Bridge YES
- f. AB 854 Ellis Act reform YES
- g. AB 946 Eliminate mortgage interest deduction on second homes to assist first-time homebuyers YES
- h. AB 1322 Prevent city charters (like Article 26 in Alameda) from blocking cities from having housing elements meeting their obligations YES
- i. AB 1401 Eliminate parking requirements near transit or in low vehicle-miles-traveled areas YES
- j. AB 1487 Funding eviction defense YES
- k. ACA 1 Constitutional amendment so localities can fund housing, transit, other infrastructure with 55% vote instead of current 67% YES
- l. SB 2 Information-sharing on and decertification of unfit police YES
- m. SB 5 State affordable housing bonds YES
- n. SB 6 Require cities to allow housing in commercial zones YES
- o. SB 8 Extend sunset of Housing Crisis Act to 2030 YES
- p. SB 9 Allow duplexes or lot splits for two homes in single-family-zoned areas YES
- q. SB 10 Allow city councils to choose to rezone up to 10 homes per parcel YES
- r. SB 271 End law reserving office of county sheriff to police YES
- s. SB 478 Prevent cities from using certain design standards to make 2-10 units infeasible on land they have officially designated as for 2-10 units YES
- t. SCA 2 Repeal Article 34 of the California Constitution, racist measure from 1950 that made it harder for cities to build affordable housing YES

9. Is there anything else you would like to convey to East Bay for Everyone?

Thank you for all that you do!