

Please return completed questionnaires to [greg@eastbayforeveryone.org](mailto:greg@eastbayforeveryone.org) by Th, Jun 3 11:59 pm.

# EAST BAY FOR EVERYONE

## Candidate Questionnaire Assembly District 18 Special Election

Candidate Name: Malia Vella  
Website: [maliavella.com](http://maliavella.com)  
Phone: 650-455-4380  
Email: [malia.vella@gmail.com](mailto:malia.vella@gmail.com)

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 continue my work to advance economic, racial, and environmental justice at the state level. I have worked on and championed these issues as the Vice Mayor of Alameda and a worker's rights attorney.*

*My legislative priorities are:*

*Housing – I support efforts to build housing at all income levels, removing exclusionary zoning and increasing funding for affordable and transitional housing. I also support enacting meaningful tenant's rights and access to legal services, expanding rent relief and funding pathways to homeownership for first time home buyers.*

*Equity – The COVID 19 Pandemic has exacerbated the economic inequities that already existed and disproportionately impacted women and BIPOC communities. We need to expand access to quality health care for all, ensure that our neighborhood schools stay open, address food insecurity, and reinvest in the social services we know help people succeed.*

*Justice Reform – As a Councilmember, I led the way in demilitarizing our police, reimagining policing, and unbundling services and reinvesting in our community. I intend to continue this work in the state legislature.*

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

*Deference to local control has limited housing stock through restrictive zoning and cumbersome processes. Since the 1960s we have seen a lot of exclusionary zoning enacted through the ballot box, much of it motivated by racism. This has caused unnecessary sprawl and restricted the construction of much needed housing in our urban and coastal cities. We need to repeal these restrictive laws. We also need for cities to do their fair share and require inclusionary housing rather than taking in lieu fees – inclusionary zoning and streamlining of entitlements/planning processes are critical to California being able to create and maintain more equitable communities.*

## **3. What policies will you put in place to reduce the number of people who experience homelessness and return them to stable housing?**

*As a councilmember, I voted for stronger tenant protections, city funded legal services for tenants and a rental registry to prevent displacement. I have also voted for projects with inclusionary housing and affordable by design units and partnered with our school district to build workforce housing for our school district employees. I also campaigned hard in support of the Respite Center so that our most vulnerable residents can get the services and end of life care they deserve. I would continue to support such policies and projects as well as the expenditure of funds to our nonprofit partners and social services provide the wrap around services needed to support those in need.*

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

*By working with and pushing developers and removing barriers to construction by streamlining our zoning and entitlements processes. As a councilmember I have enacted legislation that includes streamlining the ADU process through planning to expedite the planning process and reduce costs. We also voted to move forward with Alameda Point Site A, found a developer for the West Midway project which includes significant affordable housing, got Boatworks and Alameda Marina entitled, found a developer for North Housing (including funds for the affordable housing component and backbone infrastructure that will serve other affordable housing projects nearby), and got funding (including millions of dollars in Alameda County Measure A1 housing bonds) for several permanent affordable housing projects throughout Alameda. This is in addition to my vote to place Article 26 of our charter on the ballot for repeal, my vote to pass our Climate Action & Resiliency Plan (which includes an acknowledgement of equity issues including housing equity and calls for the repeal of Article 26), and my vote to streamline permitting for certain energy efficient upgrades to reduce costs.*

*We must ensure that those that profit from housing also contribute to our much needed workforce and affordable housing stock.*

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

*As a new councilmember I voted to enact a rent cap and for just cause eviction protections. I would continue to support these policies as well as providing legal services for tenants so they can enforce their rights, enacting vacancy controls, and providing culturally competent rent relief to our renter who have suffered financially due to the COVID 19 Pandemic as I did as a City Councilmember. I also look forward to our community conversations wherein we have the opportunity to prioritize housing at all levels and push for higher numbers of affordable housing as well as first time homeowner subsidies.*

**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?**

*Yes. I have supported state laws to add more housing in high-income/high-opportunity neighborhoods, near job centers, and in areas with good schools and transit access and as a member of the CA League of Cities Housing Committee have not only voted to support them but have advocated for the League to change its approach to such legislation and to support them.*

**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?**

*Yes. As a councilmember, I voted to fund and continue work on the Cross Alameda Trail, purchasing property along the transit corridor leading to the Fruitvale bridge so we can hopefully add a safe bike lane, and gave direction for staff to continue work on a West End Crossing that would include safe bike/ped access to Oakland from West Alameda. I also supported RM3 and voted to implement VisionZero to re-prioritize our transit planning and infrastructure such that we reduce traffic deaths and injuries (the goal being 0).*

**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
  - a. Yes
- b. AB 328           Divert savings from upcoming prison closures to house people coming out of incarceration
  - a. Yes
- c. AB 339           Require localities to allow remote participation and comment of legislative meetings after end of pandemic
  - a. Yes
- d. AB 387           To establish state housing authority to directly develop mixed income rental and limited equity homeownership housing at scale (as introduced)

- a. Yes
- e. AB 455 Bus-only lanes on the Bay Bridge
  - a. Yes
- f. AB 854 Ellis Act reform
  - a. Yes
- g. AB 946 Eliminate mortgage interest deduction on second homes to assist first-time homebuyers
  - a. Yes
- h. AB 1322 Prevent city charters (like Article 26 in Alameda) from blocking cities from having housing elements meeting their obligations
  - a. Yes
- i. AB 1401 Eliminate parking requirements near transit or in low vehicle-miles-traveled areas
  - a. Yes
- j. AB 1487 Funding eviction defense
  - a. Yes
- k. ACA 1 Constitutional amendment so localities can fund housing, transit, other infrastructure with 55% vote instead of current 67%
  - a. Yes
- l. SB 2 Information-sharing on and decertification of unfit police
  - a. Yes
- m. SB 5 State affordable housing bonds
  - a. Yes
- n. SB 6 Require cities to allow housing in commercial zones
  - a. Yes
- o. SB 8 Extend sunset of Housing Crisis Act to 2030
  - a. Yes
- p. SB 9 Allow duplexes or lot splits for two homes in single-family-zoned areas
  - a. Yes
- q. SB 10 Allow city councils to choose to rezone up to 10 homes per parcel
  - a. Yes
- r. SB 271 End law reserving office of county sheriff to police
  - a. 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
  - a. 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
  - a. Yes

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

*I am supported by a broad coalition of elected officials, labor unions, and community based organizations and have worked hard to increase housing stock as a Councilmember. I fought to remove the exclusionary zoning provisions in our local city charter, worked to upzone, streamlined the local ADU process and have worked hard to ensure that we build quality projects that include affordable housing and meet our transportation demand needs. I have been vocal and effectively delivered as a housing and tenant's rights advocate at the local level and will build coalitions so I can continue to champion these issues in Sacramento.*