

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

EAST BAY FOR EVERYONE

Candidate Questionnaire Assembly District 18 Special Election

Candidate Name: Victor Aguilar
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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 for Assembly because I believe that every Californian deserves universal healthcare, affordable housing, and justice. That's not a slogan. Those are my core values. I was raised in a union-household by parents whose families emigrated from Mexico. My parents taught me to respond to hard times with a love for family, community, and a passion for social justice. From serving as President of Lavender Seniors of the East Bay to holding elected office, I have worked to lift up those in need. The pandemic has personally affected us all. My family are frontline workers. I lost my loving mother to COVID-19. Her hospital bills were over \$800,000. Without medical coverage from her union job, my father would have not only lost his wife, but he would've been financially devastated. To me, it's simple. California's response to COVID-19 would have been different if the profit motive was removed from our healthcare system. I will fight tirelessly for universal single payer healthcare. I will champion affordable housing. I will be a voice for racial, economic and environmental justice.

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

Too many of our East Bay neighbors have been forced out of their homes. We must strengthen renter protections, build more affordable transit-oriented housing, provide robust services to our homeless neighbors, remove barriers to homeownership, and curb displacement.

I have championed tenant protections throughout my time on San Leandro City Council. In the midst of the COVID-19 pandemic, I organized efforts to pass an eviction moratorium and was instrumental in ensuring rent control for mobile home parks passed in San Leandro.

I have worked to pass tenant protections on our council, having some success in some areas and still working on others. I would like to see more protections including just cause for eviction protections and a rent increase cap below the area CPI. I see myself as a Champion of tenants rights.

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

I support:

- Stronger state-wide tenant protections
- Reduced statewide barriers to tenant protections from the Costa-Hawkins and Ellis Acts, such as Assembly Bill 854.
- Eviction restrictions for COVID-19 related rental debt
- Limits on exclusionary zoning policies
- Prioritizing mixed-income, affordable, multi-family, and multi-unit housing
- Reducing barriers to safe, accessible and affordable housing construction
- Supportive services and housing for unhoused Californians
- Cooperative housing models such as land trusts and co-housing

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

Our state and local governments have operated for too long under a siege mentality that pits our communities against each other in a zero-sum competition for resources. It's time for a new spirit of bold leadership and technological innovation with new development and finance models that will create a new California with shared prosperity for all.

The idea of having a California Public Bank is not new, but can be transformative. Rather than depositing the hundreds of billions of dollars of California's annual local and state tax revenues in private banks, California would create its own bank and put those funds to work for Californians by financing socially responsible projects and partnering with private lenders to drive down the cost of borrowing.

I also support existing proposals to generate revenue by:

5. Reforming Prop 13
6. Creating a California estate tax
7. Making the Prop 30 taxes (extended by Prop 55), permanent

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

I am a fierce supporter of tenants' rights including protections against no-cause evictions, rent controls, and tenant right to counsel. As a councilmember in San Leandro I was able to help pass a mobile home park rent stabilization ordinance and an eviction moratorium during Covid. I am currently working to find a way to protect more tenants in our city. I supported both propositions to repeal or amend Costa-Hawkins (Prop 10 in 2018 and Prop 21 in 2020). I was elected in 2020 to the Alameda County Democratic Central Committee and now serve as the vice-chair for AD 18.

Prop 21 was a good compromise. It removed a lot of the barriers to tenant protections in Costa-Hawkins, but did not repeal Costa-Hawkins completely. I would have preferred if Prop 10 passed with the full repeal but Prop 21 was a smart reaction to the most outlandish claims by the opposition to Prop 10. The same claims were repeated for the campaign against Prop 21, even though they had been addressed. This shows us that there is little desire on the part of the apartment associations and landlords to compromise on this issue.

9. 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 support single family zoning. With Costa-Hawkins in place there is only so far we can take rent controls. True rent control would apply whether a unit went vacant or not. It would also apply to single family homes. All tenants should have just-cause for eviction protections.

10. 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, I support re-prioritizing transit and pedestrian infrastructure over cars. I was proud to advocate for bike lanes and supported the creation of the 1T tempo rapid bus line expansion.

11. 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?

I support the Renter's tax Credit and any way in which economic burdens can be reduced on renters. I would rather see this done through lower caps on rent increases. If a tenant does not have rent control or only has the protections of the state (such as AB 1482) then they can get quickly priced out. Housing is a human right and should be treated as such.