



Serving Rental Property Owners and Managers
throughout Alameda and Contra Costa Counties



East Bay Rental Housing Association Questionnaire 2014 November General Election

Background: The East Bay Rental Housing Association (EBRHA) is a full-service nonprofit organization dedicated to promoting fair, safe and well-maintained residential rental housing that is compliant with local ordinances and state/federal laws. We offer our member rental property owners and managers city-specific and timely education, one-on-one property management advice, free rental forms, networking opportunities, and advocacy at the state and local level. EBRHA supports our members, neighbors and local businesses with community improvement and sustainability initiatives.

Our 1400+ members own and manage over 18,500 rental units—including apartments, condominiums, duplexes and single-family homes—in over 25 cities throughout Alameda and Contra Costa counties. They range in size from small investors with just one property to large property management companies that own or manage hundreds of units. In addition, EBRHA has over 100 vendor members to help serve members' needs, including attorneys, plumbers, painters and other service providers.

Governance

The Association is governed by a Board of Directors, consisting of independent rental property owners and executives from property management firms that are elected by the general membership.

Completed questionnaires should be signed and **returned by 5pm Thursday, July 10th to:**

Attn:

EBRHA PAC

360 22nd Street, Suite 240

Oakland, CA 94612

Fax(510)893-2906

Email: esalazar@ebrha.com

In addition to completing this questionnaire, we ask all candidates to:

- **Include as an attachment to your e-mail, a high resolution photo (headshot).**
- **Candidate interviews will comprise of EBRHA PAC members (separate entity from the Board of Directors), Board members, staff and general members. A portion or all of this questionnaire may be published for EBRHA members or for the general population of Oakland voters.**
- **Attach a complete endorsement list.**
- **Bring a signed original of your questionnaire to your interview.**

Thank you for your service and for informing our members.

Name:	Mayor of Oakland
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Libby Schaaf	
Home Address: 3932 Oakmore ed	Home City & Zip: Oakland Ca 94606
Home Phone:	Cell Phone: 510-301-6584
Occupation: City Council	Employer: City of Oakland
Work Address: 1 Frank H Ogawa	Work Phone: 510-238-7004
Campaign address 3909 Grand Ave	Campaign Phone: 510-776-4041
Campaign ID Number (FPPC): 1362261	Political Party: Democratic
Consultant and/or Campaign Manager: Ace Smith	Committee Name: Libby For Oakland Mayor 2014

Background (Mayor)

- Why do you want to be Mayor of Oakland? (Or serve a second term as Mayor)?

I am born and raised in Oakland and have dedicated my personal and professional life to making Oakland better. Our City has incredible assets, but has long struggled with challenges. I bring a life-time of community knowledge and relationships as well as fifteen years of experience in getting things done within Oakland’s city government. The next few years offer incredible opportunities to revitalize Oakland. I bring a unique set of experieince, in-depth knowledge and relationships to take advantage of this wave of opportunity to fix Oakland’s government and get this city moving.

- Do you have any personal experience working in the private sector or as an entrepreneur? Please describe.

I worked at Oakland’s largest law firm Crosby, Heafey, Roach & May in the early 1990s then left to start up a program within the Marcus Foster Educational Institute. As a litigator and employment lawyer I represented businesses. As a start-up program director at a non-profit I had to hire and fire, develop budgets, fundraise, etc. As Director of Public Affairs at the Port of Oakland I sat on the Port’s Executive Management Committee and managed three departments. I also co-founded a non-profit Oakland Cares, including taking it through the 501c3 process. I also served on the founding board of

the Lighthouse Community Charter School and over my nine years on the board, including as President, helped take the school from concept to an award-winning school serving more than 720 students in grades K – 12 supported and taught by 100 faculty and staff members.

Briefly describe your educational background.

BA Political Science with Honors, Rollins College. JD Loyola Law School of Los Angeles.

- Please describe the successes or accomplishments of the current Mayoral administration.

Starting the Army Base and Brooklyn Basin Developments.

- ALL CANDIDATES, except Current Mayor: Please describe where you believe the current administration has failed and how you would you succeed given similar challenges and responsibilities?

Rebuilding the police department and ensuring public safety is the administration biggest failure. Not only will I hire police we need, I will also institute better policing practices and drive crime prevention and school outcomes for our children. As Mayor, I will:

Strengthen the Police Force

Work to hire more police officers to protect every Oakland neighborhood and bring the Oakland police department up to full strength.

Hire more civilian police employees

Speed up police investigations and keep police officers out in our neighborhoods.

Fix the 911 System

Build an improved 911 system to speed up response times so the police come when you call.

Restore Community Policing

Improve neighborhood policing that reduces violence by building trust, identifying the specific needs in the neighborhood, and using data to know where to step in before crime happens.

MAYOR QUAN only: As you reflect on your first term, are there any areas you would consider a failure of your administration and, if so, what would you have done differently with years of experience behind you?

- What is your overall budget for your campaign? How much money does your campaign expect to raise?
 - *I have signed the Oakland Campaign Reform Act (OCRA) Form 301, agreeing to the \$405,000 predetermined expenditure ceiling for 2014.*
- How much money do you currently have on hand?
 - *Campaign Finance Reports will become public on July 31st 2014.*
- Who do you see as your strongest opponent?
- How will you win?
 - *I will win by speaking with all Oakland voters about my plans for a safe Oakland, education for all Oakland youth, a transparent Oakland government, and local jobs and infrastructure.*
- What will be your next work if you are not successful in this election?
 - *I will continue to work towards a better Oakland, something I have been doing my entire life and career.*

Do you consider yourself a pro-business candidate? Small business? What past actions demonstrate this commitment? Do you view income property owners as part of Oakland's small business community?

Yes I'm pro-business. That's why I was the Chamber of Commerce endorsed candidate in my Council race 4 years ago and have the strong support of many of Oakland's business leaders. Small businesses are the heart of Oakland's economy. I'm a fierce "localist" with a track record of supporting and promoting Oakland-grown businesses. Property owners are a vital part of Oakland's business community.

Income property owners are the largest sector of small business in Oakland. They support the local economy through 1) payment of property taxes, 2) payment of Oakland business taxes, 3) funding capital improvements that improve housing quality and put capital into the local economy. Please explain how you understand the impacts of rent control and Measure EE (Eviction Restrictions) on the rental income economy, the whole local economy and Oakland's overall tax revenue.

Rent Stabilization has been policy in Oakland for more than thirty years and Just Cause for eviction was established by voter initiative in Oakland more than a decade ago. Both policies are efforts to balance the business of rental housing provision with the housing needs of Oaklanders, with an emphasis on trying to help those with the least housing security retain affordable housing.

While it is difficult to be conclusive as to the true impact of these policies, as we simply do not have a parallel case of decades of a less regulated Oakland rental housing market, I would suggest the following. By limiting rent increases in covered units, Oakland's Rent Stabilization Ordinance may well have depressed returns on rental property and depressed Business License Tax receipts. Just Cause for Eviction, by making it more difficult to terminate a tenancy, may also have seen owners forced to forgo opportunities to obtain tenants who could pay higher rents. The very essence of these two policies is to remove at least some of the purely economic motivation some owners may feel to raise rents on sitting tenants or to evict tenants in hopes of finding others who will pay more.

I cannot say with certainty how our rental housing regulations have impacted the local economy, and I am not sure who could. I would be very pleased to see such analysis done. I would suspect that the rental revenue limitations I mention above would be under consideration, as well as the possible increased spending power some tenants may have due to rent stabilization. Such analysis should also make some effort to monetize the benefits of housing security, particularly to families with school-age children, and a discussion of how rent regulations are impacting the cost and availability of housing to households at all income levels.

Oakland recently passed sweeping changes to its rent ordinance limiting rents increases for capital improvements. Specifically, traditional incentives for owners to maintain and improve rental housing have been severely curtailed with more processes and procedures to discourage small owners. This only affects older buildings (built prior to 1983) but not newer buildings. Given that older buildings require greater capital improvements and are now further restricted in recovering any of the costs from the heavily subsidized tenants, do you see any problems for Oakland housing quality from these changes?

I am happy with my role as a broker in the latest round of changes to the city's rent ordinance, and I know there are still a number of challenges we need to face with respect to our rental housing stock. I hope we have struck a balance between the obvious need for capital improvements in older buildings (and the role sitting tenants should play in helping fund them), and the clear intention of the Rent Stabilization Ordinance to partially shield tenants from drastic changes in housing costs. The East Bay Rental Housing Association and Luke Blackledge in particular did an incredible job of coming to the table and agreeing to significant reforms to these policies. I fought to keep the Council to stick to the deal that was made and also advocated for a higher share for landlords in recoverable capital improvements.

Did/do you support these recent changes implemented by Oakland to restrict Capital Improvements by limiting the sharing of costs with long-term tenants? Overall did you feel these changes benefited most tenants? Income property owners? Oakland's overall tax revenue?

Yes, I did support the recent changes. I believe the compromise position reached was fair and consistent with the intent of the original Rent Stabilization Ordinance. I believe that rental property owners did indeed lose some flexibility with these changes, but this is balanced by a fair treatment of the needs of many sitting tenants. Initial proposals from Committee were significantly more tenant-focused, and I think my role in brokering a compromise made the changes fair and reasonable.

Please explain the benefits and/or failings of 30 years of rent regulations in Oakland for:

Income property owners of rent controlled buildings? Small owners?

I can imagine that most owners would prefer to have total control over rent levels. For some owners, managing a building in Oakland, or any other rent control jurisdiction, brings with it unique and different responsibilities that may require the acquisition of new skills. Regulations require compliance, and I can certainly see why owners would prefer to have more freedom to set rents. Oakland's complaint-based system may be seen as a benefit, as owners need not seek permission for rent increases above the annual rate.

For tenants residing in apartments under rent control?

It's a clear benefit for tenants to have predictable rent increases, as well as a system in place to challenge seemingly excessive rent increases. I know some tenant advocates do not appreciate the complaint-based system for rents over the allowable rate.

For tenants living in apartments which are not under rent control?

I cannot say with authority whether tenants in apartments not under rent control are better or worse off as a result of other apartments falling under the Rent Stabilization program. It is true that Rent Stabilization benefits tenants with longevity rather than the tenants with the most need.

For residents, in search of a new apartment to lease?

While rents in Oakland have climbed steadily over the passed few years, and are now among the Bay Area's highest, I do not believe rent stabilization is the primary cause. Lack of supply is our bigger challenge. I look forward to ushering in an era of growth and progress, including construction of many more housing units.

For neighbors of rent controlled buildings?

I am not aware of any unique issues pertaining to living next to rent controlled buildings.

While rent control has been in Oakland since 1983, rents continue to rise sharply during frequent housing booms. Over time, a small number of rent control tenants pay rent far below market, in essence receiving a private subsidy from the owners. With vacancies thereby discouraged, newly vacated apartments rent at a much higher rent than they would otherwise. Regardless of income, some tenants pay rents far below market while newer tenants, regardless of income, pay rents higher than the surrounding market. Does this appear fair to you? Why?

There is not always perfect fairness in rental arrangements, regardless of rent control. I am sure there are situations in non-rent control jurisdictions as well where people are paying less than they can afford in rent. I would not say that that situation is unfair to other renters, and I think the same is true for Oakland.

According to analysis from [Marcus and Millichap](#), Oakland and Berkeley have the 8th lowest apartment vacancy rate in the East Bay for the second quarter of 2014 , with non-rent

controlled jurisdictions like Fremont, Hayward and Dublin/Pleasanton posting lower vacancy rates. It doesn't appear that rent control is the primary reason for low vacancy rates.

So, while the situation here described may be unfair, I do not believe it characterizes Oakland under rent control. In any case, I think it is difficult to generalize about Oakland as a single rental market, when it is clear that demand fluctuates significantly depending on neighborhood.

Do you believe the Oakland Rent Adjustment Program is currently fairly administered and managed appropriately for tenants and income property owners? Do you have any direct experiences?

Every city department must strive to do better, but I do not see any particular issues with the Rent Adjustment Program at this time. I will always be open to hearing your concerns and ideas for improving that department.

Do you support Measure EE (Eviction Restriction Ordinance)? Are you aware of any negative impacts of Measure EE on income property owners? Tenants? Neighbors? Please describe?

I support Just Cause for Eviction. It makes sense to me that owners provide a reason for evicting tenants, particularly under rent stabilization. I think Oakland may have been better served by a legislatively adopted measure, so adjustments could be made without the need to return to voters.

I have heard concerns that the rights and due process conveyed under Measure EE could result in some trouble tenants having a longer stay in a unit than without the Measure.

Please describe, in your view, a typical Oakland income property owner.

I imagine the typical Oakland income property owner owns fewer than 5 units, maybe even fewer than 3. They do not own rentals as their sole means of income, and have a job elsewhere

that is their main source of income and professional attention. I would imagine that the income derived from their properties supplements other income and savings.

What are the largest expenses a rental owner in Oakland faces? In your opinion, would this encourage or discourage someone from investing in Oakland rental housing?

I imagine the largest expenses a rental owner in Oakland faces are utilities, water and waste management services. There are also Business License Taxes and a fee to support the Rent Stabilization Program.

All else being equal, costs that are unique to Oakland could indeed discourage investment in rental housing. I support allowing half of new taxes on rental properties being passed on to tenants. I happen to think that Oakland has a lot going for it that makes it a great place to invest!

Property Owners are concerned with quality of life issues and neighborhood schools for many reasons.

What are 2 specific proposals you would support to improve these issues?

My highest priority and focus will be reducing crime. This is our biggest quality of life concern. I will do this with a holistic approach, with an immediate focus on rebuilding the police department so we can deliver effective policing to our neighborhoods and stop the current levels of lawlessness. Details are above. I would partner with the school district and county in our JPA to improve our neighborhood schools, as well as support high quality charter schools in Oakland.

Please share your specific ideas in increasing revenue to the city's budget during your first term of elected office? Share your ideas on reducing the debt liabilities.

I would focus on building more housing and retail to increase our revenues. I am currently pushing for a Rainy Day policy that would require Oakland to start paying down unfunded liabilities for the first time.

There are many infrastructure problems that the City of Oakland faces. If straddled with the choice of servicing these basic services vs. other services, please explain what you would choose to cut and why?

What would you make sure is funded?

Public safety is and will be my first priority.

I attest that these answers represent my actions and beliefs, are now part of my public record, and may be used by EBRHA to keep their members informed about important issues.

Signature

Date

Print Name

If completed electronically, please provide us with a signed copy via fax or at your interview.