

Thank you for engaging in the YIMBY Action Endorsement process! With over 1700 members, YIMBY Action is a pro-housing organization that believes we must end our chronic housing shortage with a multi-pronged approach to the mass production of infill housing. We hope this questionnaire will help us understand your housing perspective.

By answering the following questions, you'll give our members — and all interested voters — a chance to learn about your stances on some of the most important issues facing our city. The answers to these questions will play a critical role in our endorsement process.

YIMBY Action is a politically active non-profit organization that advocates for more infill home-building in the Bay Area, and beyond. We believe increasing housing supply is the most important thing we can do to lower both displacement and rents in the region, and we endorse candidates who prioritize aggressive solutions to the housing shortage.

If this form doesn't work for you, please send responses to [kyle@yimbyaction.org](mailto:kyle@yimbyaction.org) by **5pm on August 12, 2018.**

The following questions are meant to give you room to explain policies. We like detail **and** brevity, so please be as specific as you can while keeping your answers to fewer than 250 words.

**Fair warning, our members are housing nerds and appreciate detailed answers that address real issues in their neighborhoods. We encourage the use of numbers, data and local knowledge in your responses.**

**If a question is *truly* not applicable to the office you're running for, feel free to spend more time simply expressing your overall housing philosophy or things more relevant that you could do to advance the cause of abundant housing.**

FULL NAME:

CANDIDATE FOR:

DISTRICT:

CITY/TOWN/COUNTY:

GENERIC BIO:

LINK TO IMAGE YOU WOULD LIKE US TO USE (or email to [kyle@yimbyaction.org](mailto:kyle@yimbyaction.org))

1. How would you increase overall housing production? Give us a few policy ideas you think would be most impactful, making sure they are genuinely relevant to the position you hope to be elected to.
2. How would you increase Affordable Housing production? Would you support bonds (such as the \$4 billion dollar bond on the CA November Ballot) or increased taxes, and in what amounts?
3. Do you support legalizing multifamily buildings or “upzoning” single family home only neighborhoods, such as the west side of San Francisco or ? What do you think is appropriate for currently zoned low-density neighborhoods, those with parcels limited to one or two units? Please be specific and use examples relevant to your area.
4. Did you or would you support Senator Scott Wiener’s bill SB 827 to eliminate density restrictions and upzone residential areas near transit, in its latest drafted iteration or with minor amendments? The bill would have allowed four to five story multifamily buildings within a half-mile of transit stops, and a right to return for displaced tenants. Would you pursue implementing a local version of a transit-oriented upzoning in your **city or town**?
5. Do you think every **neighborhood** should build multifamily subsidized Affordable Housing, and if so how do you plan on accomplishing that?
6. By-right development grants automatic approval to zoning- and building code-compliant housing projects (both Affordable and market-rate), removing review of those projects by local commissions like the Planning Commission. It does not apply to any projects seeking variances from existing city law. **Yes or no**, do you support by-right development? Please be specific.
7. How would you streamline the housing permitting process in your city or county? Describe some pre- and post-entitlement changes you would make.
8. What is your philosophy on inclusionary zoning, which mandates that market-rate housing pay for a certain percentage of lower-income units? Do you believe there is an inclusionary percentage that will create less overall housing and less low-income housing, ie that we can kill the golden goose with rates like 50% inclusionary?
9. What do you think about the idea of a jobs-housing balance? For example, San Francisco’s Central SoMa Plan? The area plan adds 40,000 jobs and 7,000 housing units, and is likely to be passed by the the Board of Supervisors without accompanying housing. Do you think San Francisco should have an “act two” for this plan and zone for

more housing, and if so where? Generally, do you think we should build housing to accommodate a growing economy?

10. Currently, many governing boards will follow the wishes of a district official on housing in their district, even if other officials disagree. Would you follow this tradition? For instance, would you adhere to the informal custom at the Board of Supervisors to give “supervisory prerogative” to district supervisors when deciding on housing projects in their districts? Do you think officials should be able reject housing in their districts?
11. How would you strengthen tenant protections? Give us a few policy ideas you think would be most impactful. Feel free to explore issues such as Right to Civil Counsel, your position on Costa Hawkins, etc.
12. Do you support a vacancy tax for empty units and/or undeveloped parcels? Cities like Paris and Vancouver collect vacancy taxes on homes that are not the primary residences of their owners in an attempt to encourage use of those units. Other municipalities are exploring taxes on vacant parcels to encourage development. What are your thoughts?
13. Do you support the repeal or reform of Proposition 13? Prop. 13 is a state law that caps property taxes at 1% of their assessed value at purchase. The law allows only property tax reassessment increases up to 2% per year or allows reassessment if the property changes ownership by being sold (but not inherited). The law also requires state and local tax increases to be approved by a two-thirds majority. Please speak about your position on **both** commercial and residential Prop 13.
14. What is your opinion on street tent encampments and people living in vehicles? Do you support enforcement action against unhoused people living in tents, RVs and cars? Give us some alternative policies you think would be most impactful in addressing homelessness.
15. What local and regional transit or other multimodal initiatives would you propose? Give us ideas of new transit lines, fare integration, bike lanes, infrastructure upgrades, etc. How can we expedite these policies and move away from car dependency?
16. Is there anything else you would like the membership to know about you or your positions?