

**Berkeley Progressive Alliance/Berkeley Citizens Action
Candidate Questionnaire--2018 Election**

**Sunday, April 29th Endorsement Meeting
North Berkeley Senior Center**

Name: Alfred Twu
Address: 14 Hillside Ct, Berkeley CA 94704
Mailing Address: 2415 Prospect St, Berkeley CA 94704
Email and Phone: alfred@alfred2018.com 732.850.1013
Campaign Web Site: www.alfred2018.com
Candidate for What Office: City Council, District 8

2018 Questions for Candidates for Berkeley City Council

I. General

A. Why do you think you'd make a good councilmember?

Design Experience- I've been designing buildings for the last 12 years and have a good understanding of how legislation can be used to reach desired outcomes. I have worked on many apartment buildings (both affordable and conventional) and can tell if developers are bluffing when they claim they can't afford a fee or a affordable housing unit.

Consensus Approach- I lived in the Lothlorien Student Co-op, where we run on consensus. My approach to politics has been to talk with all sides, even the opposition, to get to know where they're coming from and what they value. Through this approach I thread the needle and find common ground between groups that have different opinions on the best way to reach a goal.

Artistic Vision- The arts are what make Berkeley special. As an artist myself, I'll weave the arts into other parts of policy, and bring quirkiness and humanism to politics.

B. What are the key issues that you think the City Council should address?

C. Do you support the **Berkeley Progressive Alliance's mission statement** and progressive agenda?

<https://berkeleyprogressivealliance.org/about-us/> **Yes**

1.) Is there anything you would add? **Yes**

2.) What would you add? **Require wealthy neighborhoods to do their part in building new housing.**

2) Is there anything you would **not support?** **No**

Which Items would you not support? **n/a**

D. Will you obtain public financing for your campaign? **Yes**

E. Do you support the candidates for Berkeley Rent Stabilization Board
chosen at the Tenant Convention on April 22? **Yes**

F. Whom do you support for State Assembly AD15? **Jovanka Beckles and Ben Bartlett**

II. Housing and Displacement

A. Do you support placing a City of Berkeley **bond measure** on this November's ballot dedicated to funding below market affordable housing construction and acquisition in Berkeley? **Yes**

B. Would you support a graduated increase in the City of Berkeley **property transfer tax** on homes with the proceeds dedicated to the Housing Trust Fund? **Yes. A progressive transfer tax, with rates ranging from 1.5% for a modest house, up to 10% for large commercial property, would claw back a portion of the tens of millions of years of taxes that are currently avoided by Prop 13. It could also deter house flipping.**

C. Do you support building below-market rate permanently affordable housing on the **North Berkeley BART** parking lot? **Yes. I would like to see at least 500 affordable homes there.**

D. What proportion of any housing built there should be below market rate and at what level(s) of affordability?

Extremely Low	17%
Very Low	17%
Low	17%
Median	17%
Moderate	16%
Above Moderate	16%

E. Do you support **land value capture**? **Yes**

1) Whenever upzoning occurs, should the City ask for a share in the increase in value that results from upzoning? **Yes**

F. Berkeley has a rich history of being a community that is economically and racially diverse. What do you think the city could do now to stop the displacement of African Americans and other people of color?

1) Prevent evictions by enacting a Right to Counsel ordinance for tenants, similar to San Francisco's Measure F <https://www.sfrighttocounsel.com/>

2) Allow homeowners to subdivide houses into duplexes, and sell their backyards for new home construction. This would provide low cost homeownership opportunities, provide an option for families facing foreclosure to raise money and reduce their mortgage payments, and also allow inherited property to be divided without selling it off entirely.

3) Legalize trailers/house cars. Repeal Berkeley Municipal Code 12.76.

G. What should the City Council do to put some teeth in code enforcement, particularly regarding residential rentals?

Lack of enforcement leads to tenants living in substandard housing, and leads to the deterioration of rent controlled buildings, allowing the landlord to apply for a demolition permit on the grounds that it is no longer financially feasible to repair the building."

- **Higher fines.**

- **Criminal penalties, including jail time, for repeat offenders.**

H. Do you support **SB 827**?

SB 827 gives commercial property owners and developers a windfall increase in density without requiring any community benefit in return and without adequate protections against demolition of existing housing. SB 827 would allow construction of 7 story buildings (55' plus a 35% density bonus) on residential streets in much of South, Central and West Berkeley, with even greater height allowed on commercial corridors (85' plus a 35% density bonus). It would have little impact on the hills.

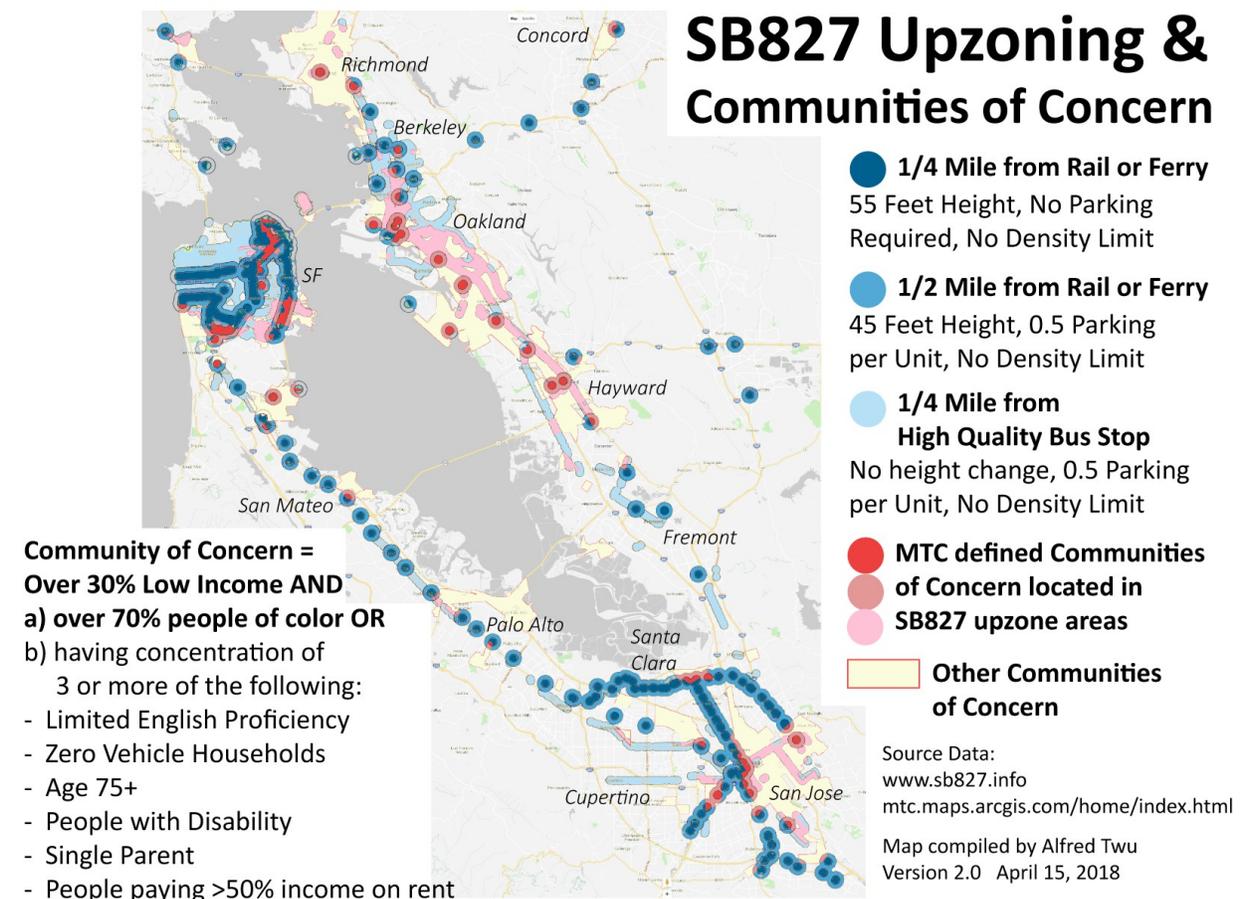
Yes

The California housing shortage and affordability crisis is caused by jobs far exceeding the number of homes, especially in Silicon Valley, where rich cities have approved lots of office parks but refuse to approve enough homes to match. SB827, while imperfect, was the first piece of legislation that would have upzoned these areas.

SB 827 does not override existing community benefit, inclusionary housing, rent control, or demolition ordinances. I don't think upzoning alone will solve our housing problems, which is why I also work on expanding rent control.

I would support a new version of SB827 that excludes low income areas vulnerable to gentrification, for example, limiting it to apply only to Caltrain, SMART (Sonoma-Marin), and other commuter rail systems that serve high income areas.

Bay Area – Areas covered by SB827 (Red is areas vulnerable to gentrification)



Los Angeles – Areas covered by SB827 (Red is areas vulnerable to gentrification)

SB827 Upzoning & Communities of Concern

- 
1/4 Mile from Rail or Ferry
 55 Feet Height, No Parking Required, No Density Limit
- 
1/2 Mile from Rail or Ferry
 45 Feet Height, 0.5 Parking per Unit, No Density Limit
- 
1/4 Mile from High Quality Bus Stop
 No height change, 0.5 Parking per Unit, No Density Limit

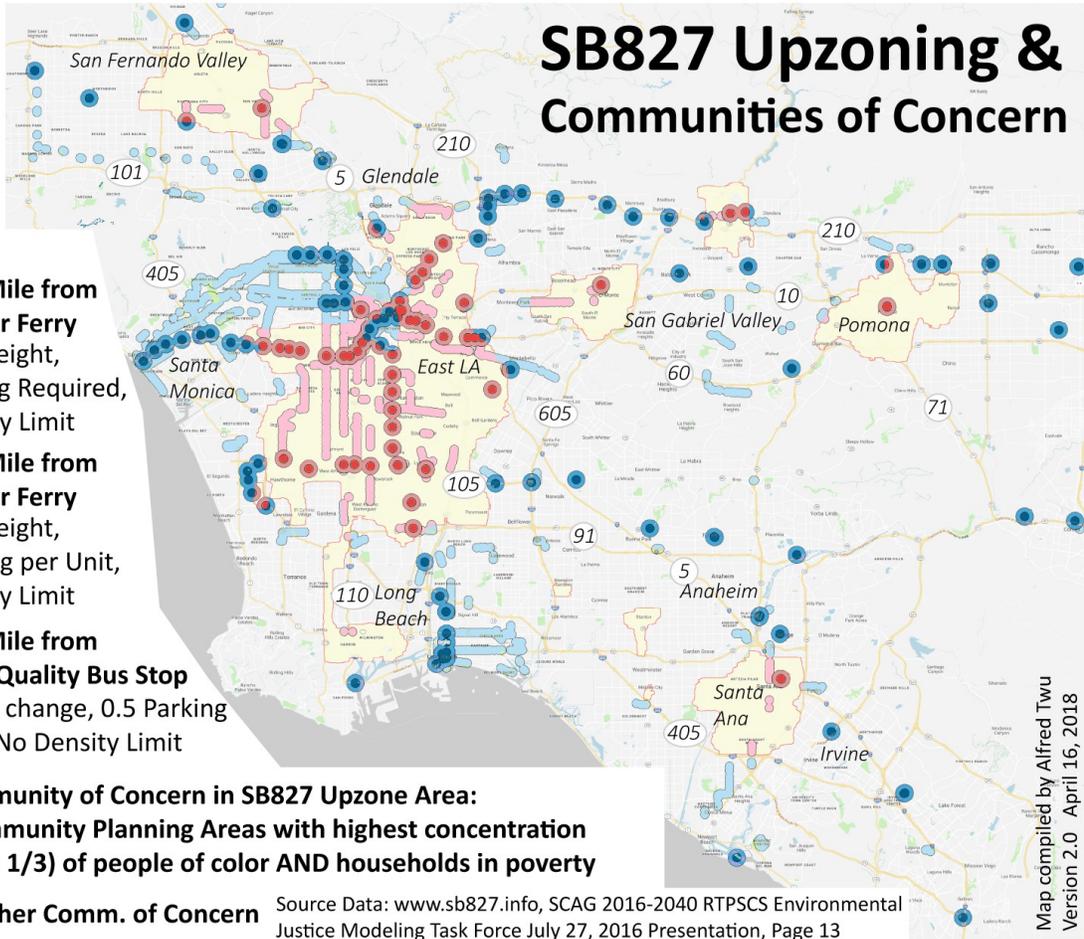
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Community of Concern in SB827 Upzone Area:
- 
Community Planning Areas with highest concentration (Top 1/3) of people of color AND households in poverty
- 

 **Other Comm. of Concern**

Source Data: www.sb827.info, SCAG 2016-2040 RTPSCS Environmental Justice Modeling Task Force July 27, 2016 Presentation, Page 13

Latest version of SB 827 can be found here:

https://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=201720180SB827



Map compiled by Alfred Twu
Version 2.0 April 16, 2018

I. Do you think 7-story buildings should be permitted in areas zoned R-1, R-2, R-2A and R-3?

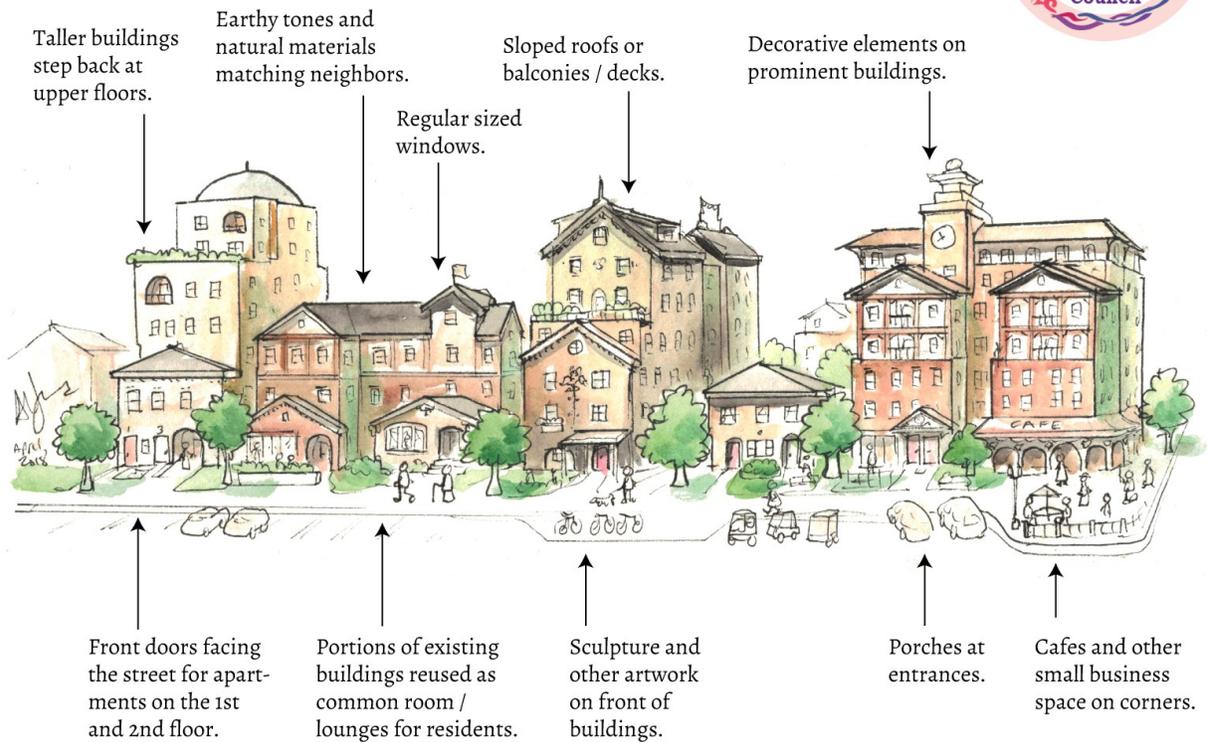
Yes

Commercial areas and Southside are already heavily developed. Focusing all development there will lead to loss of many of Berkeley's favorite small businesses, as well as older apartment buildings.

R-1, R-2, and R-3 areas make up more than 3/4 of the city and need to do their part.

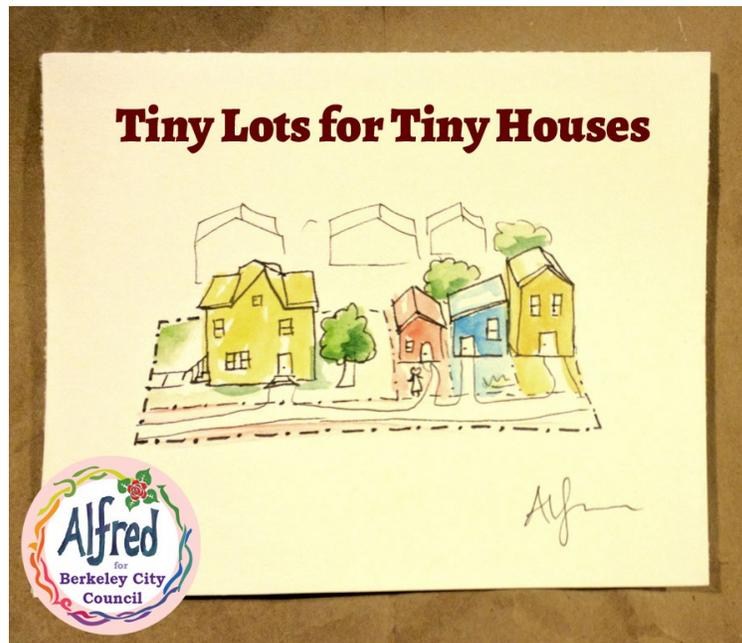
In these zones, I believe neighborhood character can be preserved with design guidelines that ensure partial preservation of existing homes, and new buildings that match the style of existing Berkeley homes. We have a unique collection of neighborhoods developed in the early 1900s that can be enhanced with new landmarks that share the artistic detailing and earthy colors of Berkeley's brown shingle and other early 20th century homes.

Preserving Neighborhood Character - Building New Landmarks



J. What should the City do to support limited equity cooperative housing in Berkeley?

- **Pass ordinances that create economic incentives for new development to be organized as limited equity cooperative housing. For example, co-ops could get faster permitting or more building height / density.**
- **Allow subdivision of lots and buildings, multiple accessory dwelling units per parcel, and separate ownership of Accessory Dwelling Units.**
- **Lead “How to create a limited equity co-op” events, similar to the recent Accessory Dwelling Unit town halls.**
- **Work with other East Bay cities to establish a Public Bank that can finance cooperatives.**



III. Health Care

A. Do you oppose Sutter Health's plans to close **Alta Bates**? **Yes**

B. What would you do to ensure that Berkeley has a full service hospital and emergency room located nearby for the long term?

A growing population needs more, not fewer hospital beds.

There is high demand for senior housing in Berkeley. New senior housing near the hospital would benefit from and could subsidize the retrofit of Alta Bates.

I would also work with state officials to obtain state level funding or policies to keep Alta Bates open.

C. Do you support enacting single-payer healthcare in California? **Yes**

IV. Addressing Climate Change

Background: Berkeley's Climate Action Plan found that natural gas and electricity used by buildings accounted for 53% of greenhouse gas emissions in Berkeley, while gasoline and diesel burning vehicles accounted for 47%.

A. Do you support the California Energy Efficiency Strategic Plan goal that "All new residential construction will be zero net energy (ZNE) by 2020"?

Yes

(see <https://www.capath2zne.org>)

B. Should Berkeley require ZNE in new residential construction beginning in 2020?

Yes. We should also phase in requirements for on site water recycling and phase out natural gas. This would enable added housing density with limited impact on utilities.

C. What should the City Council do to encourage use of alternative modes of transportation?

- **Legalize corner stores and cafes, to put more services within walking distance, reducing the number of driving trips.**

- **Lower speed limits on side streets to 10-15 mph, to encourage use of bikes, scooters, and other smaller vehicles.**

D. Should the City establish a system of shuttles connecting different neighborhoods and commercial areas? **Yes**

1) If so, how could this be funded?

I would fund it through upzoning and land value capture

E. Should the City replace its fossil-fuel powered vehicles with electric vehicle?

Yes, when vehicles are due for replacement

V. Police and Community

A. Do you support the Berkeley Community United for Police Oversight charter amendment to create a new Police Commission **Yes**

Why or Why Not?

The BCUPO charter amendment provides the oversight and accountability needed for an effective and equitable Police Department. It is based on Oakland's popular and effective Measure LL from 2016. As a neighboring city, it helps to have consistent policies.

Text of proposed charter amendment, item 27 on the March 27 Council agenda, can be found here: https://www.cityofberkeley.info/Clerk/City_Council/2018/03_Mar/City_Council_03-27-2018_-_Regular_Meeting_Agenda.aspx

B. Do you support the recommendations in the Police Review Commission Report **To Achieve Fairness and Impartiality**, including those related to data collection and analysis, racial disparities and body cameras? **Yes**

Text of Report, item 26 on the Council agenda, can be found here: https://www.cityofberkeley.info/Clerk/City_Council/2018/03_Mar/City_Council_03-13-2018_-_Regular_Meeting_Agenda.aspx

VI. Homelessness

A. Would you support a \$5M parcel tax for homeless services including shelters, navigation center and rapid rehousing? **Yes**

B. How should the City Council respond to encampments of homeless people?

The U.S. approach of continuous bulldozing of encampments leaves us stuck in a loop of housing insecurity and tent cities. We can learn from other developing countries and regularize encampments into neighborhoods through provision of services, permitting, and code enforcement.

1. Provide basic services such as trash collection, restrooms, fire inspection.

2. Establish a zoning ordinance for encampments with standards for fire safety, size and density of encampments, etc.

3. Work with nonprofits to upgrade tents to tiny houses and other durable structures and establish long-term ground leases.

4. Provide utilities, upgrade homes incrementally to permanent structures, and convert to Limited Equity Co-ops or other affordable housing.