

WEBVTT

1

00:00:00.190 --> 00:00:01.440

Thank you for hosting.

2

00:00:06.250 --> 00:00:10.360

Jackson Nutt-Beers / SPUR (They/Them): Hi, everybody! Welcome. We will be starting momentarily.

3

00:00:25.490 --> 00:00:32.349

Jackson Nutt-Beers / SPUR (They/Them): Hey? Hello, everyone! My name is Jackson Napiers, and I am one of spurs, public programming associates.

4

00:00:32.360 --> 00:00:52.179

Jackson Nutt-Beers / SPUR (They/Them): Thank you so much for joining us for this digital discourse today. Many of you here today are for members. So thank you so much for your support. If you're not a member, I encourage you to join to support spurs, ongoing work and using education, policy, analysis, and advocacy to make our cities and region more prosperous, sustainable, and equitable places to live.

5

00:00:52.190 --> 00:01:01.690

Jackson Nutt-Beers / SPUR (They/Them): Your financial support enables us to continue our work, including the hosting of programs like today's you'll find more information about membership online. As for.org slash, join

6

00:01:02.750 --> 00:01:11.290

Jackson Nutt-Beers / SPUR (They/Them): our next digital discourse is scheduled for tomorrow at 1230. Pm. It is titled, demystifying city spending through participatory budgeting

7

00:01:11.640 --> 00:01:26.650

Jackson Nutt-Beers / SPUR (They/Them): city budgets can be obscure. Documents formed without much transparency or public input, while information about budgets is publicly available on Government websites outreach can be insufficient to help the general public understand how budgeting decisions impact their lives.

8

00:01:26.660 --> 00:01:32.040

Jackson Nutt-Beers / SPUR (They/Them): Recently some cities have experimented with participatory budgeting to help bridge. This information Gap

9

00:01:32.160 --> 00:01:38.849

Jackson Nutt-Beers / SPUR (They/Them): advocates, academics, and officials have all engaged in this work at the local level to make democracy more inclusive.

10

00:01:38.910 --> 00:01:46.639

Jackson Nutt-Beers / SPUR (They/Them): join us tomorrow to discuss how participatory, budgeting, and empower people to come together and decide how to spend public money.

11

00:01:46.950 --> 00:01:50.580

Jackson Nutt-Beers / SPUR (They/Them): Today's social discourse is housing on the ballot in California.

12

00:01:50.750 --> 00:01:55.869

Jackson Nutt-Beers / SPUR (They/Them): up and down the State. Local jurisdictions placed housing measures on the ballot. In the November election

13

00:01:55.930 --> 00:02:06.010

Jackson Nutt-Beers / SPUR (They/Them): issues included stopping affordable housing from being built and wealthy communities taxing vacant units, mechanisms to streamline housing production and protections for tenants.

14

00:02:06.090 --> 00:02:20.509

Jackson Nutt-Beers / SPUR (They/Them): A recent article by the Turner Center for housing innovation at the University of California, Berkeley catalogued each housing measure on the ballot for the November election, and reporting by Qed. So to make sense of what each measure means for housing and our State.

15

00:02:20.530 --> 00:02:28.630

Jackson Nutt-Beers / SPUR (They/Them): This digital discourse will explore which of these measures passed which failed, and what outcome, and what each outcome means for housing in California

16

00:02:29.590 --> 00:02:48.039

Jackson Nutt-Beers / SPUR (They/Them): today's form will be moderated by Spur, senior adviser, Sarah Karlinski. Sarah is an expert in housing and land use policy. She has led the publication of numerous spur policy reports on topics ranging from housing affordability in the Bay area to disaster, a dilemma to disaster, resilience, and to historic preservation.

17

00:02:48.050 --> 00:02:51.439

Jackson Nutt-Beers / SPUR (They/Them): With that, Sarah I'm going to turn it over to you to introduce our panelists

18

00:02:52.050 --> 00:03:09.889

Sarah Karlinsky: Great! Thank you so much. Jackson and i'm really excited for this panel today. I'm. I'm super interested. So really interesting crop of ballot measures on the ballot, and I'm just excited to have a chance. Kinda do a little bit of a post mortem with our 2 panelists today, so

19

00:03:09.900 --> 00:03:21.819

Sarah Karlinsky: we are joined by Aaron Baldasari. Aaron is currently interim editor of housing at Kmd. And co-host of the podcast sold out rethinking housing in America.

20

00:03:22.170 --> 00:03:33.759

Sarah Karlinsky: as a housing affordability. Reporter she's covered everything from evictions to corporate house slippers, homelessness, and zoning. She joined Kqed after more than a decade working in newspapers.

21

00:03:34.140 --> 00:03:53.820

Sarah Karlinsky: We're also joined by Muhammad. Ala Melden. Mohammed is the Turner Center's first. Ever policy associate where he assists with the centers engagement and local state and Federal housing policy prior to his work at the Turner Center, Muhammad advocated for housing policy ideas at the Green Lining Institute and at California Emb.

22

00:03:54.050 --> 00:04:00.499

Sarah Karlinsky: So this is going to be a really great kind of a free, flowing discussion today with both of our panelists.

23

00:04:00.510 --> 00:04:18.419

Sarah Karlinsky: I'm gonna turn it over to Muhammad first to give us a a little presentation on what was on the ballot in November, and how it turned out, and then we'll, we'll get into the the conversation component. Oh, before I turn it over to Muhammad. I just wanna point out that if you all in the audience have questions.

24

00:04:18.820 --> 00:04:32.139

Sarah Karlinsky: please put them in the Q. A. Section. You can see it at the kind of the bottom of your screen there. If you put questions in there, i'll be able to see those and kind of help incorporate them into the audience. Q. A portion of this event.

25

00:04:32.400 --> 00:04:35.740

Sarah Karlinsky: And with that Muhammad, I turn it over to you. Thanks.

26

00:04:38.100 --> 00:04:45.239

Muhammad Alameldin / Turner Center for Housing Innovation: Thank you so much, Sarah. Hello, everyone. My name is Muhammad Almal Dean. I'm policy for Turner Center for housing innovation.

27

00:04:45.280 --> 00:04:47.150

Muhammad Alameldin / Turner Center for Housing Innovation: part of Uc. Berkeley

28

00:04:47.360 --> 00:04:48.199

next.

29

00:04:48.620 --> 00:04:55.590

Muhammad Alameldin / Turner Center for Housing Innovation: And then this presentation will be highlighting basically California's 20.2 housing dollar image here.

30

00:04:55.990 --> 00:04:57.340

Muhammad Alameldin / Turner Center for Housing Innovation: So

31

00:04:57.430 --> 00:05:04.620

Muhammad Alameldin / Turner Center for Housing Innovation: previously in previous years, every election cycle since the housing crisis is really

32

00:05:05.210 --> 00:05:06.030

Muhammad Alameldin / Turner Center for Housing Innovation: yeah.

33

00:05:06.950 --> 00:05:13.059

Muhammad Alameldin / Turner Center for Housing Innovation: will not begin. Really, I would say, as everyone has felt the full force of the housing prices.

34

00:05:13.120 --> 00:05:16.000

Muhammad Alameldin / Turner Center for Housing Innovation: California's usually had a statewide initiative.

35

00:05:16.160 --> 00:05:24.770

Muhammad Alameldin / Turner Center for Housing Innovation: either to increase the amount of money going to affordable housing, supporting, existing rent control parameters.

36

00:05:24.810 --> 00:05:32.590

Muhammad Alameldin / Turner Center for Housing Innovation: looking at the sale of homes, and really just on how to how we should continue

37

00:05:32.780 --> 00:05:35.049

Muhammad Alameldin / Turner Center for Housing Innovation: implementing policy 13

38

00:05:35.190 --> 00:05:46.929

Muhammad Alameldin / Turner Center for Housing Innovation: this year. There wasn't a statewide housing proposition to consider instead. What we found is that voters are more likely to face local choices regarding their housing issues.

39

00:05:47.140 --> 00:05:52.409

Muhammad Alameldin / Turner Center for Housing Innovation: and all. We counted about 52 housing, related measures on local balls across the State.

40

00:05:52.710 --> 00:05:58.979

Muhammad Alameldin / Turner Center for Housing Innovation: These issues varied widely and included votes to changing local land use approvals.

41

00:05:59.030 --> 00:06:08.429

Muhammad Alameldin / Turner Center for Housing Innovation: creating new sources of revenue for local housing initiatives, or establishing or expanding upon existing rent control policies.

42

00:06:09.750 --> 00:06:12.780

There were third, and we've also seen that

43

00:06:12.960 --> 00:06:18.369

Muhammad Alameldin / Turner Center for Housing Innovation: when it comes to language with general sales tax increases

44

00:06:18.500 --> 00:06:26.269

Muhammad Alameldin / Turner Center for Housing Innovation: the there has been an inclusion of more affordable housing and homelessness services

45

00:06:26.310 --> 00:06:30.110

Muhammad Alameldin / Turner Center for Housing Innovation: that weren't really seen prior to 2022,

46

00:06:30.190 --> 00:06:32.960

Muhammad Alameldin / Turner Center for Housing Innovation: which shows that local government have found that

47

00:06:33.020 --> 00:06:40.890

Muhammad Alameldin / Turner Center for Housing Innovation: by including housing language, that these things are more likely to pack more sales, general sales tax much more likely to pass

48

00:06:41.610 --> 00:06:43.210

Muhammad Alameldin / Turner Center for Housing Innovation: next slide.

49

00:06:47.340 --> 00:06:52.239

Muhammad Alameldin / Turner Center for Housing Innovation: So the way I've laid out the Powerpoint is that anything that is in red

50

00:06:52.300 --> 00:06:55.269

Muhammad Alameldin / Turner Center for Housing Innovation: did not pass anything that is green

51

00:06:55.440 --> 00:06:56.430

Muhammad Alameldin / Turner Center for Housing Innovation: that path

52

00:06:57.910 --> 00:07:04.780

Muhammad Alameldin / Turner Center for Housing Innovation: of this up so 60 plus measures. We look at a few examples to really understand what's going on in California.

53

00:07:05.140 --> 00:07:11.130

Muhammad Alameldin / Turner Center for Housing Innovation: Number One is memorial part Measure B, which will be a topic discussion later in this programming.

54

00:07:11.220 --> 00:07:19.879

Muhammad Alameldin / Turner Center for Housing Innovation: well based on the ballot in reaction to post housing for teachers and school staff on land owned by East Palo Alto, based

55

00:07:20.060 --> 00:07:21.920

Muhammad Alameldin / Turner Center for Housing Innovation: Ravenswood School district.

56

00:07:22.180 --> 00:07:24.750

Muhammad Alameldin / Turner Center for Housing Innovation: which a portion of it served my low part.

57

00:07:24.960 --> 00:07:32.989

Muhammad Alameldin / Turner Center for Housing Innovation: If passed, it would require a public vote for any proposed variance of changes to single family only zoned neighborhoods.

58

00:07:33.470 --> 00:07:34.770

This.

59

00:07:35.190 --> 00:07:38.120

Muhammad Alameldin / Turner Center for Housing Innovation: to the surprise of some people, but not pass some number apart.

60

00:07:38.530 --> 00:07:40.349

Muhammad Alameldin / Turner Center for Housing Innovation: which we will discuss later.

61

00:07:40.410 --> 00:07:44.530

But there were also other measures that were on focus on local zoning

62

00:07:45.580 --> 00:07:51.810

Muhammad Alameldin / Turner Center for Housing Innovation: in Santa Cruz's summers, and it's mobilized against the planned affordable housing development by placing measure. Oh, on the ballot!

63

00:07:51.900 --> 00:07:57.100

Muhammad Alameldin / Turner Center for Housing Innovation: The measure, if asked, would have altered the construction of 124 affordable homes.

64

00:07:57.120 --> 00:08:00.350

Muhammad Alameldin / Turner Center for Housing Innovation: as well as the new city library on what is now a parking lot.

65

00:08:00.610 --> 00:08:11.470

Muhammad Alameldin / Turner Center for Housing Innovation: At the same time, when it comes to Laguna Beach, a measure to required voter approval for new pals in some areas such as along highway. One

66

00:08:14.070 --> 00:08:15.639

Muhammad Alameldin / Turner Center for Housing Innovation: and then there were just.

67

00:08:15.710 --> 00:08:23.789

Muhammad Alameldin / Turner Center for Housing Innovation: and then there was San Francisco. There was measures D and E. As your D with place by voters via signature collection.

68

00:08:24.000 --> 00:08:30.690

Muhammad Alameldin / Turner Center for Housing Innovation: and the measure would have created a new mechanism to streamline on housing production in exchange for affordability and labor requirement

69

00:08:31.040 --> 00:08:38.550

Muhammad Alameldin / Turner Center for Housing Innovation: and response to measured D. The Board of Supervisors have to place the completing mode. I had places in the competing measurement of your E.

70

00:08:38.760 --> 00:08:43.599

Muhammad Alameldin / Turner Center for Housing Innovation: With would have been more modest, streamlining and exchange for higher portability. Target

71

00:08:44.290 --> 00:08:48.609



Muhammad Alameldin / Turner Center for Housing Innovation: also measure E projects would be subject to discretionary Review.

72

00:08:48.760 --> 00:08:52.149

Muhammad Alameldin / Turner Center for Housing Innovation: and and and elongated up our review process.

73

00:08:52.390 --> 00:08:54.400

Muhammad Alameldin / Turner Center for Housing Innovation: Both measures them all pass into.

74

00:08:56.300 --> 00:08:59.329

Muhammad Alameldin / Turner Center for Housing Innovation: but at the same time, when it comes to building changes.

75

00:08:59.510 --> 00:09:09.379

Muhammad Alameldin / Turner Center for Housing Innovation: they're worked on that the and Costa mesa. They were asked to appeal on an earlier law that required city-wide votes to approve rezoning

76

00:09:10.290 --> 00:09:16.969

Muhammad Alameldin / Turner Center for Housing Innovation: measure, hey would remove that requirement specifically for development along commercial corridors

77

00:09:17.030 --> 00:09:20.269

Muhammad Alameldin / Turner Center for Housing Innovation: that ballot measure passed by 22 votes.

78

00:09:22.130 --> 00:09:30.120

Muhammad Alameldin / Turner Center for Housing Innovation: And then there's anyone following what's going on with San Diego and the height limits around the sports arena on the redevelopment area which

79

00:09:30.370 --> 00:09:41.169

Muhammad Alameldin / Turner Center for Housing Innovation: which is currently capped up, which was currently cap, which was cap, that 30 feet now the height limit was increased. So then, there's more homes in this proposed transfer in this transit rich neighborhood.

80

00:09:41.260 --> 00:09:43.160

Muhammad Alameldin / Turner Center for Housing Innovation: that local path in San Diego.

81

00:09:43.950 --> 00:09:44.840

Muhammad Alameldin / Turner Center for Housing Innovation: Finally.

82

00:09:45.020 --> 00:09:54.729

Muhammad Alameldin / Turner Center for Housing Innovation: as some of you will know, by article 34, a rule passed by 1,950 in the 19 fifties, and it's part of California's Constitution.

83

00:09:54.750 --> 00:10:04.480

Muhammad Alameldin / Turner Center for Housing Innovation: Local governments have to hold an election for the construction, rehabilitation, or acquisition of affordable housing. If government funds exceed 50% of the cost of the project.

84

00:10:04.930 --> 00:10:17.590

Muhammad Alameldin / Turner Center for Housing Innovation: there is a proposal for in 2,024 to repeal the part of repeal parts of article 34, or so at least reduce the requirement from a 66% butter threshold to about 55%

85

00:10:17.840 --> 00:10:24.849

Muhammad Alameldin / Turner Center for Housing Innovation: Every article 34 measure that was put on. The ballot was passed by on local voters.

86

00:10:24.950 --> 00:10:27.789

Muhammad Alameldin / Turner Center for Housing Innovation: People want more affordable housing in their local neighborhood

87

00:10:28.760 --> 00:10:29.610

Muhammad Alameldin / Turner Center for Housing Innovation: next one.

88

00:10:34.410 --> 00:10:40.750

Muhammad Alameldin / Turner Center for Housing Innovation: and then there are 3. There were 3 propositions on gross receipt taxes on property owners.

89

00:10:44.060 --> 00:10:44.750

You

90

00:10:45.890 --> 00:10:48.459

Muhammad Alameldin / Turner Center for Housing Innovation: give me 1 s. My speaker notes

91

00:10:48.520 --> 00:10:49.290

over the place.

92

00:10:49.810 --> 00:10:58.260

Muhammad Alameldin / Turner Center for Housing Innovation: There were at least okay, real quick. There were at least 13 measures which mentioned affordable housing of homelessness as part of the measures subscription.

93

00:10:59.870 --> 00:11:10.580

Muhammad Alameldin / Turner Center for Housing Innovation: as I've stated before, when it comes to let's go taxing you the first when it comes to taxing vacant units, which was a strategy that was popularized in Oakland, in Vancouver.

94

00:11:10.660 --> 00:11:18.999

Muhammad Alameldin / Turner Center for Housing Innovation: The cities of Berkeley and San Francisco passed taxation of on vacant units, while Santa Cruz them all past that measure.

95

00:11:20.050 --> 00:11:21.790

Muhammad Alameldin / Turner Center for Housing Innovation: And then

96

00:11:21.840 --> 00:11:25.069

Muhammad Alameldin / Turner Center for Housing Innovation: so it was like, Why, in just the bay area.

97

00:11:25.290 --> 00:11:30.650

Muhammad Alameldin / Turner Center for Housing Innovation: 2 cities passed back and vacant units. What's the different about Santa Cruz? Right?

98

00:11:30.860 --> 00:11:44.420

Muhammad Alameldin / Turner Center for Housing Innovation: And there were also a vote on transfer taxes. Los Angeles measure. Ula would increase the transfer tax for multi-family buildings. A single family home sold over 5 million dollars and 10 million dollars respectfully.

99

00:11:44.590 --> 00:11:45.660

Muhammad Alameldin / Turner Center for Housing Innovation: resp.

100

00:11:46.420 --> 00:11:48.749

Muhammad Alameldin / Turner Center for Housing Innovation: The result estimated is about

101

00:11:48.770 --> 00:11:54.570

Muhammad Alameldin / Turner Center for Housing Innovation: up to a 1 billiondollars which would be earmarked for the acquisition construction of support of housing

102

00:11:55.920 --> 00:12:05.189

Muhammad Alameldin / Turner Center for Housing Innovation: San Diego, Los Angeles measure Ula path. Also a similar transfer tax proposed an Emory bill past, but in Santa Monica, then it.

103

00:12:06.540 --> 00:12:19.250

Muhammad Alameldin / Turner Center for Housing Innovation: and finally, when it comes to East Palo, Alto, Oakland, and Berkeley, there was propositions to grow to to tax those tax and seats on property owners to fund affordable housing.

104

00:12:19.530 --> 00:12:23.570

Muhammad Alameldin / Turner Center for Housing Innovation: Yeah, in East Al Walton and Oakland. These measures, path.

105

00:12:23.730 --> 00:12:30.679

Muhammad Alameldin / Turner Center for Housing Innovation: Oakland and Berkeley had very similar propositions when it comes to taxing property owners. But Berkeley's measured fail.

106

00:12:30.850 --> 00:12:39.670

Muhammad Alameldin / Turner Center for Housing Innovation: It required a high threshold of voter requirement. I think it's around 66% and Berkeley measure. L. Had about 50

107

00:12:39.750 --> 00:12:44.429

Muhammad Alameldin / Turner Center for Housing Innovation: 4% or 57% sorry, or 52 bill keep tracking

108

00:12:44.860 --> 00:12:46.020

next slide.

109

00:12:50.720 --> 00:12:58.369

Muhammad Alameldin / Turner Center for Housing Innovation: And then finally, there were a lot of measures on the ballot when it which would establish or expand on rent control

110

00:12:58.820 --> 00:13:00.379

Muhammad Alameldin / Turner Center for Housing Innovation: each of these measures path.

111

00:13:00.430 --> 00:13:09.879

Muhammad Alameldin / Turner Center for Housing Innovation: It shows that there's this appetite mostly in the L. A. Area, and in the bay area, where it's like, we need to protect people from the effects of the housing crisis.

112

00:13:10.190 --> 00:13:11.740

Pasadena

113

00:13:11.900 --> 00:13:17.570

Muhammad Alameldin / Turner Center for Housing Innovation: did a cap rate increase half threat increases that 75% of inflation

114

00:13:17.720 --> 00:13:23.449

Muhammad Alameldin / Turner Center for Housing Innovation: and reduce the amount of cases that could be used for just called the fictions.

115

00:13:23.550 --> 00:13:28.590

Muhammad Alameldin / Turner Center for Housing Innovation: and also eliminated the fund that that was established by 1,482

116

00:13:28.790 --> 00:13:34.849

Muhammad Alameldin / Turner Center for Housing Innovation: Some look how we felt like a 1,482 California. It's rental cap wall to not go far enough.

117

00:13:35.220 --> 00:13:41.440

Muhammad Alameldin / Turner Center for Housing Innovation: The tennis on a has an analysis on platforms with full cap law, but Bill on our website

118

00:13:42.040 --> 00:13:45.309

Muhammad Alameldin / Turner Center for Housing Innovation: we really broke down the data. And what really happening there

119

00:13:45.660 --> 00:13:46.979

across the State.

120

00:13:47.460 --> 00:13:53.940

Muhammad Alameldin / Turner Center for Housing Innovation: There was also Richmond Measure P. Which would limit the annual rent increase of the 3%

121

00:13:54.060 --> 00:14:08.390

Muhammad Alameldin / Turner Center for Housing Innovation: of rent price we're 60% inflation, whichever it's lower. What's really important about these 2 bills is, it shows the impact that inflation has had in the last year. There are now probably different things that inflation out of control. We need to be able to curb what's going on when it comes to red increases.

122

00:14:08.910 --> 00:14:16.820

Muhammad Alameldin / Turner Center for Housing Innovation: Then we're all there with also Oakland Measure, B, which prohibited No, all addictions for children or educators during the school year

123

00:14:16.870 --> 00:14:24.199

Muhammad Alameldin / Turner Center for Housing Innovation: during the school year, and also expanded, just cause evictions to Rvs and tiny homes, which is something that looks like there has not

124

00:14:24.490 --> 00:14:29.629

Muhammad Alameldin / Turner Center for Housing Innovation: chosen to do. Thus far this expansion of a 1,482,

125

00:14:29.700 --> 00:14:31.900

Muhammad Alameldin / Turner Center for Housing Innovation: but it could be coming in the near future.

126

00:14:32.750 --> 00:14:35.000

Muhammad Alameldin / Turner Center for Housing Innovation: Finally, Santa Monica.

127

00:14:35.050 --> 00:14:41.669

Muhammad Alameldin / Turner Center for Housing Innovation: as your Rc. A a big part of what's going on when it comes to victim.

128

00:14:41.850 --> 00:14:43.629

Muhammad Alameldin / Turner Center for Housing Innovation: People in red controlled units.

129

00:14:43.690 --> 00:14:54.879

Muhammad Alameldin / Turner Center for Housing Innovation: or evicting people that are protected by properties. Rental path is that owners would say they move in, and then they end up, not moving in, or they don't. We've been within a spec specified amount of time.

130

00:14:55.200 --> 00:15:01.429

Muhammad Alameldin / Turner Center for Housing Innovation: This made it so then the owner must move in within 60 days for the eviction to be complete.

131

00:15:01.940 --> 00:15:21.380

Muhammad Alameldin / Turner Center for Housing Innovation: And there was also Santa Monica's Measure em, which is the Red board can lower or eliminate red increases during state of emergencies. So the effects of what's happening in the pandemic made Santa Monic realize. Then it needs to be a little bit more local control to protect tenants, just in case the State Government is as reactive as they would have hold.

132

00:15:21.390 --> 00:15:24.229

Muhammad Alameldin / Turner Center for Housing Innovation: State or Federal government is that that they helped

133

00:15:25.010 --> 00:15:26.079

Muhammad Alameldin / Turner Center for Housing Innovation: next slide.

134

00:15:30.520 --> 00:15:41.619

Muhammad Alameldin / Turner Center for Housing Innovation: and that's the end of the presentation. You could always. There is the QR. Code to your right if you want like to read the commentary, and also look at the table with 52 measures that are

135

00:15:41.940 --> 00:15:43.810

Muhammad Alameldin / Turner Center for Housing Innovation: basically laid out for you to view

136

00:15:44.070 --> 00:15:51.449

Muhammad Alameldin / Turner Center for Housing Innovation: and to the the newsletter. So you could stay up to date with what's going on in the latest housing research from the Turner Center.

137

00:15:51.670 --> 00:15:52.240

Muhammad Alameldin / Turner Center for Housing Innovation: Thank you.

138

00:15:54.070 --> 00:16:21.089

Sarah Karlinsky: That was great. Thank you so much Mohammed. I really really appreciate that presentation just. But before we move on I just wanted to ask a quick question that was in the Q. A. Which is from Jeanette, who want to know about an Oakland tax on vacant units. My understanding is that there's a a vacant parcel tax a number years ago. That did pass. Was it measure, I think, from like 2 or 3 years ago. But there was no vacant

139

00:16:21.380 --> 00:16:24.810

Sarah Karlinsky: tax on this ballot. Is that correct?

140

00:16:25.630 --> 00:16:32.009

Muhammad Alameldin / Turner Center for Housing Innovation: Oh, yeah, there wasn't a vacant tax on this on ballot. But these vacant tax measures are really like

141

00:16:32.050 --> 00:16:40.949

Muhammad Alameldin / Turner Center for Housing Innovation: They saw what happened in Oakland, and are inspired by what happened there similar to what they've seen in Vancouver, and saying like, Why do we have empty spaces or unused land

142

00:16:41.090 --> 00:16:53.780

Muhammad Alameldin / Turner Center for Housing Innovation: and very high value areas when we're in the middle of a housing crisis, there needs to be some sort of financial instrument to ensure that these units will be filled, or in Oakland's case. So then the vacant facts can be utilized.

143



00:16:54.070 --> 00:16:58.010

Sarah Karlinsky: Great? Okay, great. And we'll get more and we'll get more into vacant. They can

144

00:16:58.060 --> 00:17:23.439

Sarah Karlinsky: unit and parcel taxes, and in a little bit. But I want to turn us now to Aaron and talk about one of the measures Muhammad that you had brought up, which is Menlo Parks Measure V. Which, as you noted, would have prohibited the City council from being able to up zone single family neighborhoods, and that failed at the ballot, which I personally was really shocked by. It seemed like kind of a natural

145

00:17:23.470 --> 00:17:37.369

Sarah Karlinsky: Menlo Park. Yeah, let's let's make it even harder to build multi-family housing Aaron. You did some really deep reporting on this, and I was wondering if you could share a little bit about what you learned and kind of talk a little bit about

146

00:17:37.710 --> 00:17:41.050

Sarah Karlinsky: your reaction to the the outcome.

147

00:17:41.510 --> 00:17:46.980

Erin Baldassari / KQED: Yeah, for sure. Well, thank you so much for having me on this discussion.

148

00:17:47.180 --> 00:18:06.529

Erin Baldassari / KQED: Super interesting stuff that we're going to get into. But yeah, I chose to focus on mental parks Measure B for a couple of different reasons. But as Muhammad mentioned, this was really a reactionary measure to one proposed housing development. So 90 units of affordable teacher housing

149

00:18:06.540 --> 00:18:18.430

Erin Baldassari / KQED: in the city suburban Park neighborhood. So this is a mostly single family neighborhood. It's mostly white. The property values are pretty high. There it's around 2 million dollars, for, you know, Median price for a home.

150

00:18:18.540 --> 00:18:22.690

Erin Baldassari / KQED: And then, you know, as Muhammad mentioned some important context. Here is also that

151

00:18:22.760 --> 00:18:26.439

Erin Baldassari / KQED: the school district that owns the land. The Ravenswood City school district

152

00:18:26.660 --> 00:18:34.720

Erin Baldassari / KQED: primarily serve students on the other side of highway, 101 in in Menlo Park, and also East Palo Alto.

153

00:18:34.800 --> 00:18:44.139

Erin Baldassari / KQED: and not the suburban Park neighborhood. So you know, and important to note that Ravens would is a predominantly.

154

00:18:44.350 --> 00:19:02.120

Erin Baldassari / KQED: You know those neighborhoods are predominantly people of color, and the students at Ravens with city school district are almost entirely students of color. So the opponents of you know of this housing development, who supported this ballot measure told me that they weren't at all opposed to diversifying their neighborhood, or

155

00:19:02.130 --> 00:19:08.059

Erin Baldassari / KQED: they weren't opposed to teacher housing. They just didn't like the size they didn't like the scale of it.

156

00:19:08.130 --> 00:19:14.919

Erin Baldassari / KQED: So, rather than trying to fight the project at the planning Commission or the city council. They decided to go to the ballot box.

157

00:19:14.950 --> 00:19:24.189

Erin Baldassari / KQED: and the big reason for that was really changes to the States housing element. And you know just all this recent legislation that we've had in the last

158

00:19:24.250 --> 00:19:25.820

Erin Baldassari / KQED: half dozen years.

159

00:19:25.880 --> 00:19:37.029

Erin Baldassari / KQED: So the property had been identified in the city's housing element, which, as folks may know, those housing elements for the Bay area are due by January 30 first.

160

00:19:37.130 --> 00:19:49.769

Erin Baldassari / KQED: So once it got identified in the housing element. Residents realized that okay, this was likely to be rezoned for the teacher housing, and once it's rezoned, we have new State laws that kick in that. Say you can't down zone it.

161

00:19:50.040 --> 00:20:05.089

Erin Baldassari / KQED: So that really, you know, takes a lot of the leverage out of you know, residents opposition by design. And so that's what this ballot initiative is really about. And if you had asked me like to bet against this winning, I would not have taken that bet

162

00:20:05.140 --> 00:20:12.480

Erin Baldassari / KQED: because, as you mentioned, Sarah like this, just felt like typical Menlo Park, exclusive homeowner, dominated city.

163

00:20:12.600 --> 00:20:25.350

Erin Baldassari / KQED: But you know, it was also really interesting to see how organized the opposition was. So you didn't only have the traditional Gimbi types rally against it. You also had a lot of you know, just folks from

164

00:20:25.470 --> 00:20:37.039

Erin Baldassari / KQED: the neighborhoods that were most impacted by this proposed ballot measure, who really helped put the proposed development and also the ballot measure in that historical context.

165

00:20:37.050 --> 00:20:46.510

Erin Baldassari / KQED: So they held workshops, looking at the racist pattern of development, and Menlo Park, which essentially segregated black homeowners to the eastern side of highway 101,

166

00:20:46.710 --> 00:20:57.579

Erin Baldassari / KQED: and how you know they They talked about how recent decisions to add more apartments near, you know. Facebook. Meta essentially dumped all the new development on their end of the city.

167

00:20:57.920 --> 00:21:13.079

Erin Baldassari / KQED: and I think that you know effort really paid off, because, you know, they they won. The the ballot measure was defeated, and not just by it. I mean it didn't just like lose a little bit. It it lost by a pretty wide margin. We're talking about more than 20 percentage points.

168

00:21:13.130 --> 00:21:19.050

Erin Baldassari / KQED: So I was surprised, not just by the fact that the measure was defeated, but also by how much?

169

00:21:19.070 --> 00:21:22.259

Erin Baldassari / KQED: And I think that really speaks to

170

00:21:22.470 --> 00:21:42.230

Erin Baldassari / KQED: just the changing narrative around housing. There's a growing awareness of the root causes of of the housing crisis that that we're in. And there's also just growing awareness of the role that housing policy has played historically in perpetuating racial inequality. And so I think that was very much on display with this measure.

171

00:21:42.360 --> 00:21:43.620

Erin Baldassari / KQED: And

172

00:21:43.800 --> 00:21:45.579

Erin Baldassari / KQED: you know, folks said, No, thank you.

173

00:21:47.610 --> 00:21:56.469

Sarah Karlinsky: Yeah, it's so. It's really interesting. It's like the I mean. The tide really is kind of turning in terms of the narrative around housing. And then.

174

00:21:56.480 --> 00:22:11.029

Sarah Karlinsky: Aaron, I just wanted to ask you kind of looking at the the list of measures that Mohammed shared with regards to just the land use ones. Did you see that narrative playing out in other places as well or kind of? Was it

175

00:22:11.040 --> 00:22:22.160

Erin Baldassari / KQED: mainly in in Menlo Park? Well, I focus primarily on the bay area, so maybe Mohammed could speak more to this. You know the State as a whole. There was another zoning measure in

176

00:22:22.230 --> 00:22:31.350

Erin Baldassari / KQED: the bay area in Brentwood that did pass, and it it was restricting. What can be built on open space and sort of.

177

00:22:31.560 --> 00:22:38.129

Erin Baldassari / KQED: you know, recreational area, and that was also a reaction to a proposed development for senior housing on a golf course.

178

00:22:38.400 --> 00:22:46.649

Erin Baldassari / KQED: But I think that the dynamics are a little bit different out there, I mean. Bre, with a general, has seen a lot of sprawl over the past.

179

00:22:46.870 --> 00:22:48.210

Erin Baldassari / KQED: you know.

180

00:22:49.280 --> 00:22:56.339

Erin Baldassari / KQED: 30 years. But even in the last Arena cycle they had 3,500, you know more than 3,500 new homes built

181

00:22:56.490 --> 00:23:03.490

Erin Baldassari / KQED: so and and way far, you know, above and beyond what was in their kind of Rena goals, and I think there's just a

182

00:23:03.840 --> 00:23:07.790

Erin Baldassari / KQED: you know more of a sense that you know green space is under threat.

183

00:23:07.940 --> 00:23:08.780

Erin Baldassari / KQED: but

184

00:23:09.040 --> 00:23:12.890

Erin Baldassari / KQED: you know. So it just kind of like different different dynamics out there

185

00:23:14.120 --> 00:23:28.670

Sarah Karlinsky: that that's really interesting and Mohammed kind of turning to you just on the same question. Looking at. I think I remember it was your second or third slide where you had the the land. Use measures, and you talked about which ones one, and which one's lost statewide.

186

00:23:28.680 --> 00:23:47.149

Sarah Karlinsky: Can you categorize not to just use these as as oppositional terms, but which ones were more Nimby measures? And were there any that were like increasing the capacity to produce housing, and then we can, putting the San Francisco measures aside for a second. But

187

00:23:47.160 --> 00:23:57.209

Sarah Karlinsky: for the other ones, were there any others that were around increasing capacity, or they all kind of reactions to various development proposals or concern about future growth?

188

00:23:58.450 --> 00:24:08.629

Muhammad Alameldin / Turner Center for Housing Innovation: Yeah, when it comes to increasing capacity the cost of mesa measure and San Diego customers. Your customers so measure K. In San Diego measure, c.

189

00:24:08.690 --> 00:24:13.650

Muhammad Alameldin / Turner Center for Housing Innovation: We're both focused on increasing capacity. There was one where

190

00:24:13.870 --> 00:24:18.610

Muhammad Alameldin / Turner Center for Housing Innovation: host of myself was a very interesting example by 22 boats, and they decided

191

00:24:18.670 --> 00:24:24.449

Muhammad Alameldin / Turner Center for Housing Innovation: it Doesn't need to be a citywide boat when it comes to commercial corridors if we want to build there

192

00:24:24.650 --> 00:24:42.010

Muhammad Alameldin / Turner Center for Housing Innovation: that should have access to housing when it comes to San Diego measure, c. I mean this was a fight from a previous spell. That measure where I believe, voters voted for just eliminating the height restriction, and under it went to the courts and the courts found a reason to

193

00:24:42.020 --> 00:24:45.550

Muhammad Alameldin / Turner Center for Housing Innovation: shoot down the measure, so they brought it up again, and the mills voted for again.

194

00:24:45.760 --> 00:24:51.360

Muhammad Alameldin / Turner Center for Housing Innovation: There were really, when it comes to the zoning capacity for most of the State.

195

00:24:51.470 --> 00:24:52.560

Muhammad Alameldin / Turner Center for Housing Innovation: I feel like it's.

196

00:24:52.710 --> 00:24:56.759

Muhammad Alameldin / Turner Center for Housing Innovation: I know, like what happened in San Francisco, which is that

197

00:24:57.010 --> 00:25:15.340

Muhammad Alameldin / Turner Center for Housing Innovation: voters didn't want to restrict the new housing supply, and they didn't want to necessarily increase it. Except for a few cases it was like, let's keep everything the same as it is, and that's why I thought like really happened to measures the and e. But it's like this is confusing, or I don't want to deal with this, or like. Let's just keep up going on

198

00:25:15.350 --> 00:25:17.450

Muhammad Alameldin / Turner Center for Housing Innovation: and on the status quo.

199

00:25:18.260 --> 00:25:22.400

Muhammad Alameldin / Turner Center for Housing Innovation: and let's work from the status quo and other methods. Build more housing or to build more.

200

00:25:23.670 --> 00:25:44.979

Sarah Karlinsky: Well, we could talk all day about measures D and E. And I think we actually have already done a full post more of on D. And D, so we can. We can set those aside. Or maybe, if they're audience questions, we can get into those. But I want to move us along to talk on now about the the vacancy taxes, and just I wanted to point out, just because there was a question about Oakland's vacant tax.

201

00:25:45.400 --> 00:25:51.770

Sarah Karlinsky: There's a difference between, like San Francisco's measure, which is very much

202

00:25:51.780 --> 00:26:06.319

Sarah Karlinsky: focused on kind of the problem that Vancouver had. Where you have units that are being held off the market as investment properties and like, how do you get at that problem and put all the housing units into active use? Whereas

203

00:26:06.420 --> 00:26:14.500

Sarah Karlinsky: Oaklands was more about vacant land, and perhaps even some of that land.

204

00:26:14.510 --> 00:26:32.079

Sarah Karlinsky: you know, like there can more concerns about like illegal dumping, or like vacant storefronts, or I think some of the impetus behind behind that measure sort of more around some of those issues. And, in fact, many of the East Coast measures that focus on vacant parcels are around

205

00:26:32.420 --> 00:26:41.150

Sarah Karlinsky: kind of like, not using land as as well as otherwise could be. So so I just wanted to point out, there's differentiation between those 2 things, but

206

00:26:41.260 --> 00:26:48.930

Sarah Karlinsky: in at least this ballot cycle, you know you have San Francisco's vacancy vacant unit tax. You have Berkeley's

207

00:26:48.940 --> 00:27:07.740

Sarah Karlinsky: tax, and then in Santa Cruz right, was the third. So maybe, Mohammed, I'll start with you if you want to talk a little bit about why do you think 2 of them passed and one failed, or like what were the differences between them, you know? Was there any rhyme or reason to that? Or you know what were your what are your takeaways from from that?

208

00:27:08.680 --> 00:27:18.010

Muhammad Alameldin / Turner Center for Housing Innovation: Yeah, definitely. And yeah, thank you for clarifying with the Oakland vacant property tax versus on vacant unit factors that we've seen in Berkeley.

209

00:27:18.050 --> 00:27:27.719

Muhammad Alameldin / Turner Center for Housing Innovation: It's also very important to know that I believe the phone number she introduced last year a way to change these

210

00:27:27.810 --> 00:27:35.450

Muhammad Alameldin / Turner Center for Housing Innovation: basic vacant properties and to opportunities for small developers to go in and convert it into havocable housing.

211

00:27:35.510 --> 00:27:43.030



Muhammad Alameldin / Turner Center for Housing Innovation: I believe Oakland was like 11,000 that are possible. But I I did a check if that bill passed or not, I believe it did it.

212

00:27:43.280 --> 00:27:56.360

Muhammad Alameldin / Turner Center for Housing Innovation: So back to the what happened in Santa Cruz, Berkeley, and San Francisco. I I believe that Santa Cruz Santa Cruz is how the crisis is in many ways, maybe even

213

00:27:56.550 --> 00:27:59.669

Muhammad Alameldin / Turner Center for Housing Innovation: worse than we've seen in the bay area, which is

214

00:28:00.440 --> 00:28:01.950

Muhammad Alameldin / Turner Center for Housing Innovation: very interesting to say.

215

00:28:02.090 --> 00:28:03.769

Muhammad Alameldin / Turner Center for Housing Innovation: and it's because

216

00:28:04.640 --> 00:28:06.640

Muhammad Alameldin / Turner Center for Housing Innovation: there's a huge student population

217

00:28:06.720 --> 00:28:11.569

Muhammad Alameldin / Turner Center for Housing Innovation: there's been less being built in Santa Cruz. It's very similar to what we've seen in Berkeley, and like

218

00:28:11.860 --> 00:28:13.449

Muhammad Alameldin / Turner Center for Housing Innovation: in the early 2,000,

219

00:28:13.900 --> 00:28:20.239

Muhammad Alameldin / Turner Center for Housing Innovation: and in Santa Cruz, when it comes to make it UN if it's a popular vacation destination, and I could.

220

00:28:20.530 --> 00:28:24.529

Muhammad Alameldin / Turner Center for Housing Innovation: I could point to the possibility of there being a lot of vacation homes there

221

00:28:24.710 --> 00:28:26.720

Muhammad Alameldin / Turner Center for Housing Innovation: as a reason to not have this vacancy.

222

00:28:27.450 --> 00:28:35.199

Muhammad Alameldin / Turner Center for Housing Innovation: this vacancy pack, and that might have been the thing that changed the boat count for that to be a no vote.

223

00:28:35.320 --> 00:28:52.250

Muhammad Alameldin / Turner Center for Housing Innovation: But I need to actually look at the specific measures. But if I were to have my first guest. There's a higher, maybe population of Santa Cruz, and people pop it off the on with housing and being a vacation destination. They are very wary of for those vacation

224

00:28:53.730 --> 00:28:57.420

Muhammad Alameldin / Turner Center for Housing Innovation: where Berkeley or if this goes like, we don't have any housing. I mean.

225

00:28:58.610 --> 00:29:03.279

Sarah Karlinsky: yeah, that's really interesting. Yeah, there's there are probably a lot of second homes.

226

00:29:03.380 --> 00:29:17.730

Sarah Karlinsky: and I wonder also if the if the portion maybe you said this Already the proportion of renters to owners is different in some locations, too. Aaron, do you have anything you wanted to add on the on the vacant? They can see taxes.

227

00:29:17.740 --> 00:29:28.290

Erin Baldassari / KQED: Yeah, I mean, I agree with Muhammad, I mean, I think there's just a little bit different dynamics there, and maybe people even like renting out their homes, for you know, short term rentals and things like that.

228

00:29:29.540 --> 00:29:44.689

Erin Baldassari / KQED: But you know what was interesting to me was, you know I mean it wasn't surprising that San Francisco and Berkeley passed these taxes, but it was a lot closer in San Francisco than I was expecting. It was like 54 to 45 in San Francisco.

229

00:29:44.700 --> 00:29:49.659

Erin Baldassari / KQED: and that's a lot a healthy margin, but it was tighter than I was anticipating.

230

00:29:49.710 --> 00:30:00.649

Erin Baldassari / KQED: and so I I think there's maybe some things to unpack in terms of like who was coming out to this election, and and what were some of the other measures that we're driving folks out? I know the Da's race was

231

00:30:00.770 --> 00:30:14.550

Erin Baldassari / KQED: a big thing for San Francisco voters in the past election, and that might have led to. You know it's a slightly different type of voter than someone who might be more, you know, interested in the a general election.

232

00:30:14.800 --> 00:30:19.019

Erin Baldassari / KQED: So that was kind of an interesting dynamic to see. Of course, Berkeley's, you know.

233

00:30:19.160 --> 00:30:27.540

Erin Baldassari / KQED: past overwhelmingly, or you know 64 to 35, so very, very happy margin there, and no no real surprise. I think

234

00:30:27.620 --> 00:30:34.429

Erin Baldassari / KQED: you know corporations are quite frankly seen as the boogie man, rightly or wrongly, in the Bay area. And

235

00:30:34.860 --> 00:30:36.599

Erin Baldassari / KQED: and that was, you know.

236

00:30:36.910 --> 00:30:40.209

Erin Baldassari / KQED: Evidence was that you know evidence for that was in how folks voted.

237

00:30:42.610 --> 00:30:59.719

Sarah Karlinsky: Yeah, it's interesting. Okay, I want to turn this now to the tenant measures. If I recall correctly, Muhammad from your presentation, all of those past, right? They're all all great. Okay. So, Aaron, I'm gonna start with you on this particular questions.

238

00:30:59.730 --> 00:31:29.720

Sarah Karlinsky: So we saw a variety of different tenant protection measures all across the Bay area, and I was wondering what you made of that. And if you think they're going to be more tenant protection measures on the ballot, or do you think that the you know the State has played an increasing role? Looking at, you know caps on how much rents can go up, and you know other types of protections. Do you think this is going to be more of a city by city thing building on this

239

00:31:29.730 --> 00:31:35.899

Sarah Karlinsky: successes we've seen, or do you think that's going to be taken over more at the State level.

240

00:31:36.840 --> 00:31:47.530

Erin Baldassari / KQED: Yeah, I I see it more as a city by city thing, you know, we've tenant advocates have tried to get.

241

00:31:47.720 --> 00:31:54.579

Erin Baldassari / KQED: you know, reforms to cost to Hawkins on the ballot a couple of times. Those have failed.

242

00:31:54.770 --> 00:32:07.729

Erin Baldassari / KQED: you know. I think it's it's it's been difficult at the ballot from a you know, a statewide, you know, kind of for state, wide measure for tenant protections. We see a lot more success on a city by city level.

243

00:32:07.900 --> 00:32:12.259

Erin Baldassari / KQED: and I think that's probably be just because of

244

00:32:12.570 --> 00:32:27.049

Erin Baldassari / KQED: you know how you can kind of tailor the solutions to each particular locality, so it's not a one. Size fits all but you. This was reflected in the ballot measure. Right? What we saw rank control. In some places we saw, you know, additional tenant protections in some cases.

245

00:32:27.130 --> 00:32:30.390

Erin Baldassari / KQED: you know. So it just kind of like you sort of

246

00:32:31.300 --> 00:32:43.120

Erin Baldassari / KQED: right sizing it to the conditions in in the community. And you know one thing that stood out to me was you just how successful they all were. I mean, I think, that

247

00:32:43.160 --> 00:32:57.379

Erin Baldassari / KQED: you know, during the pandemic. It became so clear how important housing was as a public health intervention, and also just sort of the fragility of renters. So I think that being so fresh in people's minds really resonated with voters.

248

00:32:57.590 --> 00:33:00.120

Erin Baldassari / KQED: And then, you know, we also just see

249

00:33:00.240 --> 00:33:09.840

Erin Baldassari / KQED: a growing population of frontiers, or just, you know, a a longer period of of rentership, if you will, as as home ownership gets further out of reach. And so

250

00:33:09.950 --> 00:33:14.189

Erin Baldassari / KQED: you know, I I think, that all spoke to voters and resonated with voters there.

251

00:33:15.290 --> 00:33:20.909

Sarah Karlinsky: Great and Muhammad, do you have anything to add to that? Any any insights for us here?

252

00:33:22.210 --> 00:33:23.790

Muhammad Alameldin / Turner Center for Housing Innovation: Yeah, definitely, If

253

00:33:24.080 --> 00:33:35.239

Muhammad Alameldin / Turner Center for Housing Innovation: But I definitely want to talk about measure all in Berkeley at a later time. Just so I can bring that up real quick as the Berkeley. The joint when it comes to the right control measures.

254

00:33:35.670 --> 00:33:48.970

Muhammad Alameldin / Turner Center for Housing Innovation: Yeah, tenant organizing works. And they went. And, as Aaron said, great craft and local solutions to local problems, and it's very effective, and people are much more sympathetic renters because

255

00:33:49.290 --> 00:34:00.949

Muhammad Alameldin / Turner Center for Housing Innovation: a lot more people are numbers. Now, a lot more. People are vulnerable to what happened in the market. Right? We have research showed that for every 1% rectangle of and homelessness increasing by 9% of your local community

256

00:34:01.180 --> 00:34:04.179

Muhammad Alameldin / Turner Center for Housing Innovation: and people are really seeing the effects of that.

257

00:34:06.600 --> 00:34:21.139

Muhammad Alameldin / Turner Center for Housing Innovation: I really think that this is a precursor to what's gonna happen with the bell initiative to make changes to article 34 at least on lowering thresholds of fund, acquisition, rehabilitation, and construction of a portable. How the units

258

00:34:21.210 --> 00:34:22.370

Muhammad Alameldin / Turner Center for Housing Innovation: through the city government.

259

00:34:22.760 --> 00:34:31.290

Muhammad Alameldin / Turner Center for Housing Innovation: I, you know this is great. If you have 5 out of 5 path, I mean. If I was organizing for that power measure right now, i'd be in a really good spot.

260

00:34:31.389 --> 00:34:37.070

Muhammad Alameldin / Turner Center for Housing Innovation: I'd be like, wow across the State people really like this. So maybe we need. We need to continue pushing this forward.

261

00:34:39.739 --> 00:34:54.190

Sarah Karlinsky: Yeah, I mean, I think I think it went. Yeah, I think it's and just kind of across the board, seeing seeing how well supported these these measures are. And I, you know, I wonder to just

262

00:34:54.420 --> 00:35:01.809

Sarah Karlinsky: the Covid kind of the crisis, and and it's impact on renters and people really understanding sort of

263

00:35:01.960 --> 00:35:15.990

Sarah Karlinsky: how precarious people situations might be, might have also sort of seeped into the the consciousness there. So I kind of wonder about that. But moving us along, you brought up article 34,

264

00:35:16.170 --> 00:35:28.669

Sarah Karlinsky: and Mohammed. I was hoping that you could just. I know you talked about it a little bit in your presentation, but I was hoping you could just explain for people the historic context of article 34, and like

265

00:35:28.680 --> 00:35:50.290

Sarah Karlinsky: where it comes from, and why we have it. It's kind of like a weird bad, if I may use an orbit term California thing, and and talk a little bit about why cities have to put this on the ballot, and then and then maybe we can go from there. But if you could just give a little bit historic context, that'd be great.

266

00:35:51.180 --> 00:35:59.199

Muhammad Alameldin / Turner Center for Housing Innovation: Yeah, definitely. So in the 19 fifties, people in Northern Northern California, near Eureka

267

00:35:59.280 --> 00:36:05.539

Muhammad Alameldin / Turner Center for Housing Innovation: We're post an affordable housing complex being built in their neighborhood, thinking that it would impact property values.

268

00:36:05.720 --> 00:36:08.900

Muhammad Alameldin / Turner Center for Housing Innovation: So they push for the ballot measure.

269

00:36:08.950 --> 00:36:16.050

Muhammad Alameldin / Turner Center for Housing Innovation: Really in the 1,900 fiftys. If you're opposing the funding for affordable housing it. They were really there was a lot of language about

270

00:36:16.350 --> 00:36:17.999

Muhammad Alameldin / Turner Center for Housing Innovation: people colored within their

271

00:36:18.390 --> 00:36:26.039

Muhammad Alameldin / Turner Center for Housing Innovation: or not. Let the poor live in their neighborhoods. It's a classic racist law that was passed in California in the 1950 S.

272

00:36:26.080 --> 00:36:33.300

Muhammad Alameldin / Turner Center for Housing Innovation: With support from various powerful interests that are now hoping to appeal that law to undo

273

00:36:33.340 --> 00:36:35.069

the racist past

274

00:36:35.300 --> 00:36:38.629

Muhammad Alameldin / Turner Center for Housing Innovation: realtors. And

275

00:36:38.690 --> 00:36:45.489

Muhammad Alameldin / Turner Center for Housing Innovation: what happened is that when the law passes that if you want to fund, acquire or

276

00:36:45.540 --> 00:36:49.190

Muhammad Alameldin / Turner Center for Housing Innovation: construct the portable housing, using city funds, local funds.

277

00:36:49.240 --> 00:36:54.719

Muhammad Alameldin / Turner Center for Housing Innovation: you need to bring this into voters just already, and you need to have 66% before

278

00:36:55.250 --> 00:36:59.130

Muhammad Alameldin / Turner Center for Housing Innovation: 56% threshold for this to basically be used.

279

00:36:59.270 --> 00:37:05.169

Muhammad Alameldin / Turner Center for Housing Innovation: which is really difficult. I mean the government news some more in California

280

00:37:05.190 --> 00:37:08.359

Muhammad Alameldin / Turner Center for Housing Innovation: by 66% right this last year

281



00:37:08.840 --> 00:37:16.689

Muhammad Alameldin / Turner Center for Housing Innovation: that threshold is really high and up, for it was only such a blue state it was a red state, a purple state, and then it became a blue state.

282

00:37:16.720 --> 00:37:26.939

Muhammad Alameldin / Turner Center for Housing Innovation: So for the last 30 to 40 years, because the article 34 local governments didn't really push for really the funding or requiring of affordable housing construction

283

00:37:27.660 --> 00:37:30.969

Muhammad Alameldin / Turner Center for Housing Innovation: at the same time affordable housing. Developers

284

00:37:31.180 --> 00:37:34.899

Muhammad Alameldin / Turner Center for Housing Innovation: find money somewhere, and because local governments are of the option.

285

00:37:35.150 --> 00:37:43.129

Muhammad Alameldin / Turner Center for Housing Innovation: they have to go and find other capital forces. And we have this really interesting paper on capital stacking from the center center.

286

00:37:43.210 --> 00:37:52.689

Muhammad Alameldin / Turner Center for Housing Innovation: which shows that every time we have to find a new capital source that takes 2 year, which delays the affordable housing by 2 years, and the average in California is 58,

287

00:37:52.730 --> 00:37:54.189

Muhammad Alameldin / Turner Center for Housing Innovation: different from the capital.

288

00:37:54.680 --> 00:38:08.240

Muhammad Alameldin / Turner Center for Housing Innovation: which it's around 10 to 16 years, just to get the funding ready for an affordable housing project, and then already the to the building have already gone up significantly. So then, yeah, it's just that we're constantly fighting which is affecting everyone.

289

00:38:08.490 --> 00:38:15.419

Muhammad Alameldin / Turner Center for Housing Innovation: So yeah, Article 24. It's been a huge barrier for the financing of portable housing and for local governments to software on housing prices.

290

00:38:17.910 --> 00:38:34.690

Sarah Karlinsky: Yeah. And we're reaping what we saw. I hope, I answered the question. Yeah, you did. You did, I mean, I think, especially just for a context of how you know. Now, this is in the California Constitution, and voters have to be asked about this. It's it's super problematic.

291

00:38:34.700 --> 00:38:39.410

Sarah Karlinsky: Yeah, maybe, Aaron, i'll just ask you, do you?

292

00:38:39.420 --> 00:38:56.309

Sarah Karlinsky: Well, I know that there's some. There's an a measure at the State level. Now, being considered, you want to talk a little bit about what that what that might do. Yeah. So State lawmakers approved a bill to put a constitutional amendment on the ballot. That would repeal article 34

293

00:38:56.440 --> 00:38:57.569

Erin Baldassari / KQED: and

294

00:38:57.690 --> 00:39:06.239

Erin Baldassari / KQED: you know I think one thing that you know we're certainly paying attention to is who is going to lead this campaign.

295

00:39:06.410 --> 00:39:07.469

Erin Baldassari / KQED: You know

296

00:39:07.970 --> 00:39:17.040

Erin Baldassari / KQED: this educate, you know. Mohammed very kindly, like, you know, educated us about the history of this. I think voters across the State are going to need this education to understand

297

00:39:17.140 --> 00:39:20.610

Erin Baldassari / KQED: why they should repeal article 34

298

00:39:20.720 --> 00:39:25.119

Erin Baldassari / KQED: and so I think there's a question right now about, you know.

299

00:39:25.950 --> 00:39:37.540

Erin Baldassari / KQED: Is it that you know? Is it going to be a legislator who is going to lead this? Is it going to be, You know, a housing organization like what? Who's gonna take on this campaign?

300

00:39:37.550 --> 00:39:48.800

Erin Baldassari / KQED: The California Association of Realtors pushed really hard to get that role into the Constitution back in the in 1,950. They recently issued a public apology for their role. In that

301

00:39:49.140 --> 00:39:55.140

Erin Baldassari / KQED: I did reach out to them and ask if they would be interested in leading this campaign, given the historic role that they've played.

302

00:39:55.340 --> 00:39:57.559

Erin Baldassari / KQED: But I did not get an answer. So

303

00:39:57.680 --> 00:39:58.569

Erin Baldassari / KQED: Cbd.

304

00:39:59.750 --> 00:40:09.060

Sarah Karlinsky: all right. California Association and realtors. We'd love for you to to run. This sounds good, Muhammad. Did you have anything you wanted to add at this time, or should we move on.

305

00:40:09.330 --> 00:40:16.220

Muhammad Alameldin / Turner Center for Housing Innovation: Oh, yeah. Oh, I'll just add one quick thing. We need someone to fund it, and then we need someone to run it. So so if the

306

00:40:16.410 --> 00:40:19.140

Muhammad Alameldin / Turner Center for Housing Innovation: the California Association real. Through that. I want to run it.

307

00:40:19.180 --> 00:40:25.229

Muhammad Alameldin / Turner Center for Housing Innovation: They can at least fund it. They'll have an organization for support, because ballot initiatives are very expensive to California.

308

00:40:25.620 --> 00:40:26.919

Sarah Karlinsky: They sure are.

309

00:40:27.240 --> 00:40:40.820

Sarah Karlinsky: Okay. So Audience: Members: I really hope you put some questions in the Q. A. Because we're getting close to that time when we're gonna do. Audience: Q. A. So please go ahead. Put your put your questions in the Q. A. And we can ask them.

310

00:40:41.020 --> 00:40:51.889

Sarah Karlinsky: I'm going to move on now to the funding measures, and we saw a really unlike the tenant measures, which were, you know, all green. They all passed. It was kind of a a mixed

311

00:40:51.900 --> 00:41:01.410

Sarah Karlinsky: bag. So you had Oaklands bond for affordable housing, passing. But Berkeley's failing, and you know all kinds of

312

00:41:01.620 --> 00:41:15.799

Sarah Karlinsky: next results throughout the region, and Aaron. I'm wondering what you made of that. How did you? How did you think about the fact that we saw these these mixed results? Well, you know I mean. So Berkeley is still got.

313

00:41:15.930 --> 00:41:29.169

Erin Baldassari / KQED: Birth is measure out, still got a lot of support, and I think the the last time I looked at the results was that, like 59 to 41. So it was a pretty clear majority, just not the super majority that it needed to to actually pass.

314

00:41:29.190 --> 00:41:40.220

Erin Baldassari / KQED: But I think one of the big differences. You know the big difference between for Queen Oakland, which had sort of similar types of bond measures on the ballot. Was it? In Berkeley there was pretty organized opposition

315

00:41:40.290 --> 00:41:51.329

Erin Baldassari / KQED: which wasn't present in Oakland, and then, you know, there's also the fact that the city had a number of bonds and revenue measures on the ballot in the last several, you know, unless several ballots.

316

00:41:51.390 --> 00:41:54.980

Erin Baldassari / KQED: So I think there was a little bit of voter fatigue. But

317

00:41:55.370 --> 00:42:01.940

Erin Baldassari / KQED: I mean, obviously, I think, that the organized opposition can play a huge role when you have that big threshold.

318

00:42:01.990 --> 00:42:18.700

Erin Baldassari / KQED: but otherwise I mean in the bay area. At least all the other funding measures did pass Oakland's bond, and then all the sort of sales, tax or property transfer tax types of measures that, as Muhammad mentioned, used affordable housing in their in their, you know ballot language.

319

00:42:18.760 --> 00:42:35.600

Erin Baldassari / KQED: and I think all of this was pretty encouraging for a coalition of organizations that's trying to put a measure on the 2024 ballot. It would actually lower the constitutional threshold from a super majority to a simple majority for specifically for affordable housing bonds.

320

00:42:35.720 --> 00:42:54.680

Erin Baldassari / KQED: and they are thinking about coupling that with some big regional housing bonds as well. So if the constitutional amendment passes, the bonds will only need a simple majority to pass on that ballot, so that'll be really interesting to see. Of course we have a recession up, you know, potentially coming up so

321

00:42:54.690 --> 00:43:00.090

Erin Baldassari / KQED: that might weaken the appetite, you know, to ask what is to dip into their own pocket. But

322

00:43:00.250 --> 00:43:04.549

Erin Baldassari / KQED: you know a lot can happen in 2 years, which you know. So we'll see.

323

00:43:06.090 --> 00:43:08.719

Sarah Karlinsky: And Mohammed, you said you're a Berkeley resident.

324

00:43:09.400 --> 00:43:16.780

Sarah Karlinsky: Okay, so what kind of political mail did you get? What did you? What were you seeing for that for that Berkeley measure?

325

00:43:17.090 --> 00:43:22.960

Muhammad Alameldin / Turner Center for Housing Innovation: Yeah, I'll. I'll seeing a lot of no on out signs there' a lot of just

326

00:43:23.230 --> 00:43:33.009

Muhammad Alameldin / Turner Center for Housing Innovation: a lot of male lot of misinformation I was like, this is literally Oakland's measure. You like. Why is there such star composition to this bill?

327

00:43:33.300 --> 00:43:35.130

Muhammad Alameldin / Turner Center for Housing Innovation: And

328

00:43:35.370 --> 00:43:42.749

Muhammad Alameldin / Turner Center for Housing Innovation: yeah, I agree it might be fatigue when it comes to voters. But like, let's look at what it is. This is a gross act on property owners.

329

00:43:42.820 --> 00:43:47.900

Muhammad Alameldin / Turner Center for Housing Innovation: So in Berkeley. You measure M. The vacancy tax was like oh, it's the evil corporation they do that.

330

00:43:48.100 --> 00:43:56.599

Muhammad Alameldin / Turner Center for Housing Innovation: or but when it comes to our property tax the property owners funding affordable housing. They were like, oh, no, it shouldn't come out of my pocket

331

00:43:56.710 --> 00:44:02.020

Muhammad Alameldin / Turner Center for Housing Innovation: at least by that 6% 7% range that they needed for this proposition to pass

332

00:44:02.150 --> 00:44:10.150

Muhammad Alameldin / Turner Center for Housing Innovation: for this measure the path which shows that Berkeley has done a lot of progress. But when it came to the funding of affordable housing this year round it chose not to.

333

00:44:10.360 --> 00:44:11.890

Muhammad Alameldin / Turner Center for Housing Innovation: And

334

00:44:12.080 --> 00:44:26.379

Muhammad Alameldin / Turner Center for Housing Innovation: is. This is a little worrying with a little bit of a push back. Then, what we've seen in Berkeley in the last few years, and it might show how apprehensive homeowners are to any additional taxes on their property

335

00:44:26.410 --> 00:44:32.689

Muhammad Alameldin / Turner Center for Housing Innovation: not specifically affordable housing. But if we are looking for ways of of 13 reform

336

00:44:33.320 --> 00:44:43.420

Muhammad Alameldin / Turner Center for Housing Innovation: similar to what we saw in Prop 15, even though it's commercial spaces a couple of years ago. There is this apprehension to increasing taxes through properties.

337

00:44:46.190 --> 00:45:00.989

Sarah Karlinsky: So I want to go back a little bit to one transfer tax measure. Speaking of corporations, and who's paying for stop and talk about transfer taxes. So there was a pretty controversial measure put on the I don't.

338

00:45:01.000 --> 00:45:18.049

Sarah Karlinsky: To me it seemed controversial. I don't know if it seems like that to the To La Residents. But it was a very large transfer tax measure in Los Angeles called Ula, and the basically ideas that I think it was like for

339

00:45:18.060 --> 00:45:21.109

Sarah Karlinsky: wasn't it 4 for

340

00:45:21.170 --> 00:45:24.990

Sarah Karlinsky: commercial properties it was. It was a fairly high

341

00:45:25.210 --> 00:45:36.689

Sarah Karlinsky: percentage, so pretty expensive, and I think the idea was people had their minds. Oh, well, if you have some, you know mansion, and you're transferring it, you know

342

00:45:36.920 --> 00:45:54.969

Sarah Karlinsky: they they can pay more, and that, and that's probably true, but it also impacted commercial properties. Ak multi-family properties and there's some developers who are saying it's actually gonna make it harder for new projects to go forward, and I was wondering

343

00:45:54.980 --> 00:45:58.790

what you made of that controversy, if you think it.

344

00:45:59.150 --> 00:46:04.930

Sarah Karlinsky: because San Francisco also passed a very large transfer tax and a number of years ago, and kind of the same

345

00:46:05.230 --> 00:46:23.960

Sarah Karlinsky: concerns have been raised, you know, and there's there's nothing done to to address them. So i'm just wondering if if you think that resonates at all with voters or voters like developers will figure it out. What you what you make of the conversation around La's ula measure.

346

00:46:24.450 --> 00:46:26.979

Sarah Karlinsky: and maybe Aaron will start with you and then go to Mohammed.

347

00:46:27.410 --> 00:46:42.240

Erin Baldassari / KQED: Yeah, you know, I mean, I think that it's always kind of an easier. It seems like politically more feasible to say, hey, we're gonna text the millionaires and folks who have 5 million dollars like it, just an easier

348

00:46:42.490 --> 00:46:49.479

Erin Baldassari / KQED: target people always. Like. Oh, yeah, they have that. You know that kind of money they should be able to afford that.

349

00:46:49.500 --> 00:46:54.910

Erin Baldassari / KQED: I think you know Probably the implications for multi-family Housing.

350

00:46:54.990 --> 00:46:56.689

Erin Baldassari / KQED: you know, was not

351

00:46:57.030 --> 00:47:03.220



Erin Baldassari / KQED: articulated so much and so you know voters probably missed that aspect of it.

352

00:47:03.700 --> 00:47:17.620

Erin Baldassari / KQED: So you know, I mean, and as you mentioned, we saw this with Prop I in 2020 in San Francisco, which was a, you know, transfer tax on large commercial properties. There's been talk about. You know, a millionaires tax to fund homelessness.

353

00:47:18.130 --> 00:47:37.590

Erin Baldassari / KQED: One of the I can't remember which one it was but one of the gambling propositions, you know, was gonna support homelessness. So I think there's like kind of a, an there's a desire to go after what might be seen as sort of lower hanging fruit politically to to raise additional money for solutions to homelessness, and for more affordable housing. So

354

00:47:37.600 --> 00:47:50.020

Erin Baldassari / KQED: I mean, I think, that that there's just an appetite to do that, and and folks are just sort of looking for what is where the easiest place that we can get money politically. So I think we'll. We'll be seeing more of this

355

00:47:50.260 --> 00:47:52.209

Erin Baldassari / KQED: type of approach. Honestly.

356

00:47:54.830 --> 00:47:56.670

Sarah Karlinsky: mama did anything to add there.

357

00:47:57.220 --> 00:48:06.199

Muhammad Alameldin / Turner Center for Housing Innovation: Yeah, for La's measure, ula. We've heard different things right? It's going to make you more difficult to build. It's going to her a lot of multi-family

358

00:48:06.260 --> 00:48:09.960

Muhammad Alameldin / Turner Center for Housing Innovation: for me. Really, it's like

359

00:48:10.180 --> 00:48:15.410

Muhammad Alameldin / Turner Center for Housing Innovation: Give me 3 years and let me write a research paper on this: i'm just interested in what the effects really are

360

00:48:15.530 --> 00:48:25.359

Muhammad Alameldin / Turner Center for Housing Innovation: so like. I don't necessarily have a comment i'm just like, oh, this is fascinating like. Let's study this. Let's see if it's worth effective if we need to replicate it. Or if there are things in the bill that we need to take.

361

00:48:25.660 --> 00:48:38.569

Sarah Karlinsky: I would be very interested in your research paper because one of the things that's for that we've always talked about with transfer taxes. They should be very efficient right? They shouldn't really put a drag on the economy. They they.

362

00:48:38.580 --> 00:48:49.039

Sarah Karlinsky: you know you can't move away from. If you want land in a certain place you're gonna have to deal with the transfer tax. It happens upon sale.

363

00:48:49.080 --> 00:48:50.439

Sarah Karlinsky: but when they get

364

00:48:50.460 --> 00:48:54.390

Sarah Karlinsky: like, how high is too high is kind of an interesting question

365

00:48:54.620 --> 00:48:57.370

Sarah Karlinsky: for for me, for multi-family. So

366

00:48:57.390 --> 00:49:17.459

Sarah Karlinsky: So i'll be curious to to your thoughts. I'm gonna ask a question from the Q. A. From Janet, and she. She talks about Intel in Santa Clara County. The number of households increased, but then the number of units increased even more than the number of households increased.

367

00:49:17.470 --> 00:49:23.570

Sarah Karlinsky: but at the same time owner occupied housing decreased. So

368

00:49:23.660 --> 00:49:25.389

basically

369

00:49:25.480 --> 00:49:34.790

Sarah Karlinsky: E. Even though it would seem like ownership, opportunities would increase. Actually, the the owner occupation portion decreased. So she's wondering

370

00:49:35.090 --> 00:49:53.890

Sarah Karlinsky: about, you know. Are these units being used as residential and investment? Are they being used as investments? Is there legislation being considered to make kind of information available about who's owning these properties. You know more readily available for

371

00:49:53.900 --> 00:49:55.919

Sarah Karlinsky: for policymakers.

372

00:49:56.400 --> 00:49:58.529

Sarah Karlinsky: And i'm wondering if you had any thoughts about that.

373

00:49:59.140 --> 00:50:08.689

Erin Baldassari / KQED: Yeah, I mean, I think I would want to know if you know kind of like the mix of housing that we're talking about, or we're talking about like single family homes. We're talking about multi family homes.

374

00:50:08.720 --> 00:50:15.450

Erin Baldassari / KQED: you know, is this kind of like? Are we seeing the increase in in apartments that are for rent, in which case like.

375

00:50:16.090 --> 00:50:19.530

Erin Baldassari / KQED: then, you know, I I would assume that they're going to Renters right.

376

00:50:19.610 --> 00:50:30.689

Erin Baldassari / KQED: But yeah, I guess I would want to know a little bit more about what's underlying the data. I haven't heard necessarily conversations about legislation that's being planned

377

00:50:30.800 --> 00:50:35.890

Erin Baldassari / KQED: kind of similar to you know, the vacancy taxes that we saw in San Francisco and Berkeley.

378

00:50:35.920 --> 00:50:37.970

Erin Baldassari / KQED: But that does seem like a strategy that

379

00:50:38.120 --> 00:50:45.520

Erin Baldassari / KQED: you know folks are into in the bay area, so that might be the way to go if

380

00:50:45.600 --> 00:50:50.500

Erin Baldassari / KQED: if they are seeing. You know a lot of these units being held, they can

381

00:50:51.780 --> 00:50:52.410

Sarah Karlinsky: right.

382

00:50:52.700 --> 00:50:54.989

Sarah Karlinsky: Mohammed, Did you wanna jump in on that.

383

00:50:55.330 --> 00:50:59.340

Muhammad Alameldin / Turner Center for Housing Innovation: Yeah, yeah. So this One's: so. This is interesting because there's a lot of thing.

384

00:50:59.440 --> 00:51:15.029

Muhammad Alameldin / Turner Center for Housing Innovation: Yup: right like, what are the type? What kind of how like Aaron, I said, what kind of housing types are they, or any of the family, or they residential? This also, like frames the issue of how the it is to build housing. At least look at any housing for ownership.

385

00:51:15.510 --> 00:51:26.959

Muhammad Alameldin / Turner Center for Housing Innovation: I don't know if we have such a defect liability. We have a bunch of reasons why it

386

00:51:27.080 --> 00:51:30.370

Muhammad Alameldin / Turner Center for Housing Innovation: Home builders are building for owner occupied units anymore.

387

00:51:30.590 --> 00:51:40.609

Muhammad Alameldin / Turner Center for Housing Innovation: and really are building for rentals. Because when you look at the performer it's a lot easier to build rental housing if you repair profit on documents, for you know, for home ownership.

388

00:51:40.900 --> 00:51:44.059

Muhammad Alameldin / Turner Center for Housing Innovation: So I don't necessarily think that, like

389

00:51:44.660 --> 00:51:50.460

Muhammad Alameldin / Turner Center for Housing Innovation: at least in the bay area like the big institutional investors buying a bunch of housing stock is in the Sun Belt.

390

00:51:50.750 --> 00:51:57.609

Muhammad Alameldin / Turner Center for Housing Innovation: maybe a little bit in Southern California, San Diego, but when it comes to the bay area it's like it.

391

00:51:57.700 --> 00:52:02.290

Muhammad Alameldin / Turner Center for Housing Innovation: The numbers don't make sense. It's really expensive to buy anything, even if you're a corporation you'd like to.

392

00:52:02.740 --> 00:52:11.910

Muhammad Alameldin / Turner Center for Housing Innovation: and plus a 1 million dollars. Someone really wants to do that. But there are homeowners that might want to leave the bay area with there, and they rent out their unit.

393

00:52:12.120 --> 00:52:19.430

Muhammad Alameldin / Turner Center for Housing Innovation: This, so like this decreases number one. There's gonna be people moving out because it's too pricey for fire there.

394

00:52:19.510 --> 00:52:25.440

Muhammad Alameldin / Turner Center for Housing Innovation: Number 2 new homeowners, new homes that are being built, Aren't made for home ownership.

395

00:52:25.600 --> 00:52:27.169

Muhammad Alameldin / Turner Center for Housing Innovation: mostly made for rentals

396

00:52:27.850 --> 00:52:43.000

Muhammad Alameldin / Turner Center for Housing Innovation: and number 3. I agree the sense of statistics are not clearly portrayed. And really we need much better data of what's going on, and especially in California. And we need a rental registry when you know what's going on. The rental on market, and we really just don't know.

397

00:52:44.920 --> 00:52:50.280

Muhammad Alameldin / Turner Center for Housing Innovation: Hey, man, to that. Yeah, you get a second vote for rental registry

398

00:52:51.250 --> 00:52:59.170

Sarah Karlinsky: and venture cock is doing in the Legislature. Let's get that render registry. I think it's really really important. I

399

00:52:59.180 --> 00:53:20.270

Sarah Karlinsky: Okay. So another question that we have in the Q. A. Is just around kind of the governance of the affordable housing bonds like, how do jurisdictions know how that money is being spent? How they know you know how much how much housing is getting built like, Who keeps track of that?

400

00:53:21.810 --> 00:53:24.719

Sarah Karlinsky: Do you do Either of you want to take that?

401

00:53:26.380 --> 00:53:39.159

Erin Baldassari / KQED: I'll to you, Mohammed, if you have a a smart answer. I will say that as a reporter interested in covering these issues, it's always been very difficult for me to precisely follow the money.

402

00:53:39.410 --> 00:53:43.549

Erin Baldassari / KQED: and usually it involves coming through

403

00:53:43.850 --> 00:53:45.209

like

404

00:53:45.300 --> 00:53:54.720

Erin Baldassari / KQED: these very dry city documents. For finally public records, requests, and sifting through pages and pages of Pdf. That I have to extract the data out of.

405

00:53:55.010 --> 00:54:04.170

Erin Baldassari / KQED: And in general I think that local governments would be more successful in getting these bonds passed if they showed.

406

00:54:04.290 --> 00:54:08.540

Erin Baldassari / KQED: You know more clearly their track records and what they actually produce.

407

00:54:10.730 --> 00:54:16.600

Erin Baldassari / KQED: So yeah, I mean, I think, from a sort of comprehensive standpoint, it can be very difficult to follow the money.

408

00:54:19.130 --> 00:54:23.660

Muhammad Alameldin / Turner Center for Housing Innovation: Oh, I agree with they are in a 100. It's so hard to follow the money

409

00:54:24.910 --> 00:54:41.669

Sarah Karlinsky: I I would just say I just I will just say, for many of these bonds, especially once passed within the last, you know, 5 or 10 years. There's almost always like a general obligation. Bond oversight committee that is assembled

410

00:54:41.740 --> 00:55:08.899

Sarah Karlinsky: to ensure that the bonds are being appropriately utilized. Whether that information is readily available from those meetings, you know. But even then I feel like I mean. So I was tracking Prop c. Which is huge, you know, bond measure, and you know, just like looking, you know, huge amount of money for homelessness in San Francisco, and even then it it can be very difficult to actually figure out what the

411

00:55:09.190 --> 00:55:13.690

I don't. I don't want to say deliverables, but like sort of what the concrete

412

00:55:13.860 --> 00:55:31.619

Erin Baldassari / KQED: product was, because oftentimes the money will be helping to find that you know it' be paired with. In San Francisco's case. You know money from the Department of Homelessness and support of Housing and State funds and Federal funds, and so it's like it's it's one piece of oh, you know

413

00:55:31.650 --> 00:55:40.379

Erin Baldassari / KQED: a larger, you know of, you know, Project coupling together money from several different sources. And so you're like, Well, it helped fund. You know a portion of this

414

00:55:40.410 --> 00:55:56.699

Erin Baldassari / KQED: project that's delivering, you know, 160 units of affordable housing. It's, you know, helping to fund, You know, some level of services, for you know, certain navigation centers, you know. So it's it's often it's often not like, very.

415

00:55:56.930 --> 00:55:59.369

Erin Baldassari / KQED: you know, cut and dry in terms of like, okay.

416

00:55:59.560 --> 00:56:08.980

Erin Baldassari / KQED: it funds X amount of housing units completely or or whatever. So it can be, I think, partly because of just how complex it is to fund.

417

00:56:10.030 --> 00:56:11.830

Erin Baldassari / KQED: You know

418

00:56:12.230 --> 00:56:18.849

Erin Baldassari / KQED: these types of shelters and just affordable housing in general, which you know the Turner Center has written a lot about it. Just you know

419

00:56:18.910 --> 00:56:19.490

it.

420

00:56:19.870 --> 00:56:22.269

Erin Baldassari / KQED: How complex those funding arrangements are.

421

00:56:23.060 --> 00:56:39.880

Sarah Karlinsky: Yeah, I think I think that's absolutely true. And I also think just as a former just putting on my former affordable house housing developer hat. I will say that bought the bond money, you especially the local bond. Money is always the first money in any project.

422

00:56:39.890 --> 00:56:52.029

Sarah Karlinsky: and so it's probably, you know they're probably like trying to get the rest of the layers of layer. Take all all together without that money. You can't get any of the matching funds, and the project can't move forward. But

423

00:56:52.160 --> 00:56:56.000



Sarah Karlinsky: yeah, so Mohammed, did you want to say anything before I go to

424

00:56:56.050 --> 00:56:57.879

Sarah Karlinsky: closing closing questions?

425

00:56:58.490 --> 00:57:06.420

Muhammad Alameldin / Turner Center for Housing Innovation: No, no, I really like your answer. You You you! You could use that as an argument or article. 34 reveal.

426

00:57:06.460 --> 00:57:22.069

Sarah Karlinsky: Okay, I want to talk a little bit just more generally. Now kind of shooting out a little bit what you think the measures that we saw in the about this time around mean for Sacramento and for the housing movement in General

427

00:57:22.660 --> 00:57:24.410

Sarah Karlinsky: and Mohammed. Maybe we'll start with you.

428

00:57:25.160 --> 00:57:32.850

Muhammad Alameldin / Turner Center for Housing Innovation: Yeah, definitely. So 52 local out in bond measures. A lot of you members in the State Legislature

429

00:57:32.920 --> 00:57:36.000

Muhammad Alameldin / Turner Center for Housing Innovation: brand new city councils up and down the State.

430

00:57:36.160 --> 00:57:40.319

Muhammad Alameldin / Turner Center for Housing Innovation: This is sort of like a notice from local residents that this is an important issue.

431

00:57:40.560 --> 00:57:42.419

Muhammad Alameldin / Turner Center for Housing Innovation: and this is something that

432

00:57:42.850 --> 00:57:45.869

Muhammad Alameldin / Turner Center for Housing Innovation: people in California want to have resolved the housing crisis.

433

00:57:45.960 --> 00:57:54.700

Muhammad Alameldin / Turner Center for Housing Innovation: And right now what i'm thinking politically in Sacramento is that, like i'm the representative of memo part i'm looking at what's going on there, and i'm like.

434

00:57:54.900 --> 00:57:59.129

Muhammad Alameldin / Turner Center for Housing Innovation: Oh, maybe they are a little bit more pro housing than other than I alluded to.

435

00:57:59.150 --> 00:58:06.430

Muhammad Alameldin / Turner Center for Housing Innovation: or in close to Mesa. That's like. Oh, that that's what it's running. I I don't know the representative of each. I'm just using like these local examples.

436

00:58:06.500 --> 00:58:11.999

Muhammad Alameldin / Turner Center for Housing Innovation: And there are even like little towns like Nevada City that have a

437

00:58:12.080 --> 00:58:17.650

Muhammad Alameldin / Turner Center for Housing Innovation: I'm out there to appeal Sb: 9 basically by making the the whole city a historical.

438

00:58:17.830 --> 00:58:20.730

Muhammad Alameldin / Turner Center for Housing Innovation: the following the strict and back off the voters.

439

00:58:20.950 --> 00:58:22.169

Muhammad Alameldin / Turner Center for Housing Innovation: and it was like

440

00:58:22.520 --> 00:58:37.440

Muhammad Alameldin / Turner Center for Housing Innovation: 600 something voters saying no, 300 saying, Yes, but even there it's like you're gonna have these smaller rural areas that need the housing. Their representatives are going to be more on board to a lot of the land use changes that are happening in California.

441

00:58:37.720 --> 00:58:39.049

Muhammad Alameldin / Turner Center for Housing Innovation: At the same time.

442

00:58:39.580 --> 00:58:41.220

Muhammad Alameldin / Turner Center for Housing Innovation: We do have a lot of new members

443

00:58:41.360 --> 00:58:46.720

Muhammad Alameldin / Turner Center for Housing Innovation: this time. Last year there were a lot more housing bills being proposed up State Legislature than they're on.

444

00:58:47.200 --> 00:58:52.130

Muhammad Alameldin / Turner Center for Housing Innovation: so is the call to in being heard at upper level.

445

00:58:52.180 --> 00:58:53.319

Muhammad Alameldin / Turner Center for Housing Innovation: or in that

446

00:58:53.400 --> 00:58:58.580

Muhammad Alameldin / Turner Center for Housing Innovation: the T. Or they're just kind of learning curve that's going on right now in Sacramento

447

00:58:58.670 --> 00:59:01.720

Muhammad Alameldin / Turner Center for Housing Innovation: that needs to be solved because voters want solution.

448

00:59:01.780 --> 00:59:06.950

Muhammad Alameldin / Turner Center for Housing Innovation: But our representative is ready to pose those solutions, and our voters ready react next step

449

00:59:07.040 --> 00:59:11.629

Muhammad Alameldin / Turner Center for Housing Innovation: or react to the solutions and decide whether or not they want to accept it.

450

00:59:13.910 --> 00:59:23.080

Muhammad Alameldin / Turner Center for Housing Innovation: Yeah. And then, when it comes to the implementation of previous laws, we have a lot of that work in Turner Center and the the right app. Sd: 9.

451

00:59:25.050 --> 00:59:31.770

Muhammad Alameldin / Turner Center for Housing Innovation: A lot of these, like bills are passed recently in California. How effective is their implementation! People want to see solution?

452

00:59:32.170 --> 00:59:34.069

Not just a press release.

453

00:59:35.360 --> 00:59:50.609

Erin Baldassari / KQED: Yeah, it'd be really interesting to I mean, I think you know, 2023. The the theme is gonna be accountability. The governor has certainly, you know, made that, you know. He made that a big part of the his Budget proposal.

454

00:59:50.650 --> 01:00:05.259

Erin Baldassari / KQED: and when he was signing bills back in September, I mean, he was saying that you know that is gonna you know, he he, that that would be the name of the game. So it'd be interesting to see what that actually looks like, you know, if cities begin to face more lawsuits from the State, or

455

01:00:05.310 --> 01:00:15.360

Erin Baldassari / KQED: you know, if we see, you know, additional legislation that is building accountability into the way that we fund homelessness, for example, which you know the Governor was signaling. He would do as part of the budget. So

456

01:00:15.420 --> 01:00:33.260

Erin Baldassari / KQED: that is definitely gonna be something to watch in 2023, and you know for 2024. I i'm interested to see if there's you know sort of the the backlash from this accountability that you know we started to see a little bit of that in 22. But you know, with with Rena it it was kind of like

457

01:00:33.270 --> 01:00:49.730

Erin Baldassari / KQED: the new winner requirements. Just sort of rolling out. It didn't really have a lot of impact for the 2022 ballot. But now that you know different cities are going to see how that's going to play out in their own communities. I think we might be seeing some some backlash as well.

458

01:00:50.940 --> 01:01:08.119

Sarah Karlinsky: Well, I hope that you're wrong, but I liked everything else you said so just last question. If people want to follow your work, can you just very quickly just tell them where they can find you and and learn more about what you're working on, Muhammad. I'll start with you.

459

01:01:09.240 --> 01:01:17.919

Muhammad Alameldin / Turner Center for Housing Innovation: Yeah, definitely to find out more what i'm working on. Please subscribe to the Turner Center Newsletter. You go through this 1% of website. You click on contact.

460

01:01:17.950 --> 01:01:18.949

Muhammad Alameldin / Turner Center for Housing Innovation: You sign up.

461

01:01:19.000 --> 01:01:20.550

Muhammad Alameldin / Turner Center for Housing Innovation: You only get one email a month

462

01:01:21.160 --> 01:01:22.509

Muhammad Alameldin / Turner Center for Housing Innovation: and you get all the updates.

463

01:01:22.560 --> 01:01:25.189

Muhammad Alameldin / Turner Center for Housing Innovation: It's so much better than we had been a daily thing.

464

01:01:25.410 --> 01:01:34.120

Muhammad Alameldin / Turner Center for Housing Innovation: If you want to follow my work. Specifically. I'm on Twitter Muhammad. My first name Underscore, speaks.

465

01:01:34.680 --> 01:01:36.439

You'll find me there

466

01:01:36.690 --> 01:01:38.149

Muhammad Alameldin / Turner Center for Housing Innovation: and

467

01:01:38.710 --> 01:01:43.269

Muhammad Alameldin / Turner Center for Housing Innovation: via email. You always reach out to the Info at turner that the info.

468

01:01:43.720 --> 01:01:47.749

Muhammad Alameldin / Turner Center for Housing Innovation: or that we have a Turner center, and I usually respond to the emails that are a little bit

469

01:01:48.320 --> 01:01:53.109

Sarah Karlinsky: awesome. And Erin yeah. So you can

470

01:01:53.380 --> 01:02:01.350

Erin Baldassari / KQED: find me on Twitter or mastodon at e underscore Baldy, that's B. A. L. D. I.

471

01:02:01.380 --> 01:02:07.000

Erin Baldassari / KQED: On the web@kqed.org G. And if you haven't yet.

472

01:02:07.240 --> 01:02:22.789

Erin Baldassari / KQED: Give sold out a. Listen. You can find that anywhere. You listen to podcasts or on Kqd's website, K. qed.org slash podcast slash sold out, so i'll just drop that in there.

473

01:02:22.840 --> 01:02:31.759

Erin Baldassari / KQED: and we are thinking about a third season, or maybe a sort of special series. So stay tuned for that

474

01:02:32.770 --> 01:02:43.220

Sarah Karlinsky: definitely plus one for the sold out podcast. It is excellent, all right. Well, thank you so much. I really really appreciate your insights and thank you for joining us today.

475

01:02:43.380 --> 01:02:45.180

Erin Baldassari / KQED: Thank you for having us

476

01:02:45.680 --> 01:02:46.850

Muhammad Alameldin / Turner Center for Housing Innovation: Thank you so much for having.