

California Democratic Renters Council

2024 General Election Candidate Endorsement Form

I pledge to support the enactment or expansion of rent control including Costa-Hawkins repeal, tenant protections from eviction, the right of legal representation for tenants, other tenant protections such as limiting when the Ellis Act can be used, the preserving of existing housing and the production of new affordable housing.

X Yes

Are you registered with the Democratic Party? (must answer Yes to be eligible for endorsement)

X Yes

Candidate's name (as it will appear on the ballot)

Warren Logan

Preferred email address

warren@warrenforoakland.com

Phone number

510-646-1096

What office are you running for?

Oakland City Council, District 3

Your ballot designation as approved to appear below your name on the ballot

Currently undecided

Your campaign website

warrenforoakland.com

Are you a tenant? Yes or **No**

Are you a landlord? Yes or **No**

How many renters are in the city, county, or district you're running to represent?

100,787 renter occupied units, 56.4% of all units in Oakland, according to 2022 American Community Survey Data.

What Tenant/Housing groups support you?

Housing Action Coalition

The Real Moms of Magnolia Street

Why do you wish to seek an endorsement from the CADEM Renters' Council?

How will an endorsement of the Renters' Council be beneficial to your campaign?

I am seeking this endorsement because I believe that any pathway to resolving our current housing and homelessness crisis must also include sustainable, long-term solutions for renters that ensure affordability for every resident and family.

An endorsement from the Renters' Council shows that the campaign is both focused on housing and affordability, prioritizing the ability for working families to be able to have a home without the constant fear of bad owners and unwarranted evictions.

Please provide a description of your involvement with and support for tenants' rights, legislation, ballot measures, and in the Democratic Party. How do you view yourself as a champion or ally of tenants rights?

I view myself as a champion and ally for tenants in the City of Oakland (and the State of California) through my fifteen years of work as a land use and transportation planner. For years, I have fought for policies that support Bay Area working families abilities to travel safely and sustainably from home, to work, and throughout the region. Additionally, I have crafted and supported numerous local and state-wide housing policies that expand housing options for working families in our local communities including transit-oriented development programs, the expansion of ADUs in single-family zones, density bonus programs for affordable housing projects, and several entitlement streamlining efforts to ensure cities are providing their fair share of affordable housing.

What is your stance on Costa-Hawkins repeal or reform?

I support repeal or reform of Costa Hawkins. The primary goals should be to prevent displacement, give residents stability, without totally discouraging new development. Right now, due to Costa Hawkins, many rental protections are preserved for units built before 1984 in Oakland. This means all the new developments built with the latest fire codes, with ADA guidelines, earthquake safety etc do not benefit from rent control. We need to provide incentives for older buildings to be retrofitted to meet the latest codes while also encouraging new development to be built. New developments should “age into” rent control, after a period of time possibly 15 or 20 years.

What is your stance on rent control?

Yes I support rent control as a short term solution to preventing displacement while we solve the long term housing affordability problem.

What's your solution for the affordable housing and homelessness crisis?

Build affordable housing in the 0-30% AMI level with wraparound services.

Use Oakland’s vacant land for emergency shelter and affordable housing construction. Those residents who are living in RVs or tents deserve a safe location while they are being connected to services and longer-term options.

Provide “shallow subsidies,” aka emergency rental assistance, to keep people from becoming homeless in the first place. Sometimes just a hundred dollars given to

someone who can't make rent can make the difference between homelessness and staying housed.

The Bay Area's homelessness challenges are not specific to the city of Oakland and require a regional approach to solving. As councilmember, I plan to work with the Association of Bay Area Governments (ABAG) to develop regional solutions to homelessness and housing affordability.

What type of tenant protection policies would you support?

Rent control, vacancy tax, tenant right to counsel, tenant anti-harassment legislation/ ordinance, tenant right of first refusal to purchase, just-cause eviction protections.

How will you stop renovictions?

I support repealing the Ellis Act because it has been misused by landlords in order to reset rent controlled properties back to market rate.

Would you support a strong tenant Anti-Harassment law? **Yes** or No or Other

What is your position on ensuring that renters can benefit from the same resiliency and sustainability measures that are often available to single-family homeowners, such as weatherization, heat pumps, rooftop solar, net energy metering, battery storage, and EV charging infrastructure

I support this.

Investor-owned utilities - Pacific Gas and Electric, Southern California Edison, and San Diego Gas and Electric - are proposing utility taxes, which will adversely impact renters and working families. [A recent study](#) shows that, in order to protect renters of all income levels, a utility tax should be no more than \$20/month. Would you support a campaign to keep utility taxes to no more than \$20/month or prevent them altogether?

There should not be any utility taxes

Utility taxes should be limited to \$20 a month

Other: I believe our state should move to abolish investor-owned utilities to address the underlying problem itself.

What is your position on the following ballot measures and legislation?

Justice for Renters ballot measure (Costa Hawkins Repeal): Support or **Repeal**

ACA10 Right to Housing: Support or **Repeal**

Please comment here on what amendments you would want if any of your positions are "Support if amended" or "Oppose unless amended"

Justice for Renters ballot measure, Oppose unless amended: While I support repeal or reform of Costa Hawkins, this ballot measure is not the way to do it. Without any state oversight of rent control many wealthy suburban cities will be empowered to enact stretch "vacancy control" measures that have been shown to stop development of new housing. The primary goals should be to prevent displacement, give residents stability, without totally discouraging new development. We need to increase our supply of subsidized affordable housing, but we also rely on private developers to build market rate housing. I support an "all of the above" approach to housing. It took 40+ years of housing underproduction and disinvestment in affordable housing in order to create the housing crisis we are in now, so we will need an "all hands on deck" approach to fixing it and making our city more affordable.

ACA10 Right to housing, oppose unless amended: I believe we have a fundamental right to shelter and that it is unacceptable that California has such high rates of

unsheltered homelessness. No one should have to sleep outside at night in Oakland or anywhere else. Because of that, I don't support something as essential as the right to housing to be left up to the courts to figure out. It is the job of elected officials (which I hope to be soon) to take on those hard problems, and figure out exactly what a "right to housing" looks like, and then go make that goal a reality. As an Oakland City Councilmember that would be my job. We have public land that we can immediately use for emergency shelter and doing so would actually save the city money in the short term, this is a key part of my policy platform.

One thing that I would like to pursue, in line with the idea of a "Right to Housing" policy, is that money allocated for "housing" generally would have to prioritize shelter for unhoused residents. In Oakland we have funds from Measure U and Measure KK that could be prioritized better. The measure of success is to get people off the streets and into shelter. Any surpluses in city budgets should go to shelter, long term supportive services, and affordable housing. Much of my platform focuses on long term solutions to the affordability crisis by building more housing, but in the short term there is a daily crisis for those residents who are unhoused.

Have you ever accepted campaign contributions from groups which represent landlords, or from landlords aligned groups, including but not limited to the California Apartment Association? Will you accept these types of contributions in the future?

Yes or **No**

If YES: Really? Why are you taking landlord money and asking the Renters Council for an endorsement? Please explain. Do you pledge to return the money?

