

Easy Voter Guide

Oakland Municipal Election
November 6, 2018



This Easy Voter Guide lists basic, nonpartisan information about local candidates and measures on the November 6, 2018 ballot. This guide is produced by the League of Women Voters of Oakland as a free educational service. For more copies, call (510) 834-7640. This guide is also available in Spanish and Chinese versions • Esta guía también está disponible en español • 本指南也有中文版

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What is on your ballot depends on where you live in Oakland. Voters will elect local officials by using Ranked-Choice Voting.

Candidates for Other Offices.....Page 3

In this election, many candidates will be running for a variety of national, state, county, and special district offices.

City Auditor (2 Candidates).....Page 3

The City Auditor reviews and reports on the finances and programs of the city. The term of office for City Auditor is four years.

Mayor (10 Candidates).....Pages 4-5

The Mayor is the chief executive officer of the City of Oakland. The Mayor proposes a yearly city budget to the City Council, and recommends rules and laws to the City Council. The Mayor appoints most members of city boards and commissions. The term of office for Mayor is four years.

City Council (15 Candidates)....Pages 6-8

Oakland has eight City Council members. Seven members represent separate districts in Oakland, and one member represents the city “at large.” City Council members work together to make decisions about city services, the city budget, and local rules and laws. The term of office for City Council is four years.

School Board (4 Candidates).....Page 9

Oakland has seven School Board directors who represent separate districts in Oakland. School Board directors work together to make policies about how the schools in Oakland operate. The term of office for School Board is four years.

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City of Oakland Ballot Measures

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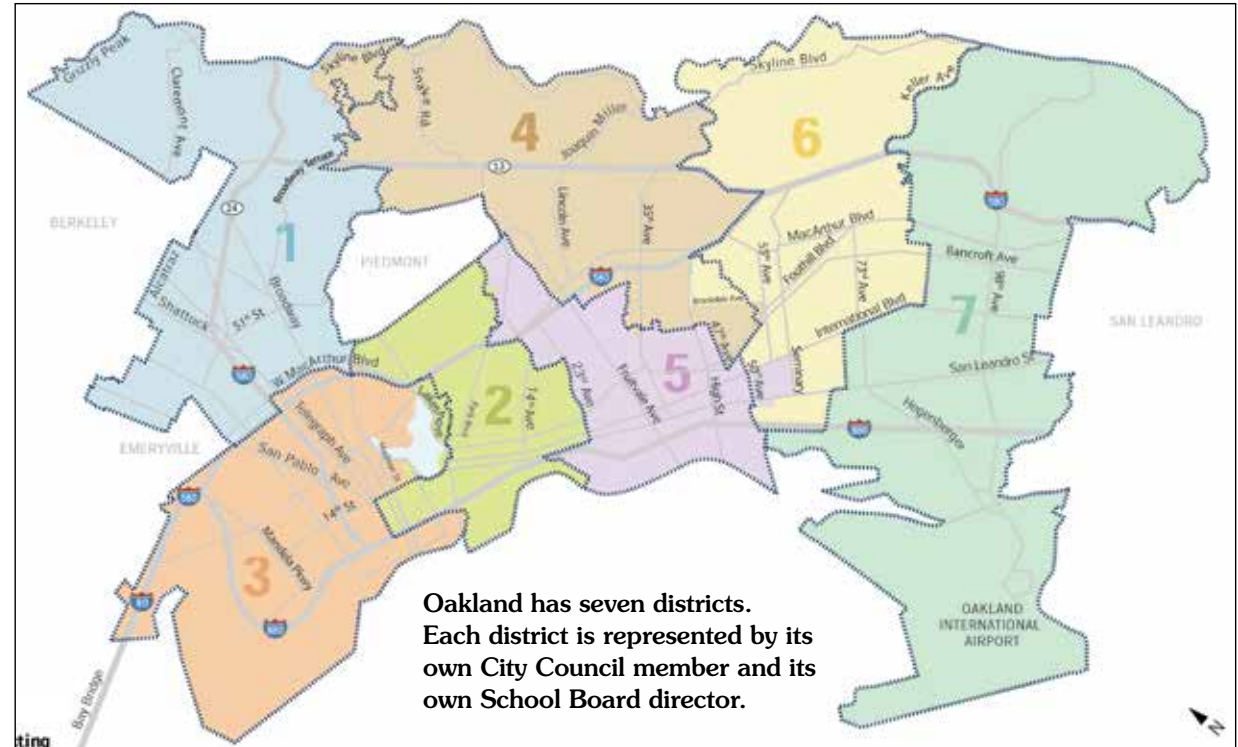
About the League.....Page 12

The League of Women Voters of Oakland is a nonpartisan political organization which encourages informed and active participation in government.

ABOUT THIS ELECTION

Election Day is November 6, 2018. Polls will be open from 7 a.m. to 8 p.m. Your last day to register to vote in this election is October 22. For more about registering to vote, call the Alameda County Registrar of Voters at (510) 272-6973 or visit acvote.org.

In this election, all Oakland voters can vote for candidates for City Auditor and Mayor. Oakland voters who live in Districts 2, 4, and 6 (see map below) can vote for candidates for City Council and School Board.



Oakland voters who live in certain neighborhoods can vote for candidates for special districts and other offices. All Oakland voters can vote on 11 state propositions and 9 local ballot measures (3 special district ballot measures and 6 City of Oakland ballot measures).

A BRIEF EXPLANATION OF RANKED-CHOICE VOTING

In November 2010, Oakland started using Ranked-Choice Voting in elections for city offices. Ranked-Choice Voting is not used in elections for county, state, or national offices.

Ranked-Choice Voting lets you rank a first-, second-, and third-choice candidate for one office.

With Ranked-Choice Voting, if a candidate receives over 50% of the first-choice votes, then that candidate wins.

However, if no candidate receives over 50% of the first-choice votes, then the candidate with the fewest first-choice votes is eliminated. For voters who ranked the eliminated candidate first, their votes then transfer to their second-choice candidate.

After this transfer, if there is still no candidate with over 50% of the votes, then the next candidate with the fewest first-choice votes is eliminated. Votes for the eliminated candidate are transferred in the same way as before. The process repeats until one candidate receives over 50% of the votes.

Voters are not required to rank three choices for each office. Voters should not rank the same candidate more than once, because that does not help the candidate. If a voter ranks one candidate as the voter’s first, second, and third choice, it is the same as if the voter leaves the second and third choice blank.

Visit acgov.org/rov/documents/rcv_brochure_en.pdf to learn more about Ranked-Choice Voting.

CANDIDATES FOR OTHER OFFICES

Depending on where you live, some of these candidates for other offices will be on your ballot. Voter's Edge California (votersedge.org/ca) can show you which ones, and help you learn about them.

U.S. Senate

- Kevin de León
- Dianne Feinstein

U.S. House of Representatives

Candidates for District 13

- Barbara Lee
- Laura Wells

Governor

- John Cox
- Gavin Newsom

Lieutenant Governor

- Ed Hernandez
- Eleni Kounalakis

Secretary of State

- Mark Meuser
- Alex Padilla

Controller

- Konstantinos Roditis
- Betty Yee

Treasurer

- Greg Conlon
- Fiona Ma

Attorney General

- Steven Bailey
- Xavier Becerra

Insurance Commissioner

- Ricardo Lara
- Steve Poizner

Board of Equalization

Candidates for District 2

- Mark Burns
- Malia Cohen

Superintendent of Public Instruction

- Tony Thurmond
- Marshall Tuck

California Assembly

Candidates for District 15

- Jovanka Beckles
- Buffy Wicks

Candidates for District 18

- Rob Bonta
- Stephen Slauson

Alameda-Contra Costa Transit District (AC Transit)

Candidates for Director, At-Large

- Dollene Jones
- Joel Young

San Francisco Bay Area Rapid Transit District (BART)

Candidates for Director, District 4

- Paul Cummings
- Robert Raburn

Peralta Community College District

Candidates for Trustee, Area 3

- Linda Handy
- Corean Todd

Candidates for Trustee, Area 5

- Cindi Reiss
- William Riley

CITY AUDITOR

Brenda Roberts



Occupation:
Oakland City Auditor
Age: 65
Website:
RobertsforAuditor.com

Courtney Ruby



Occupation:
Chief Financial Officer
Age: 51
Website:
CourtneyRuby.com

QUALIFICATIONS

Over the past 4 years, I audited nearly every City department. I identified funding shortfalls, lost revenues, poor practices. The City accepted my recommendations, preventing errors and fraud, making Oakland strong. I am a CPA, Certified Auditor and Fraud Examiner.

I previously served as City Auditor (2007 – 2014), restored transparency and accountability to a troubled agency, saving taxpayers millions. Earned a national award for hard-hitting performance audits and investigations. Increased whistleblower reports by 600 percent.

TOP PRIORITIES

Are the public/private efforts to solve homeless and housing crises unified, working together?

Has the City applied strong monitoring and penalties to prevent illegal dumping?

Is the City managing its funding for employee retirement programs?

Restoring effective oversight, which has significantly declined in recent years.

Examining spending on homeless services, housing affordability, illegal dumping, street repair, responsiveness of OPD to community needs.

Publishing substantiated investigations into waste, fraud, and abuse.

VOTER'S EDGE CALIFORNIA

Voter's Edge California (votersedge.org/ca) is an online election guide covering federal, state, and local races in California.

With Voter's Edge California, voters can:

- See their full, personalized ballot;
- Get detailed information on candidates and ballot measures;
- Check where, when, and how to vote, including information on their polling locations;
- Record their choices to make voting easier; and
- Share information about the election with friends and family.

Voter's Edge California is a joint project of the League of Women Voters of California Education Fund and MapLight.



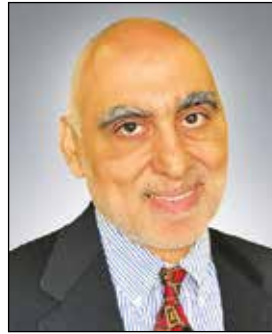
MAYOR

Cat
Brooks

Occupation:
Executive &
Community Organizer
Age: 41
Website:
catbrooksforoakland.com

Ken
Houston

Occupation:
Project Manager
Age: 59
Website:
kenhouston4mayor.com

Saied
Karamooz

Occupation:
Operations Design
Engineer
Age: 54
Website:
EveryOnesMayor.org

Peter Yuan
Liu

Occupation:
Unemployed
Age: 38
Website:
twitter.com/
PeterLiuCAGov18

Pamela
Price

Occupation:
Civil Rights Attorney
Age: 61
Website:
PamelaPrice4Mayor.com

QUALIFICATIONS

Executive management experience, founded/led multiple organizations, healing fractured work cultures, and managing fiscal health during budgetary crisis. I understand how to leverage various government agencies to make change and as an organizer am an expert coalition builder and negotiator.

My work as a community leader has touched every aspect of this City, from serving on the Budget Commission, creating jobs, engaging youth, and more. As a project manager this qualifies me to transform this City for everyone's benefit.

For the past 30 years, my main occupation has been solving large-scale problems in complex public and private enterprises. My methodical and measured approach will be instrumental to solving Oakland's challenges. My primary civic engagement has been police accountability.

Self-made multimillionaire, 100% service-connected Army combat veteran, came in 9th or 10th place out of 27 candidates named on ballot in California gubernatorial race, got 27K+ votes on a one man campaign with song 14.5K+ views on Twitter.

I am a Yale-educated lawyer, small business owner and 40-year community member. I was elected to represent AD18 by a landslide. I have substantial experience with the City and will address the racial and class inequities in our community.

TOP PRIORITIES

Immediately shelter our unhoused through alternative housing, pass progressive rent control policy, create public safety by investing in prevention not just criminalization, grow City revenue by bringing new business and training Oaklanders for those jobs.

Public Health and Safety, Local Jobs, Community Policing. Oakland has a housing crisis and homeless state of emergency, that is best addressed by ensuring that all residents have a means to live in this City.

If elected, I will devote my energy to promote Social Solidarity by:

- Solving our homelessness crisis
- Protecting long-time residents against displacement
- Ending OPD's legacy of racially-biased practices

Every sizable park in Oakland be made into a unique theme park with jobs to local residents. Attract massive tourism dollars to Oakland from worldwide while making residents wealthy with vast business opportunities. Also teaching people how to be rich using my #CESP5 method.

If elected, my top three priorities as Oakland Mayor will be to eliminate homelessness, to address the affordable housing crisis, and to expand addiction and mental health services.

Libby Schaaf



Occupation:
Mayor of Oakland
Age: 52
Website:
LibbyforOakland.com

Nancy Sidebotham



Occupation:
Tax Preparer &
Advocate
Age: 73
Website:
nancysidebotham.com

Jesse A.J. Smith



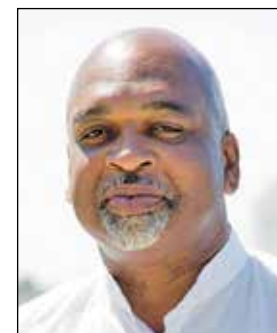
Occupation:
Writer
Age: 38
Website:
Oaksmith2018.com

Marchon Tatmon



Occupation:
Housing Professional
Age: 33
Website:
VoteMarchon.com

Cedric Anthony Troupe



Occupation:
Electronic System
Designer
Age: —
Website: —

An Oakland native, I've dedicated my career to Oakland for over 20 years in public and non-profit sectors. As Mayor, I've taken innovative approaches to our most difficult problems. When Trump attacked Oakland, I stood up while others stood by.

Longtime resident and community advocate. I educate neighbors and residents to become involved. The people, beauty, diversity, and what is lacking keeps me active. I educate to bring about the positive to Oakland which is controlled by machine politics and self-serving governance.

No one person is qualified to lead Oakland. As mayor, I would look to the community for help and guidance donating my entire salary to qualified advisors. I would preside as I campaign, as a public service.

I have a BA in Political Science, Masters in Public Administration and finishing my Doctorate in Public Administration and Policy. Over a decade in helping the community, over 8 years in the finance industry, and housed nearly 200 homeless families for the past 2 years with Building Futures.

Lifelong Resident of Oakland. Arroyo Nursery to Castlemont, SFSU, back to Oakland. I have been an Electronic System Designer 30 years, OUSD Swim Coach for 10. Extremely efficient in problem solving and I am extremely committed to a better Oakland.

Keeping the Oakland Promise to triple the number of college graduates from Oakland, fixing our crumbling infrastructure by filing potholes and repaving streets, and addressing our housing affordability and homelessness crisis.

Public Safety – Community Policing.

Economic Development – Attract businesses to build our sales tax base and jobs.

Give residents a voice in government by improving access and accountability.

Establish 100% civilian administration over Oakland's police.

Tax the Port of Oakland.

Give Oakland citizens direct control over the budget, often called "Participatory Budgeting."

- Housing the homeless and adding affordable housing
- Economic development that focuses on the residents of Oakland
- Ending violent crime, in particular homicide

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CITY COUNCIL DISTRICT 2

**Nikki Fortunato
Bas**



Occupation:
Nonprofit Executive &
Mother
Age: 49
Website:
nikki4oakland.com

**Abel
Guillén**



Occupation:
Oakland City
Councilmember
Age: 43
Website:
VoteAbelGuillen.com

**Kenzie
Smith**



Occupation:
Business Owner
Age: 37
Website:
kenzie4oakland.com

CITY COUNCIL DISTRICT 4

**Pam
Harris**



Occupation:
Nonprofit Finance
Professional
Age: 47
Website:
pamharris4oakland.com

**Matt
Hummel**



Occupation:
Carpenter
Age: 48
Website:
matt4d4.com

QUALIFICATIONS

For two decades, I've been an advocate for working people. As Executive Director of East Bay Alliance for a Sustainable Economy I led the passage of policies in Oakland to create the building blocks for regional, state, and national change.

As an elected official, as community college trustee, and now as councilmember, I have a strong record of delivering effective, equitable solutions and community services. VP, public finance firm, 15 years; M.A. public policy, UC Berkeley; former UCFW union member.

I am running because we live in an awesome community that's been very good to my family. I want to do my part to keep Oakland great and I see opportunities to make it even better. I also see significant challenges. I want to roll up my sleeves and help Oakland continue to thrive.

I have decades of experience working with nonprofits as a financial professional. As an activist and community organizer I've worked for LGBTQ rights, affordable housing, healthcare reform, and more. I know how to make Oakland's budget work for all of us.

As chairperson of Oakland's Cannabis Commission I created policies with equity in mind. Independently, I expanded First Fridays and protected art spaces. I helped bring bathrooms to the unhoused and will continue to advocate for more humane solutions for all.

TOP PRIORITIES

My campaign talked to hundreds of District 2 residents about their concerns and vision for Oakland. The result is my platform. My top three priorities include: Housing, Public Safety, Quality Jobs/Thriving Economy.

I will continue to support construction and protection of more affordable housing and homeless shelter/services; improve neighborhood parks; fix and redesign our streets, making them safer for pedestrians, while stopping illegal dumping on streets.

"Neighborhood support" is the umbrella everything else falls under. My three goals are:

- (1) Rebuild trust within the community.
- (2) Schools, education, and child care.
- (3) Creating housing affordable for young families with children.

Shelter and basic services for all who need them.

A living wage, union jobs, and economic opportunities for all.

A city where everyone who wants to live here can afford to be here.

Housing - It's a human right. We must act accordingly.

Police reform - Let's make our streets safe for everyone.

Sustainable future - Enact a public bank of Oakland, public dollars for public use, all with transparency.

Nayeli Maxson



Occupation: Executive Director
Age: 34
Website: nayeliforoakland.com

Charlie Michelson



Occupation: Children's Advocate & Entrepreneur
Age: 48
Website: charlie.vote

Dr. Joseph E. Simmons



Occupation: Pastor & Nonprofit Leader
Age: —
Website: josephsimmons4oakland.com

Joseph Tanios



Occupation: Construction Inspection Supervisor
Age: 51
Website: joetanio.com

Sheng Thao



Occupation: Chief of Staff
Age: 33
Website: ShengForOakland.com

I am a problem solver and collaborator, a lawyer and mediator. I have worked or lived in every neighborhood of District 4. I am currently the executive director of a small business support organization, helping business owners navigate available resources.

Oakland is in my DNA. I am a 3rd-generation Oaklander, born and raised in District 4. I created jobs and lead a successful business in West Oakland before getting involved in Oakland based children's advocacy non-profits as a board member/supporter.

As a Pastor of 20+ years, I have mitigated the problems of thousands of families. I've seen a loss of hope. The struggle of homelessness, equity, and safety has overcome our city. I want to use the hand of the council to restore the people of Oakland.

I have lived in Oakland for over 24 years and have worked for the City of Oakland for over 18 years. I served as a faculty member of Laney College for 12 years. Presently, I serve as the City Hall Chapter President for Managers and Supervisors of IFPTE Local 21.

I am Chief of Staff on the Oakland City Council. I have the experience to bring resources to District 4. I spearheaded the past two city budgets, and led efforts to expand affordable housing, ban coal, and fight human trafficking.

- 1) Housing our Community - Build more housing at all affordability levels.
- 2) Community Safety - Build buy-in for community policing, and increase emergency preparedness support.
- 3) Grow strong local businesses - Increase equitable access to support, navigation and capital.

- Homelessness and Affordable Housing
- Public Safety - Fire, Police and Roads
- Creating better opportunities for Oakland's Children

- A Transparent City Hall that prioritizes:
 - 1. Homelessness and Housing Security
 - 2. Neighborhood Safety and Crime Prevention
 - 3. Local Business Empowerment including the creation of a public bank

- 1. Homelessness and affordable housing. We need all types of housing for people of all income levels.
- 2. Public safety and crime prevention. Residents deserve to feel safe in their neighborhood and around the city.
- 3. Fire prevention and vegetation management, and streets repair and fixing potholes.

- 1. Homelessness and Housing Insecurity: Expand housing stock, create local jobs.
- 2. Public safety: Strengthen community-based policing and establish a Wildfire Management District.
- 3. Accountability: Implement rapid response teams to address pot holes, dumping, blight.

CITY COUNCIL DISTRICT 6

**Desley
Brooks**



Occupation:
Incumbent
Age: 57
Website:
Desley4D6.com

**Marlo
Rodriguez**



Occupation:
Registered Nurse
Age: 52
Website:
Marlo4Oakland.com

**Natasha
Middleton**



Occupation:
Management/Policy
Analyst
Age: 50
Website:
NatashaForOakland.com

**Loren
Taylor**



Occupation:
Entrepreneur &
Nonprofit Boardmember
Age: 41
Website:
LorenTaylor.org

**Mya
Whitaker**



Occupation:
Nonprofit
Program Director
Age: 27
Website:
linktr.ee/whitfordist6

QUALIFICATIONS

I'm the only District 6 candidate with a demonstrated record of accomplishments – Walgreens shopping center, Walnut Plaza, Rainbow Recreation Center renovations, Keller light signal. I'm experienced. I'm an independent thinker who represents the people's interest, not outside interests.

I am a Registered Nurse, who has dedicated my life to serving others. I will work hard to implement policies that address health outcomes, economic inequities, public/fire safety and services to our community. I will prioritize housing and homelessness.

I'm a public safety and public policy professional. I've worked with Neighborhood Crime Prevention Councils, managed projects to reduce crime and delinquency among youth, served on Measure Z's Public Safety Commission, and co-organized a program to feed the homeless.

I specialize in tackling complex challenges that directly impact people's lives. My Oakland firm helps nonprofits improve lives in disadvantaged communities. I'll offer a collaborative approach, bringing the nonprofit, business, and faith communities together to solve challenges.

I have hands-on experience solving community issues and advocating for those most vulnerable. I have served Akademia Village, EMERGE CA, IGNITE CA, Bay Area Urban Debate League, Alameda County Foster Care, Alameda County Mental Health, the Citizen Police Review Board, and Project Code 22.

TOP PRIORITIES

My top three priorities are:

- Combatting homelessness and displacement, while creating affordable housing and living wage jobs
- Building safe and livable communities; removing litter, illegal dumping, and blight
- Ensuring equity, hope, and opportunity

Increase healthy food choices/grocery store & farmer's market

Keep our streets clean, repaired and safe

Address the homeless crisis and lack of affordable housing

Neighborhood safety:
Addressing abandoned vehicles, illegal dumping, blight, human trafficking.

Economic opportunity:
Revitalizing commercial corridors, investing in after-school and tutoring programs.

Housing/Homelessness:
Address affordability and homeless needs through coordination with all agencies.

1. Create economic opportunities for all through job training, business growth, and neighborhood revitalization

2. Fight the pushing-out and pricing-out of Oaklanders - creating and preserving affordable housing

3. Make government more effective, efficient, equitable

Participatory Politics:
Enact policies that get more residents involved.

Public Safety: Hold law enforcement accountable and ensure our young people have opportunities.

Affordable Housing and Homelessness: Bring all stakeholders to the table to craft solutions.

SCHOOL BOARD DISTRICT 2

**Aimee
Eng**



Occupation:
Incumbent
Age: 37
Website:
ousd.org/Page/12212

SCHOOL BOARD DISTRICT 4

**Clarissa
Doutherd**



Occupation:
Executive Director
Age: 36
Website:
clarissafor-oaklandschools.com

**Gary
Yee**



Occupation:
Teacher, Principal,
Superintendent
Age: 73
Website:
yee4schools.com

SCHOOL BOARD DISTRICT 6

**Shanthy
Gonzales**



Occupation:
Incumbent
Age: 40
Website:
gonzalesforschools.com

BALLOT MEASURES

There are 6 City of Oakland ballot measures in this election. You can learn more about them on the next 2 pages of this Easy Voter Guide.

Oakland voters can also vote on 11 state propositions and 3 special district ballot measures in this election. They are listed below. You can learn more about them using Voter's Edge California (votersedge.org/ca).

State Propositions

Proposition 1:
Affordable Housing Bonds

Proposition 2:
Mental Health
Housing Program

Proposition 3:
Water Bonds

Proposition 4:
Children's Hospital Bonds

Proposition 5:
Property Tax Rules

Proposition 6:
Transportation Taxes & Fees

Proposition 7:
Daylight Saving Time

Proposition 8:
Kidney Dialysis Clinics

Proposition 10:
Local Governments and
Rent Control

Proposition 11:
Ambulance Employee Breaks

Proposition 12:
Farm Animal Cages

Special District Ballot Measures

Measure E
(Peralta Community
College District)

Measure G
(Peralta Community
College District)

Measure FF
(East Bay Regional Park
District)

*Candidate did not
provide response*

I am a voice for parents and leader for change. I worked as a nonprofit staff accountant; today, I direct Parent Voices Oakland. I am an award-winning leader and advocate at the local, county, and state levels.

As a lifelong Oakland parent, grandparent, educator, and policymaker, including service on the school board and as interim superintendent, I've demonstrated the ability to bring people together to create bold and pragmatic solutions to pressing fiscal and educational challenges.

As Chair of OUSD's Budget & Finance Committee, I am committed to ensuring every dollar we spend benefits students and the community. I've consistently demanded fiscal accountability and voted against waste and unnecessary spending. I've pushed to prioritize classrooms, teachers, and students above bureaucracy.

*Candidate did not
provide response*

1. Fiscal accountability and involving parents and community in budgeting
2. Creating welcoming, inclusive school communities; improving safety and special education services
3. A new day for Oakland Schools!

1. Adopt a fair and balanced multi-year budget that reflects board-adopted policy priorities and ensures college, career, and community success for all.
2. Recruit and retain effective teachers for every school.
3. Ensure high-quality schools in every neighborhood.

The high level of teacher and employee turnover in OUSD is not good for students or staff. We must pay staff fairly and create conditions where both students and staff can do their best work. This requires stable leadership and funding.

CITY OF OAKLAND MEASURE V

Cannabis Taxation
(requires over 50% “yes” votes to pass)

The way it is now:

In 2009, Oakland became the first city in the country to tax businesses that sell medical cannabis. The current city tax on medical cannabis is 5%.

In 2016, California voters approved the legalization of non-medical cannabis. The state tax on non-medical cannabis was set at 15%.

Oakland now taxes the sale of non-medical cannabis at 10%. Taxes are collected once a year.

What Measure V would do:

Measure V would allow cannabis businesses to pay their taxes once every three months, making payments more manageable.

Measure V would allow businesses that grow cannabis or make cannabis products to deduct the cost of raw materials when calculating their taxes.

Measure V would allow the City Council to decrease tax rates on cannabis.

Financial effects:

Oakland could receive less money if the City Council decided to decrease tax rates on cannabis.

People for Measure V say:

- Measure V will make it easier to run a cannabis business, so people will be less likely to grow and sell cannabis in illegal ways that avoid taxes and red tape.
- Decreasing tax rates will make Oakland more competitive in the cannabis marketplace, encouraging customers to spend their money in Oakland instead of buying cannabis in other cities.

People against Measure V say:

- Lowering tax rates will decrease money collected by the city.
- Cannabis businesses should not receive special treatment under Oakland’s tax collection system.

CITY OF OAKLAND MEASURE W

Vacant Property Tax
(requires 66.67% “yes” votes to pass)

The way it is now:

Oakland has about 4,400 vacant parcels that are undeveloped or unoccupied. Many of these vacant parcels make neighborhoods look bad, create hazardous conditions, and attract illegal dumping.

Oakland does not have enough housing, especially for low-income people.

The city does not have enough resources to make neighborhoods nicer and safer, to decrease illegal dumping, and to provide homeless services.

What Measure W would do:

Measure W would create a Vacant Property Tax to fund homeless services and decrease illegal dumping. The tax would be charged on parcels used less than 50 days per year. Vacant parcels would be charged up to \$6,000 per year. Vacant condominium units would be charged up to \$3,000 per year.

Measure W would create a Commission on Homelessness made of 9 citizens. This group would oversee spending of Vacant Property Tax funds.

Measure W would allow the City Council to create zones in the city where the tax would not be charged.

Financial effects:

Measure W is expected to raise about \$10 million per year for 20 years. Up to 15% of this money could be used for program management.

People for Measure W say:

- Measure W would provide necessary funding for housing and homeless services.
- Measure W would reduce the number of vacant properties and improve neighborhoods by encouraging owners to make those properties available to people seeking homes.

People against Measure W say:

- Oakland needs an overall strategy to address homelessness and affordable housing, and Measure W does not do enough to solve the problem.
- Measure W could hurt small property owners.

CITY OF OAKLAND MEASURE X

Real Estate Transfer Tax
(requires over 50% “yes” votes to pass)

The way it is now:

When a piece of real estate changes ownership, the City of Oakland collects a transfer tax of 1.5%. Usually, the buyer and the seller each pay half of this transfer tax. For example, if a house sells for \$200,000, the transfer tax is \$3,000, and so the buyer and the seller must each pay the city \$1,500.

What Measure X would do:

Measure X would create new rates for the transfer tax. These rates would be based on the purchase price of the property:

Property purchase price	Tax rate
\$300,000 or less	1%
\$300,000 to \$2,000,000	1.5%
\$2,000,000 to \$5,000,000	1.75%
\$5,000,000 or more	2.5%

Measure X would also set special transfer tax rates for low-income and moderate-income first-time home buyers.

Nonprofit organizations that provide affordable housing would continue to pay the current flat rate of 1.5%.

Financial effects:

Measure X is expected to raise an additional \$9 million per year.

People for Measure X say:

- Oakland’s current transfer tax is lower than many other cities across the country.
- A transfer tax based on the purchase price of a property is more fair than a flat rate transfer tax.

People against Measure X say:

- The possible impacts of Measure X have not been studied enough.
- It would be better if the transfer tax were based on the incomes of the buyer and seller, not on the purchase price of the property.

CITY OF OAKLAND MEASURE Y

Just Cause Duplexes and Triplexes
(requires over 50% “yes” votes to pass)

The way it is now:

In 2002, Oakland voters passed Measure EE, the Just Cause for Eviction Ordinance. Measure EE created many rules to protect renters from being unfairly evicted. These rules do not apply to owner-occupied duplexes and triplexes.

What Measure Y would do:

Measure Y would:

- Apply Measure EE rules to owner-occupied duplexes and triplexes.
- Allow the City Council to further limit landlords’ rights to evict tenants.

Financial effects:

Measure Y is not expected to have an effect on city income or spending.

People for Measure Y say:

- Renters in owner-occupied duplexes and triplexes deserve the same protections as renters in other kinds of properties.
- Measure Y would prevent landlords from falsely claiming residency in duplexes and triplexes, and stop them from evicting existing tenants in order to re-rent properties to new tenants at higher rates.

People against Measure Y say:

- In owner-occupied duplexes and triplexes, landlords and renters live in the same building, so those landlords should be allowed to operate under different rules than larger rental properties.
- Measure Y might encourage owners to take rental units off the market, which would reduce housing availability.

CITY OF OAKLAND MEASURE Z

Hotel Workers
(requires over 50% “yes” votes to pass)

The way it is now:

In 2014, Oakland voters passed Measure FF, which set a minimum wage of \$12.25 per hour for all workers who work 2 hours or more per week in Oakland. This minimum wage goes up each year based on increases in the cost of living. Oakland’s minimum wage is now \$13.23.

Measure FF also:

- Requires that employers give workers paid sick leave.
- Requires that hotels which collect service fees pay that money to their workers.
- Helps workers take legal action when their employers do not follow Measure FF requirements.

Reports have found that hotel workers are vulnerable to threatening behavior, sexual assault, and unfair work conditions.

What Measure Z would do:

Measure Z would require Oakland hotels with 50 guest rooms or more to pay workers a minimum wage of \$15 with benefits or \$20 without benefits.

Measure Z would require Oakland hotels with 50 guest rooms or more to take steps to keep workers safe and to provide fair work conditions.

Measure Z would create a Department of Workplace and Employment Standards to enforce Oakland’s employment rules for all workers.

Financial effects:

Staff and operations costs for the Department of Workplace and Employment Standards are expected to be \$2.8 million per year.

People for Measure Z say:

- Hotel workers should be able to perform their duties under safe, fair conditions.
- Higher wages and better working conditions will strengthen Oakland’s workforce and help workers to afford living in the city.

People against Measure Z say:

- Employers cannot afford the costs of paying higher wages and following Measure Z rules.
- A new city department is not needed because state laws already provide workers with enough protection.

CITY OF OAKLAND MEASURE AA

Children’s Initiative
(requires 66.67% “yes” votes to pass)

The way it is now:

Low-income families do not have enough access to child care and early education services in Oakland.

Data shows that many students who graduate from Oakland schools are not prepared enough for college and careers.

What Measure AA would do:

Measure AA would create a yearly \$198 parcel tax. Money from this parcel tax would go to three funds:

- 62% would go to the Oakland Early Education Fund, supporting children from birth to age four and their families.
- 31% would go to the Oakland Promise Fund, supporting children from kindergarten through college or career training.
- 7% would go to the Oakland Children’s Initiative Oversight, Accountability, and Evaluation Fund, supporting program management.

Programs that receive funds would be for low-income families and families with special needs.

The tax would last for 30 years. Low-income people would not need to pay the tax. The tax could be increased every year to keep pace with the economy.

Financial effects:

Measure AA is expected to raise about \$30 million per year for 30 years.

People for Measure AA say:

- Children in Oakland are not receiving the education and care that they need for healthy development.
- Oakland students and their families need encouragement and financial support so that more of them can reach and complete college.

People against Measure AA say:

- Oakland taxpayers want to see more results and better accountability for current parcel taxes before they approve a new one.
- Measure AA asks Oakland taxpayers to pay a lot of money for a long time without providing enough details about how that money will be spent.

ABOUT THE LEAGUE OF WOMEN VOTERS

Founded in 1920, the League of Women Voters is a national nonprofit organization. It includes over 800 state, regional, and local Leagues.

The League of Women Voters of Oakland is one of the largest of California's local Leagues.

The League does not support or oppose any political party or candidate for elective office.

Our members:

- Encourage informed and active participation in government;
- Work to increase understanding of major public policy issues; and
- Influence public policy through education and advocacy.



WHY SHOULD I JOIN?

Through participation in League projects, you will:

Contribute valuable service to the community;

Gain knowledge and experience through the study and discussion of timely and important topics;

Discover new interests, develop new skills, and learn about crucial issues in your community; and

Make professional contacts and develop lasting friendships as you meet others in the League who share your interests.



JOIN TODAY

League membership is open to women and men 16 years of age and older.

Call our office at (510) 834-7640 or e-mail us at membership@lwvoakland.org and we will send you a membership form.

Or, you can join online:
my.lwv.org/california/oakland/join

Check us out on Facebook:
facebook.com/lwvoak

And follow us on Twitter:
[@LWV_Oakland](https://twitter.com/LWV_Oakland)

Visit lwvoakland.org for more information.