Peninsula For Everyone Local Candidate Questionnaire

Thank you for taking the time to answer our questionnaire! YIMBYs are excited to see your answers and work with you to build a more equitable and affordable Bay Area Peninsula.

Peninsula For Everyone and YIMBY Action are fighting for an integrated and environmentally sustainable society where every person has access to a safe, affordable home near jobs, services, and opportunity. Peninsula For Everyone is a chapter of YIMBY Action (yimbyaction.org).

Peninsula For Everyone endorsements may be referred to as both the YIMBY Action endorsement and/or the endorsement of our Chapter.

Please feel free to refer to any work you have done in your answers. We prefer short and specific answers over long and evasive. If you have questions about anything here, please feel free to reach out to hello@yimbyaction.org or hello@peninsulaforeveryone.org

We understand that candidates may be thinking about housing and land use for the first time, and we are happy to share with you our opinions and educational resources! We recommend that you review the policies we support, which can be found on our website here: https://yimbyaction.org/2021/solutions/

Additionally, we have collected introductory short videos, podcasts and articles that may help inform you about YIMBY perspectives on housing: https://yimbyaction.org/2021/top-resources/

The absolute deadline for this questionnaire is September 7st at NOON, however filling it out sooner ensures our members will read it sooner.

Candidate Name *

Your name as it will appear on the ballot

Sergio Zygmunt

Office and District

What are you running for and in what district?

San Mateo District 3 City Council

Headshot

This will be used in our promotional materials

Campaign Email

Best email to stay in touch about candidate forums, etc

sergio@sergiozygmunt.com

Do you have a section on your website about housing?

Link

https://sergioforsanmateo.com/on-the-issues/#housing

Building more housing, especially in exclusionary communities, will help ease the housing shortage and bring down housing prices. Denser, more walkable, more affordable communities will reduce carbon emissions, reduce segregation, reduce homelessness and build a better community.

Do you agree?

Yes

In general, do you support changing local housing policies to allow the construction of more housing at all levels of affordability, including both subsidized-affordable and market-rate homes?

Yes!

Big picture, what do you want us to know about your philosophy on housing policy?

Housing is good for everyone - and housing near transit is even better. We should discourage car usage (and get rid of parking minimums) and increase housing density.

Are there local efforts or state bills that you support to achieve the goal of abundant housing for all? Have your positions changed over time? Please be specific.

Local re-zoning efforts you supported or opposed? Individual housing
projects you supported or opposed?

> A.B. 2097 is a great start, but the City of San Mateo should abolish its density
> limit for housing.

Do you think local governments should end exclusionary zoning?

Do you think it's important to change local zoning or permitting policies so
that more housing can be built in wealthy communities?

> Yes, we should add housing to all communities and discourage single family
> housing.

In California housing policy right now, do you think there is:

Too much Local Control

Currently, cities across California are updating the Housing Elements of their General Plans in order to achieve their Regional Housing Needs Allocation.

How is your community doing on achieving your RHNA goal? How will you
help your community achieve your RHNA?

> The City's General Plan includes text to remove its density limits and that's a
> good start, but we need to encourage more high density housing that's near
> transit. The City could provide benefits or enter into a joint investment to do
> the housing themselves. Whatever we do, we need to do it quick.

Do you support streamlining permitting to get housing built faster?

Are there policies you support to get housing permitted faster with more predictable outcomes?

> Yes, besides removing setbacks and parking requirements, we can add streamlined environmental reviews to enable rapid housing development.

There are many different kinds of housing targeted at helping vulnerable Californians. What will you do to get more Affordable Housing built in your community?

Types of subsidized housing you might support include: nonprofit Affordable Housing, Project Homekey, low-income home ownership programs, housing vouchers, permanent supportive housing, etc

> We need to add housing of all types, including market rate, to reduce the overall cost of housing in the area. Once we add more housing, the supply will exceed or meet the demand and the cost should go down. Of course we need to build voucher-eligible buildings and require landlords to accept more low and moderate income residents.

Do you support spending more on subsidized affordable housing?

Local governments might support Affordable Housing Bonds or grant land to nonprofits to build housing for low-income families.

> Yes, we should use our vast resources to subsidize the development of housing, but we should require that all of this housing be within a quarter mile of transit, 1/8th of a mile if the building contains 25 units or more.

Do you believe Prop 13 (1978) reforms are necessary? If so, how would you change it?

Some reform is needed to ensure that the city is receiving market rate taxes for so-called market rate units. If corporate landlords can charge market rate, why can't the city?

What can your community do to improve public transit and other options for people to get around with less reliance on cars?

We're fans of protected bike lanes, dedicated bus lanes, and any many other efforts to prioritize people over parking.

Building "strong towns"/"five minute cities" are critical to promoting transit use. This means improving the frequency of transit service, adding real protected bike lines (not just a line on the pavement,) and removing parking/car centric design. Transit oriented development/design is the future we need to embrace.

What are local tenant protections that you support?

I support any tenant protection that ensure that tenants are well aware of their rights. Corporate and family landlords have taken advantage of their tenants for too long because tenants aren't aware of their rights. I will support certain rent increase limits, due case for eviction, and all other tenant protection measures.

Is there anything else you'd like us to know about you as we consider our endorsement? Any relevant endorsers or other policies you'd like to highlight?

Any specific actions you've taken for housing at any level

I am a very accessible candidate (my cell and direct email are on my website for anyone to call or email anytime) and I don't have any corporate interests, nor am I a career politician. I am also very transparent and publish the places I process and store voter data online at https://sergioforsanmateo.com/voter-data, in addition to my taxes and finance filings at https://sergioforsanmateo.com/transparency/. My main base of support are younger, digital-first generation. For context, most of my supporters grew up with computers and the internet in the home. While these voters are relatively new, they represent a significant group of voters - those who have real concerns about their future which is at risk due to corporate interests controlling the government.

What is your position on Menlo Park Measure V, which requires a vote of the people to approve any changes to single family zoning. This ballot measure would effectively block proposed affordable housing for teachers on the site of the former Flood School site and on numerous other sites that are schools, churches, and vacant lots. *

I will not support efforts to increase single family housing or to keep it as the statu

What is your position on South San Francisco's Measure AA, which would allow the City of South San Francisco to directly develop, construct and/or acquire affordable housing? *

I will support measures to allow the government to invest in affordable housing.

Submit

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