

# Santa Cruz YIMBY Questionnaire

YIMBYs are excited to see your answers and work with you to build a more equitable and affordable community. YIMBY Action chapters across the country are fighting for an integrated and environmentally sustainable society where every person has access to a safe, affordable home near jobs, services, and opportunity.

YIMBY Action ([yimbyaction.org](http://yimbyaction.org)) is active in multiple regions across the country and advocates for better housing policy at the local, state, and national levels. If YIMBY Action endorses in your area, you may see that endorsement referred to as both the YIMBY Action endorsement and the endorsement of an affiliated chapter (i.e. "Santa Cruz YIMBY").

Your answers will be made available to our membership during the endorsement process and may be posted on our website. We often use quotes from these questionnaires when promoting our endorsement.

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! If you have questions about anything here, please feel free to reach out to [hello@yimbyaction.org](mailto:hello@yimbyaction.org) or speak with a local member.

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/>

Email \*

[gabriela@votegabriela.org](mailto:gabriela@votegabriela.org)

**Your Name**

*As it will appear on the ballot*

Gabriela Trigueiro

**District you are running in**

*State, District, Any other relevant information*

District 1, City of Santa Cruz

**Campaign Email**

*Best email to stay in touch about candidate forums, etc*

contact@votegabriela.org

**YOUR COMMUNITY: Is your district suffering from a housing shortage?**

My district is part of a city and county that suffers from a housing shortage. The impacts of the housing shortage permeate all district lines.

**YOUR COMMUNITY: Are there policies that make it harder to build housing in your community that you would like to change?**

Land use and zoning regulations that favor single-family homes over multifamily developments or limit the height of buildings, high parking requirements, permitting processes (at city and county) affect the ability to build in our area. There is a great opportunity for streamlining systems and approval processes. Additionally, I'm interested in better data driven solutions to the housing crisis in our area: For example, we need a new policy to cap the number of properties owned by corporations in our area.

**YOUR RECORD: Are there pro-housing policies or specific housing developments you have supported in the past that you would like to highlight?**

I have not been an elected previously. No record.

## **YOUR PLATFORM: Do you have a section on your website about housing?**

*Please Link. If not, tell us a bit about your perspective on housing in your state, region, and/or city.*

I don't have a website yet; n/a. I am new to my district after living in the lower Ocean neighborhood for several years; I am a renter. My perspective on housing is compromised from studying housing while completing my degree (masters of public policy from Mills College in Oakland), having lived in many communities/cities, and from struggling with housing insecurity. I have been unhoused at times in my life - including during the first trimester of pregnancy with my son - and it is a core shifting personal experience.

## **YOUR YIMBY-NESS: Do you have a pro-housing quote or statement you think YIMBYs would love to hear?**

*Something for our promotions if we endorse you!*

Viviendas asequibles no son solo una política; son el fundamento de una comunidad próspera y diversa. Trabajemos juntos para garantizar que todos en Santa Cruz tengan un lugar al que llamar hogar y una oportunidad para prosperar. /

Affordable housing is not just a policy; it's the foundation of a thriving, diverse community. Let's work together to ensure everyone in Santa Cruz has a place to call home and a chance to prosper.

## **ENDING EXCLUSIONARY ZONING**

American neighborhoods are defined by exclusion. Systems of [exclusionary zoning](#) ban [duplexes, apartments, subsidized affordable housing, student housing and more](#) in most "residential" areas. Excluding these types of homes keeps neighborhoods homogeneous and makes housing more expensive. Keeping the supply of housing low drives up housing costs, excluding people who are nonetheless an integral part of our community. "YIMBYs advocate for the end of this ban on apartments and other kinds of housing; we want to [end exclusionary zoning](#) (aka "upzone").

Upzoning is especially important in wealthy, high-opportunity neighborhoods where current zoning laws reinforce racial and class segregation.

YIMBY Action advocates for ending exclusionary zoning and legalizing apartments. Communities that ban apartment buildings in residential neighborhoods are exacerbating inequality, increasing sprawl and greenhouse gas emissions, and stunting their own local economy.

**Would you fight to end single family home only zoning, ending bans on apartments and other types of housing in all residential areas? [Short Answer]**

Yes

**What kinds of housing would you like to see in exclusionary communities?**

*(Accessory Dwelling Units, Duplexes, Missing Middle Apartment Buildings, Subsidized Affordable Housing, etc)*

Missing Middle Apartment Buildings, Subsidized Affordable Housing

## **STREAMLINING PERMITS**

Even where housing is technically allowed, complicated and arbitrary permitting can slow, shrink, or stop housing proposals. Complicated and arbitrary permitting creates opportunities for corruption to flourish, makes building housing take much longer and further drives up the cost of new housing. The process of endless hearings and appeals is [where we often see NIMBYs dominate](#).

Instead of following clear rules about what is allowed and what is prohibited, communities put individual housing proposals through the political wringer, with endless community meetings and hearings with unrepresentative groups of constituents. Often local Planning Commissions or even City Councils will vote on whether a housing proposal will get their permits, creating an arbitrary and expensive process that stifles housing.

Improving permitting is especially important in exclusionary neighborhoods. In those neighborhoods, [wealthy homeowners often weaponize the permitting process to block new housing in their neighborhoods](#).

**Do you support [“by right” permitting](#), where cities must make clear, objective zoning and building standards, thus allowing developers following these rules to build new projects without delay?**

[Short Answer]

Yes

**Is there a specific policy that stops or slows down housing permitting in your area that you believe needs changing?**

Permitting and approval processes in city and county.

## **FUNDING SUBSIDIZED AFFORDABLE HOUSING**

Most housing in the United States is “market-rate”. People or companies that own homes rent or sell them at a price where they can find a buyer. Even if housing becomes less expensive on the open market, there will likely always be people who can’t find housing at a price they can afford.

Public funding helps provide housing for people with very low incomes, often known as Affordable Housing. There are many different kinds of funding sources and types of subsidized Affordable Housing, but all are falling far below the needs of our communities. YIMBYs believe that we must increase funding for income-qualified housing at all levels of government. Increasing funding for affordable housing is critical to creating a future of housing for all.

**Do you support increasing public funding for subsidized Affordable Housing?**

[Short Answer]

Yes

**What type of local subsidy for affordable housing should the municipality you are seeking to serve focus on by allocating resources? (ex: raise taxes, issue bonds, cut other spending, etc)**

Density bonuses, fee waivers, vouchers or rent assistance

## **FEES AND BAD INCENTIVES**

There are many ways we make housing more expensive and slow down decision-making. These policies range from excessive parking requirements to height limitations. Since many local governments have limited budgets and are disinclined to tax current residents, they often try to raise funds for public needs by charging fees on new housing projects, effectively taxing future residents who can’t vote on these costs. These fees have a variety of names, such as “Inclusionary Fees”, “School Impact Fees”, “1-Percent-For-The-Arts”, “Transit Impact Fees” and many more. These fees drive up the cost of building

housing, ensuring that only the most expensive projects are built. They are “stealth taxes”, paid by future residents. With added fees, housing for middle-income people is often prohibitively expensive to build.

In the long term, State and Federal Governments need to offer more help to local governments to fix these broken incentives. Cities need housing for workers and public funding to ensure transit and other infrastructure needs are met. We can't keep taxing something we need (housing) in order to fund all the other things we need. Reducing the fees we put on housing will make it more feasible for home builders to build smaller, less expensive new homes.

**The California state Department of Housing and Community Development recommends that a municipality proposing any “inclusionary” ordinance that requires housing projects to set aside more than 15% of their units as income-restricted affordable units be supported with a nexus study that justifies the feasibility of the rate of affordability for developers. Do you plan to follow this recommendation? Please explain.**

Yes

**Fees we put on housing drive up the cost of construction, making new units more expensive. What are examples of this in your area?**

Parking requirements, zoning requirements, and costs related to lengthy and complex permitting and approval processes are prime examples in our area.

## **TENANT PROTECTIONS**

As we pursue policies for abundant housing, YIMBY Action fights for development without displacement. The YIMBY movement is in many ways a consumer advocacy movement, representing the interests of people who want more abundant, affordable housing options near jobs and opportunity for all. We are renters, homeowners, families, parents, seniors, millennials, unsheltered, and more. Policies to build the housing we need must be coupled with policies to protect people living in the housing we have.

YIMBY Action supports policies like Right to Return, Tenant-Protecting Demolition Controls, Just-Cause Eviction Protections and more. We believe these policies can be well crafted to minimize negative impacts on the overall housing stock, while helping add more stability to the lives of at-risk renters.

### **What are common-sense tenant protections you support?**

Habitability standards, lease transparency, and tenant privacy rights are immensely important to me. I share in support Right to Return, Tenant-Protecting Demolition Controls, Just-Cause Eviction Protections policies like YIMBY.

### **ADDITIONAL QUESTIONS**

More questions on community connectivity, homelessness, and mixed use housing.

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

We can continue to provide free and reduced fares as well as more bus routes in addition to new bike paths. I lived in Santa Cruz without a car for years, and we can improve pedestrian infrastructure.

### **As an elected official, have you voted against any affordable housing projects and why? If not currently in office, are there any projects that you would/have voted against?**

n/a

### **Do you believe that homelessness can be solved with the production of more homes? Please explain.**

No, homelessness is a complex issue that encompasses more than reaching number of houses. However, I do believe in "Housing First" and that the production of more homes can greatly alleviate the needs for homes, types of homes, and better the culture of a community that has suffered longitudinally and divisively from an acute housing shortage.

**What are compassionate solutions to homelessness?**

Beyond affordable housing - I believe in safe spaces, shelters, and services for families and individuals that incorporate opportunities for long term housing, education/life skills/job training, and support (counseling/legal/medical).

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**Building more housing will help ease the housing shortage and bring down housing prices. Dense, more walkable, more affordable communities will reduce carbon emissions, reduce segregation, reduce homelessness and build a better community. Do you agree?**

Yes

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**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

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This form was created inside of Yimby Action.

Google Forms