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* District: District 6

Q2

Affordable Housing: How will you support infill development throughout the City along with affordability measures to keep residents in SF? How will you respond to pushback from your constituents regarding height and/or density? How will you support more compact walkable mixed-use neighborhoods as the City addresses its housing needs? (please limit your response to 250 words)

To support infill development and get more housing I will champion keeping post-entitlement permitting to a 12-month timeframe – this will get homes out of the ground faster. As a Planning Commissioner, I was unapologetic about supporting more housing in San Francisco and had a history of supporting housing development sometimes against the wishes of neighbors. I believe it is possible to maintain neighborhoods that are distinctly San Francisco AND support more people living here. I will push measures/funding to support building the infrastructure needed to support higher density. Moves like completing the City’s Sewer System Improvement Program and the search for funding to support transit are key to making larger swaths of the City able to support higher density. No one should pay more than 30% of their income towards housing. To get there I would support: • More funding for site acquisition and rehab so more multi-family buildings can be kept affordable. Rehab funds can also help densify existing buildings by adding Accessory Dwelling Units. • Funding to support Section 8 vouchers. • Adjusting Inclusionary Housing implementation. The lottery system is inequitable and doesn’t serve the City or residents. • Building more new housing. To support density and livable neighborhoods city-wide, I would first push to make sure that we maximize our current zoning. While approximately 60% of the City has single-family homes, 60% of the City is not zoned for single-family homes. This is a sign that we are not doing enough with the tools we already have.

Q3

Walkable and Bikeable Streets: How will you support safer streets? How will you help implement Vision Zero? How will you support walkable and bikeable streets in the City? Please include your thoughts about existing initiatives other than Vision Zero and what your response would be to opposition to better bike infrastructure in your neighborhood (such as traffic calming, bike lanes, bike and bike share docking stations?) (please limit your response to 250 words)

I strongly support the goal of Vision Zero to reduce traffic fatalities to zero. I am a walker, biker and transit-rider who is mom to a scooter-loving two-year old so I am also personally invested in meeting this goal. As Supervisor, I am committed to at a minimum: • Pushing forward with already created plans like the Townsend Street Improvement Project and the Blue Greenway; • Pushing for State law changes to allow San Francisco to use red light traffic cameras as a traffic calming measure; • Pushing for a State law change so we can pilot congestion pricing to reduce car traffic and raise revenue for transit; • Accelerating the roll out of protected bike lanes planned for in the Capital Plan and identifying more opportunities; • Working with property managers of private parking lots in residential and commercial buildings to push for more space dedicated to publicly accessible car share/ bike share/scooter share and potentially, public car parking; • Working with bike/scooter sharing companies and the MTA to reduce no-service zones so the entire District is truly accessible by shared transportation tools. I have found that residents of District 6 are generally excited about potential changes like the ones described but small business owners are more challenged – many times for good reason. I want to maintain an open dialogue with the small business community. I hope to show that safer streets with more dynamic use of our curbs make it easier for people to access their businesses, not harder.

Q4

Reliable, Fossil Free Public Transit: How will you close the MUNI funding gap identified in the Mayor’s Transportation 2030 Task Force? How will you help fund vital new BART cars and station improvements? How will you address opposition to transit lanes in your neighborhood? Will you recommit MUNI to its fossil free pledge and ensure our future procurements eliminate diesel from San Francisco's public transportation fleet? (please limit your response to 250 words)

As Supervisor, I am committed to stepping toward closing the $3.3 bln funding gap to build out transportation needs through 2030 with a heavy focus on Muni. Voters approved a GO Bond and set aside in 2014 but we can do more. Implementing congestion pricing and advocating for additional regional measures that fund transit will help get us there. I will also put stronger emphasis on project cost and delivery accountability to build public trust in large projects. That public trust will empower me as a Supervisor to advocate for more local, state and federal funds. I sit on the Bond Oversight Committee for Measure RR, the 2016 BART Bond. Measure RR authorizes $3.5 billion of spending on station modernization, new equipment and planning for a new second transbay crossing. As a Supervisor, I would continue my oversight to actively push to ensure investments that touch San Francisco are completed on time and on budget. Again, this will build the public trust necessary to gain approval for future bond measures and other financing tools. I am committed to building more transit-only lanes across the City. I believe D6 residents generally approve of transit-only lanes and I am committed to working with small businesses to mitigating any impact – especially during construction/implementation. I am also committed to fossil-free MUNI and will go beyond the surface level to do the work on our capital plan and on our procurement process to make sure we get there.

Q5

Energy Efficiency: What should the City do to encourage energy conservation by residents, businesses, and the City itself? Please include your thoughts on how the City can work, or continue to work, with homeowners and landlords to improve overall housing efficiency with efforts to upgrade windows, insulation, thermostats, fuse boxes, refrigerators, etc. (please limit your response to 250 words)

To build a resilient City, ultimately our whole built environment should be zero-net energy (ZNE). I believe there is market demand and public will to retrofit existing buildings and make new construction of residential and commercial spaces zero net energy. I am committed to working on local building code and advocating for changes to the State building code to enshrine the language we need to guide new construction and retrofits. I would be committed to 2030 local and State goals to achieve ZNE in new buildings and retrofits. However, money is the number on barrier to increasing the energy efficiency of our buildings. As an example, zero-net energy standards in residential buildings add 5-15% to the construction costs (per a CPUC report). As Supervisor, I will emphasize creating new financial tools at the local level. In my professional public finance career I worked nationally on how cities and states could implement Property Assessed Clean Energy (PACE) bonds – a method of financing clean energy retrofits by providing loans that are repaid through property tax payments. San Francisco has a PACE program and as Supervisor I would look to massively expand this program. Beyond financing, I would work on making sure we have a strong contracting and labor base in San Francisco to do the work.

Q6

Renewable Energy: What specific changes would you make to CleanPowerSF to expand residents’ awareness of the program, affordability, and environmental impact? (please limit your response to 250 words)

San Francisco needs to do a large marketing push to bridge the public’s information gap about CleanPowerSF (and other San Francisco programs). I believe CleanPowerSF sells itself once people know about the program and it’s benefits. I would push for a campaign of public advertising on social media, traditional media and in public spaces. San Francisco has a lack of available public advertising spaces – places like bus shelters and other opportunities for general advertising signs. Our codes limit the opportunities because we don’t want our neighborhood streets to inundate us with commercial advertising. However, I feel we have gone too far in the other direction and have limited opportunities to educate the public on what services are available to them. Finally, as Supervisor I would also commit to personally engaging community leaders to help inform residents.

Q7

Water Sustainability & Conservation: How will you ensure the City sustainably manages its water supply, wastewater, and stormwater runoff? How will you enhance the City's water resiliency and reduce its reliance on imported water through efficiency programs, recycling, distributed and green infrastructure, regional coordination, and/or stormwater management? (please limit your response to 250 words)

The two steps I would take as Supervisor would be to ensure delivery of the Sewer System Improvement Program and to strengthen our building codes to enshrine better efficiency and stormwater management. In particular, I will champion recycled (gray) water infrastructure city-wide and strengthen stormwater management requirements for large mixed-use buildings. We should be using recycled water at all times except when potable (drinkable) water is absolutely necessary. I will focus on recycled water infrastructure for new construction and working on ways for the City to support retrofitting existing buildings.

Q8

Zero Waste: What specific actions would you take to ensure the City meets its Zero Waste by 2020 goal? Have San Francisco’s recent steps to meet its goal, including banning styrofoam containers, some bottled water sales, and plastic bags (and potentially soon plastic straws) been successful? What’s next? (please limit your response to 250 words)

I am committed to getting San Francisco to the Zero Waste goal and finding ways to setting the standard as an environmentally sustainable city. I am encouraged by the City’s moves to reduce the circulation of harmful materials such as plastic and Styrofoam and as Supervisor would look to do more. There are two specific areas I would want to address up front as Supervisor in the next push to achieve the Zero Waste goal: • The incredible growth in online sales and deliveries from brick and mortar stores have resulted in our waste systems being inundated with cardboard and other associated materials. I would be committed to considering ways to reduce the amount of this type of waste. • Increase proper waste diversion. San Francisco has not achieved it’s goals for waste diversion from landfills as shown in a hearing held by the Board of Supervisors in May this year. Achieving the goal will require better public information to initiate a culture change and finding ways to do better sorting of landfill-bound (black bin) materials. • My big, audacious goal would be to work towards ending throw-away culture altogether.

Q9

Combating Climate Change: How would you update and implement San Francisco’s Climate Action Plan? How would you push City departments to meet their Climate Action Plan goals? Would you support divesting from fossil fuel investments? (please limit your response to 250 words)

As Supervisor I would push for updates to the City’s Climate Action Plan. Initially written in 2004 and updated in 2013 the plan needs to better account for the massive growth in the role of private companies in our local transportation network. The plan needs to account for the impact of ridesharing services, scooter companies, bike sharing on our GHG reduction and resiliency goals. I would then be committed as Supervisor to implementing the updated strategies related to transportation. Within City departments the single biggest change I will push for as Supervisor is an acceleration toward using 100% biofuel or electric vehicle/truck fleets. Finally, I would support divesting from fossil fuel investments. I would be committed to divesting in a way that doesn’t impact the financial performance of assets dedicated to retiree benefits or other key City services. I would draw on lessons from my 14-year career in public finance to help me with this task.

Q10

Your Environmental Priorities: Why should the San Francisco League of Conservation Voters endorse you? What will your top environmental priorities be in office? If you are an officeholder, please highlight the environmental achievements you are proudest of. (please limit your response to 250 words)

Reshaping San Francisco to reduce the city’s impact on the environment has been a goal of my public service work for the past 14 years. As a member of the Hunters Point Shipyard Citizen’s Advisory Committee, I strongly supported the redevelopment project area having a vacuum system to centralize garbage collection – making it easier to sort garbage to achieve zero-waste and reducing the use of garbage trucks on the street. Later while serving on the Planning Commission, I pushed for new developments to build gray-water piping in preparation for a City-wide system to circulate recycled water. As Supervisor, I am fully committed to making San Francisco more resilient against climate change and reducing our impact on the surrounding environment. My top priorities will be: 1. Improving transportation options and coordination so the City can meaningfully reduce GHG from automobiles; 2. Achieving Zero-Waste; and 3. Reducing our use of potable water for non-potable uses by pushing for recycled water infrastructure. I will also support activities that are already underway including increasing San Francisco’s tree canopy. The League of Conservation Voters should endorse me because specific, actionable policy – not hazy goals will be how we make San Francisco more environmentally friendly. I am the candidate for District 6 that has spent the most time with these issues and has a clear path forward.