

- Name: Dean Preston
- District: 5
- Campaign contact: Jen Snyder
- Phone #: 5103671984
- Email: votedean2019@gmail.com
- FPPC #: 1408942

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)*

As a tenant rights attorney and affordable housing advocate for the last two decades, I know that we need to prioritize affordable housing, particularly in areas well served by public transit. Development needs to be sustainable, well planned, and not displace existing residents or small businesses. Too often, development is approved with no serious plans to mitigate impacts on transit, traffic, and affordability. I have championed higher inclusionary zoning citywide. In District 5, people favor additional height/density if the upzoning includes requiring more affordability, transit investments, or other community benefits in return. In response to rezoning of Divisadero and Fillmore in 2016 that didn't include community benefits, I co-founded Affordable Divis which developed a community plan after meetings with over 500 residents and eventually won higher affordability requirements in exchange for higher density. We engaged neighbors, rather than concocting policy in the backrooms of city hall. Too often, the delays in our housing development are because of failure to consult communities and give them a voice before rolling out new policies, leaving them little choice other than to challenge developments to be heard. Infill development allows people to walk in neighborhoods, and use transit, rather than clogging up streets and contributing to pollution with Uber and private vehicles. But we need to make sure we are building housing that is affordable to the working class, not just luxury condos. We need to build 100% affordable and social housing on public lots and increase affordability required of developers.

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)*

My family are members of Walk SF and the Bike Coalition, and we appreciate the work of the broader Vision Zero Coalition, including their strong March 14 letter demanding accountability, timelines, and benchmarks for Vision Zero. Like too many things at city hall, we're not even close to hitting our goals. We've had 600 pedestrians & cyclists either killed or seriously injured each year. We've had 4 deaths already In D5, five pedestrian deaths since 2017. With one exception, all seniors. We need traffic calming and speed limit reduction, ban right on red in dangerous intersections, and crossing guards to help at high-risk intersections, especially near senior housing. As a pedestrian, cyclist, and every day MUNI rider myself, I believe that protected bike lanes and intersections are essential, as is safer and more extensive bike parking, but we also need to push the envelope to create streets dedicated to bike, pedestrian and MUNI. I will fight to make sure that San Francisco is a transit-first city, and stop letting Uber and Lyft take over our streets, causing traffic and accidents without giving anything in return.

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)*

I'm an everyday MUNI rider the last 26 years, and I will prioritize MUNI. I'm proposing a Prop C for MUNI: a tax the richest corporations, to fund better service, better operator salaries, and lower fares. Developers of office space in particular need to pay more toward the MUNI system than rely on and take for granted. We need to get serious about getting people out of cars and onto MUNI, which is the exact opposite of Uber's business plan, as disclosed in their recent SEC filings. A real transit-first policy is an integral part of making streets safer and our city greener. Regarding transit lanes in D5, I think there's broad support, but it's critical to have the impacted neighborhoods be part of the planning and roll out. Too often, policies are cooked up in City Hall, perfunctory neighborhood meetings, if any, are held, and neighbors are left to react to changes that are essentially a done deal. My neighborhood organizing experience shows me that this is a failed approach. I would hold meaningful meetings with real outreach to develop the plan, ensuring neighbors are invested in the success of the program from the start. Regarding MUNI's fossil fuel pledge - San Francisco has a target of transitioning to all battery electric buses by 2035, and we need to stick to that. This means replacing so-called "renewable diesel" buses, which still emit greenhouse gases. We need to commit to a city fleet of 100% electric vehicles, powered by renewable sources.

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)*

Energy efficiency is key to reducing the city's reliance on fossil fuels, lowering residents' utility bills, and creating jobs in the clean energy sector. The city needs to tighten its building codes to greatly surpass the minimum required by the state and lead the way for other communities. New buildings should be required to not only have energy efficiency, but to be net zero energy and use zero fossil fuels. Innovative technologies such as electric heat pumps, smart home devices, and residential battery storage can be used to increase the efficiency of homes and allow them to flexibly respond to changes in the grid. Existing buildings should be assessed for deep energy upgrades and move towards full decarbonization in the next decade. A good first step is the Existing Buildings Ordinance, which sets strong standards for large commercial buildings. This standard should be expanded to include all buildings, residential and commercial, to ensure we are making the best possible use of our energy resources. Financing energy efficiency is often one of the biggest challenges. With split incentives between landlords and tenants, the city can play a role by offering low-cost financing to efficiency upgrade projects. The cost of the projects can be paid back over time through savings on utility bills - a successful program like this was recently rolled out in Hawaii. With a public bank, we will have the opportunity to fund these and other sustainable, ethical, projects that actually benefit the public interest.

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)*

CleanPowerSF is a vital program for democratizing our city's energy and transitioning away from fossil fuels. We need to invest in its continued success by reaching higher levels of opt-up to the SuperGreen option, as well as increasing the share of clean energy offered as part of the standard enrollment. We can achieve more opt-ups through effective outreach efforts - including social media and advertising campaigns, as well as community meetings to make residents aware of the many benefits. This effort must be inclusive and targeted towards low-income and communities of color that have been marginalized under our current energy system. In addition, we should strive to make opting-up as affordable as possible, to make it an attractive option for all residents. The current share of 48% renewable energy is not high enough - we should increase this percentage quickly, aiming for 100% renewable for all by the end of the decade. CleanPowerSF should invest in a mix of local/regional renewable energy sources, including wind, solar, geothermal, and small hydro, along with energy storage resources. This will provide consistent clean power that is resilient in the face of climate disasters. As part of CleanPowerSF, we also need to gain independence from PG&E and take back control of our energy system as a whole, from generation to distribution to consumption. We need to prioritize safety, affordability, and clean power - not profits for PG&E stakeholders. With democratic ownership, we can fully commit to powering our city using local clean energy sources.

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)*

Water is a resource that will continue to become scarcer through climate change and we need to ensure that we are managing our water supply. We have to think big and look at all aspects of water usage and set goals to increase efficiency and recycling and provide clean water for all. The biggest impact we can make here in San Francisco is reducing our water usage in buildings by setting strong standards for conservation and installing efficient, low-flow devices. We need a city wide program of audits and retrofits to upgrade all of our water systems to state-of-the-art technology that minimizes unnecessary water use. Regional coordination among Bay Area cities is essential to preserving the San Francisco Bay. We are all affected by issues such as water pollution, agricultural runoff, groundwater depletion, and rising sea levels - we must work together to solve them. San Francisco should take a leading role as a progressive environmental advocate in regional and state organizations involved in managing the Bay's natural resources. While collaborating with other communities to solve our common problems, San Francisco must also work towards developing an independent, resilient water supply. We should encourage the development of distributed water resources, by promoting rainwater capture, water reclamation and greywater systems. Combined with strong water conservation standards, and regional collaboration within our watershed, we can meet the challenge of water scarcity and rethink how we use water to ensure future sustainability.

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)*

We need to incentivize residents and businesses to use reusable, recycled and recyclable products whenever possible. We could subsidize a discounting program for when people bring their own thermos to a cafe. We could give breaks to stores that stock sustainable, local, or environmentally friendly packaging/products. We can continue to reduce our waste as a city as we've done through the styrofoam, bag, and straw bans. Also, in

Japan, their recycling program is incredibly detailed and comprehensive and begins with consumers deconstructing their garbage into separate bins for plastic, paper, food, metals, etc. Let's start by following the lead of cities who have already created solutions. But we must do more and look upstream. Beyond individual consumer actions and bans on specific products, we need to implement fundamental changes to reduce the enormous output of waste we generate. From PG&E to Shell to Koch Industries, there are companies that San Franciscans would love to boycott and run out of San Francisco altogether. If we are truly committed to zero waste as a principle, we should require any product sold or produced in the city to be designed with a sustainable end point - compost, recycling, or reuse. We can lead the way for other cities to adopt standards that force corporations to stop filling our oceans and parks with refuse.

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)*

We need to rethink the Climate Action Plan as a bold Green New Deal for San Francisco, creating a just and sustainable economic future for all residents. The new plan should, first of all, set more ambitious targets in line with what climate science is telling us needs to be done. It should also address economic and environmental justice concerns as directly related. Let's look to the example set by the Green New Deal resolution in Congress - a comprehensive vision for action that will meet the scale of the crisis. Congress may or may not adopt this resolution since the current administration is committed to climate denialism -- so San Francisco has the responsibility to act on its own to put solutions in place. My platform includes a public bank so that we can divest from the financial institutions that invest in terrible environmental practices like fracking. I also want to divest from PG&E after they caused fires across the state with extreme environmental damage. Fossil fuels are no different - it's a matter of time before they run out or are too expensive to use. We have to mobilize the resources of the city towards the rebuilding of our infrastructure, decarbonization of buildings and transportation and address the reality of climate change. We have the opportunity to correct injustices, ensure gainful employment, and give folks access to basic needs, and protection from environmental harm.

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)*

I've been an environmentalist for years. I'm a long-time member of Forests Forever, I was endorsed by SFLCV and SF Sierra Club in 2016, and I'm an opponent of artificial turf replacing grass, an avid hiker/camper, an everyday transit rider, and a defender of CEQA, I always side with environmental activists. In my housing advocacy, I have also steadfastly rejected attempts to divide the housing justice and environmental movements. Throughout my career, I've stood up to corporate interests for our communities. I have every intention of centering the environment, conservation, and environmental justice as Supervisor if elected. This is both politically the right thing to do, and at a more personal level, as a parent, I feel a great responsibility to make sure my kids grow up in a world that is safe, beautiful, and sustainable, environments and species. We cannot settle for anything less. I'm proposing a Green New Deal for San Francisco. We must make SF a transit first city. I'm calling for a Prop C for MUNI to ramp up service and operator salaries, while reducing fares and working toward free transit. We must get folks out of their cars and feel comfortable walking, taking mass transit or biking. In addition, I feel strongly about divesting from PG&E and putting our efforts towards renewable resources, which is emblematic of my track record of fighting corporate interests. We need to stop displacement that results in long, carbon-emitting commutes.