

Dear Candidate:

The San Francisco Democratic Party (SFDCCC) is eager to learn more about your candidacy and invites you to participate in our endorsement process.

If you would like to be considered for an endorsement by SFDCCC, please complete the attached Endorsement Questionnaire and return to [info@sfdemocrats.org](mailto:info@sfdemocrats.org) by **Monday, August 13 at 5:00pm**. Our Endorsement Committee will meet candidates for interviews on **August 18, 2018**. The exact time of your interview and location will be provided to you after we review your completed Candidate Endorsement Questionnaire and have determined that you meet our bottom line requirements to be considered for an endorsement. At the time of the interview, you may also provide additional information to supplement your questionnaire. You are limited to four (4) total pages, and you must provide 5 copies.

SFDCCC seeks to encourage the election of qualified local candidates who will help to advance our shared Democratic values. We are only able to endorse registered Democrats, except in the case of a nonpartisan race in which no registered Democrat has qualified for the ballot. We also seek to support those candidates who express agreement and have demonstrated support for our core issues and priorities, which are included in the California Democratic Party Platform, our Bylaws, and Policies and Procedures Manual (which can all be found at [www.cadems.org](http://www.cadems.org) and [www.sfdemocrats.org](http://www.sfdemocrats.org)).

To qualify for an endorsement interview, all candidates must indicate that they support the Democratic principles in our party platform, complete the Candidate Endorsement Questionnaire, and return it by the deadline of **August 13, 2018 at 5:00pm**.

Candidate interviews will be brief and will be open to both SFDCCC members and members of San Francisco's chartered democratic clubs. Following the Endorsement Committee interview, the full body will deliberate and vote on a final endorsement at our meeting scheduled for August 22, 2018, at 6:30pm, at the Tenderloin Community

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Elementary School. Meetings are open to the general public and are live streamed on our Facebook page. You are welcome to attend or follow our progress online.

The following rules also apply to the SFDCCC endorsement process and any violation may be subject to further actions, including a revocation of the endorsement:

1. Candidates may only use the "SF Democratic Party" name and image after the full membership endorsement;
2. Once endorsed, the SFDCCC will provide a high-resolution copy of our logo which may be used in your materials **only** for the race for which you were endorsed;
3. In the case of elections in which Ranked Choice Voting (RCV) is employed, listing of the SFDCCC endorsement must accurately reflect the ranked endorsement as detailed in our Policies and Procedures Manual;

4. Third parties wishing to utilize the SFDFCC name or logo in their campaign materials must submit a request to our Executive Director.

Thank you very much for your interest in the SFDFCC endorsement. Please do not hesitate to contact us should you have any questions. We look forward to learning more about your candidacy and your campaign.

Respectfully,

The San Francisco Democratic Party

By signing below, you acknowledge that you will comply with the SFDFCC's Bylaws and Policies and Procedures and you will not utilize the SFDFCC name, the San Francisco Democratic Party, or its logo without written permission.

### **SFDFCC Candidate Questionnaire Supervisorial Race - November 2018**

**Name** Rafael Mandelman

**Address** 3980 24th Street

**City, State, Zip** San Francisco, CA 94114

**Campaign Phone Number** 561.252.4673

**Cell Phone Number** 415.516.7761

**E-mail Address** rafael@rafelmandelman.com

**What office are you running for?** Board of Supervisors, District 8

**Are you running for re-election?** Yes

**What other elected positions have you held previously?**

Trustee, City College of San Francisco (2012-2018)

Member, Democratic County Central Committee (2006-Present)

### **PART I: GENERAL QUESTIONS (200 words or less)**

**Are you a registered member of the Democratic Party?**

Yes.

**Please describe your contributions to the Democratic Party and/or increasing civic engagement in the democratic process at the local, state and or/national level in the recent years.**

I have served as a member of the Democratic County Central Committee since 2006. During that twelve year period I have served as chair of the DCCC's Issues Committee and as a Vice Chair, and I have served on the State Party's Resolutions Committee. I've also been deeply involved in a number of local Democratic Clubs, serving as President of the Noe Valley Democratic Club, District 8 Democratic Club and Harvey Milk LGBTQ Democratic Club and as a board member of the Alice B. Toklas LGBTQ Democratic Club.

**Are there any other civic causes or organizations that you are involved with? Please**

**describe.**

In addition to my service on the College Board, the DCCC and with many of our Democratic Clubs I have also volunteered my time on a number of non-profit boards including the San Francisco LGBT Community Center, Livable City, the Jewish Community Relations Council, the New Israel Fund's New Generations Board, Jewish Vocational Services' Public Policy Advisory Committee and the Lick-Wilmerding High School Board of Trustees.

**Please summarize your qualifications and experience for the office you are seeking.**

I have practical, real world experience addressing the most important issues facing District 8 and want to bring that experience to the Board of Supervisors. As an urban development attorney, I have spent the last 17 years building affordable housing, revitalizing commercial districts and making more livable neighborhoods in the Bay Area. I was elected to the City College Board of Trustees when the accreditor was threatening to close CCSF. I helped lead the fight against that accreditor, and as President of that Board I made the tough, sometimes unpopular choices necessary to save the College and helped to make CCSF free for all San Franciscans. As Chair of the Board of the San Francisco LGBT Community Center I oversaw a renovation which added 10,000 square feet of much-needed below-market non-profit office space, putting the Center on a stable financial footing for the first time in its 15 years.

**Please list any organizations or elected officials who have endorsed you.**

**CLUBS AND ORGANIZATIONS**

- California Nurses Association
- San Francisco Firefighters
- Harvey Milk LGBT Democratic Club
- National Union of Healthcare Workers
- SEIU Local 1021
- Affordable Housing Alliance
- Sierra Club
- IFPTE Local 21
- United Educators of San Francisco (UESF)

**ELECTED OFFICIALS**

- Nancy Pelosi, U.S. House Minority Leader
- Scott Wiener, State Senator & Former D8 Supervisor
- Mark Leno, Former State Senator & D8 Supervisor
- Art Agnos, Former San Francisco Mayor
- David Chiu, State Assemblyman
- Phil Ting, State Assemblyman
- Tom Ammiano, Former State Assemblyman & D9 Supervisor
- Jeff Adachi, San Francisco Public Defender

- George Gascon, San Francisco District Attorney
- Vicki Hennessy, San Francisco Sheriff
- Bevan Dufty, BART Board Member & Former D8 Supervisor
- Sandra Lee Fewer, District 1 Supervisor
- Catherine Stefani, District 2 Supervisor
- Aaron Peskin, District 3 Supervisor
- Katy Tang, District 4 Supervisor
- Jane Kim, District 6 Supervisor
- Norman Yee, District 7 Supervisor
- Hillary Ronen, District 9 Supervisor
- Malia Cohen, District 10 Supervisor
- Ahsha Safaí, District 11 Supervisor
- Lateefah Simon, BART Board of Directors, District 7

## **PART II: YES/NO QUESTIONS**

### **ECONOMIC JUSTICE**

**Do you support the divestment of public funds from Wells Fargo and other financial institutions involved in speculative and questionable banking practices?**

Yes

**Do you believe that the government should provide foreclosure relief for borrowers who were victims of unethical financial service practices?**

Yes

**Do you support the creation of a local municipal bank in San Francisco?**

Yes

### **CRIMINAL JUSTICE/POLICE REFORM**

**Do you support overhauling the bail system?**

Yes

**Do you supporting rebuilding jails in San Francisco?**

No

**Will you commit to “ban the box” legislation to ensure that the formerly incarcerated are given an equal opportunity for housing and employment?**

Yes

**Do you support the San Francisco Police Department being equipped with Tasers?**

No

### **CHILDCARE**

**Do you support expanding affordable childcare to low- and middle-income families?**

Yes

**Do you support expanding child care to include children aged 0-3 years old?**

Yes

## **ENVIRONMENT**

**Do you support San Francisco's CleanPowerSF program and will you commit to sustaining the Board's participation and oversight through the Local Agency Formation Commission (LAFCo)?**

Yes

**Do you support SFERS' (San Francisco Employees' Retirement System) full divestment from fossil fuel interests?**

Yes

## **HEALTHCARE**

**With the opiate crisis worsening nationwide, would you support the creation of safe injection sites in San Francisco to support harm reduction?**

Yes

**Do you fully support retaining and expanding the number of subacute beds in San Francisco?**

Yes

**Do you support using jails as mental health facilities and substance abuse treatment programs?**

Jails are not an appropriate place to care for the mentally ill and those with drug addictions. We should be expanding our network of acute and long-term mental health facilities and inpatient and outpatient drug treatment centers.

## **CIVIL RIGHTS ISSUES**

**Do you support speaking out in public against all forms of racism, discrimination, hatred and violence, and standing in solidarity with movements that promote equity, including Black Lives Matter?**

Yes

**Will you protect the right of all people to use facilities and participate in all aspects of society regardless of their gender identity and the gender assigned at birth and ensure equal access to all public facilities?**

Yes

## **IMMIGRATION JUSTICE ISSUES**

**Will you support Sanctuary City policies and Due Process for All -- limiting the ability for local authorities to collaborate with Federal government on immigration enforcement which incites fear in immigrant communities?**

Yes

**Do you support the San Francisco Police Department's involvement with the FBI through**

**the Joint Terrorism Task Force, which includes surveillance of San Francisco residents?**

No

**Will you fully support funding for deportation and detention defense to protect San Francisco residents from removal proceedings?**

Yes

## **LABOR**

**Do you support the privatization of essential government services and outsourcing of public sector jobs?**

No

**Do you support employee rights to organize and collectively bargain and support enforceable organizing agreements?**

Yes

**Will you support Cost Of Living Adjustments (COLAs) for non-profit organizations that hold contracts with the City?**

Yes

## **CAMPAIGN FINANCE REFORM**

**Will you commit to fully funding San Francisco's public financing program?**

Yes

**Do you plan to or have you applied for public financing in this race?**

No

## **HOUSING, TENANT, & LAND USE ISSUES**

**Do you support the split roll for Proposition 13 that treats taxes for commercial and residential property differently?**

Yes

**Would you support overturning Costa Hawkins to support the right for localities to pass rent control laws?**

Yes

**Should there be a moratorium on market rate housing in communities that have experienced elevated rates of displacement?**

No. I support building more housing at all levels, but will fight to ensure that we build significantly more housing affordable to middle class and lower income households.

## **HOMELESSNESS**

**Do you support civil or criminal penalties for people sleeping, sitting, or lying on the streets?**

No

**Will you commit to placing and funding Navigation Centers in every Supervisorial district?**

Yes

**Do you support expansion of the rental subsidy program?**

Yes

**PART III: SHORT-ANSWER QUESTIONS ON ISSUES (250 Words or less)**

**1) What specific policy changes would you propose to address the issue of chronic homelessness in San Francisco?**

Homelessness is personal for me. My mother suffered from serious mental illness for most of her life and was homeless when I was young. As an adult I was able to get conservatorship over her, and get her into safe and reliable care. I've witnessed firsthand the failures of our system to provide sick and mentally ill folks the help they need. Over the last eight years our City budget has nearly doubled—from \$6 billion to \$11 billion annually, and yet in that time we significantly reduced the number of psychiatric beds at SFGH, leaving those San Franciscans most acutely in crisis literally nowhere to go. As Supervisor I will work tirelessly to ensure that we have the short and long-term psychiatric facilities we need to care for folks who cannot care for themselves, expanded residential and outpatient drug treatment resources for those in need of treatment and strong and effective case management services. But that only addresses the most visible piece of the crisis. The much larger portion of the homeless population, which is largely invisible, is comprised of people who are not mentally ill or drug-addicted but have suffered economic and/or health setbacks in an increasingly stratified and unforgiving economic environment. We can't solve that portion of the crisis without addressing economic inequality and significantly expanding public investment in the acquisition of land and buildings and preservation and development of permanently affordable housing for San Franciscans who cannot afford market rents.

**2) We recognize that the affordability crisis and evictions has particularly impacted our marginalized communities and communities of color. How do you plan to address preserving these communities? How would you address the issue of the displacement of low-income communities in San Francisco?**

I have dedicated a significant portion of my professional career to helping build affordable housing in the Bay Area. Effectively addressing housing unaffordability is one of the most important challenges of our time and place. And when it comes to the nuts and bolts of making sure affordable housing gets built, no one on the Board of Supervisors has more experience than I do. As City College Trustee, I championed the development of affordable housing for faculty and staff, and I have led the Board in committing City College resources to address the issue of homelessness among our students, including through the development of homeless student housing.

District 8 has been ground zero for evictions over the last ten years, and yet we have produced distressingly little affordable housing during that time. I've worked for decades with local governments and affordable housing developers to build and preserve

affordable housing, and housing affordability will continue to be a top priority for me as Supervisor. It requires identifying sites currently in public ownership or sites the City could acquire. It requires public resources, which is why I have campaigned for every affordable housing funding measure over the last decade and will continue to work tirelessly to identify new potential sources of revenue for affordable housing production and preservation. And it requires an unwavering commitment to finding those additional resources and using them effectively to house the growing numbers of individuals and families who simply cannot afford the market rents and sales prices in San Francisco.

**3) What is affordable housing to you? Should the current AMI (area median income) levels for low-income and middle-income be redefined? And how?**

As an attorney representing local governments and affordable housing developers for nearly two decades, I have spent a significant portion of my professional career helping to build affordable housing in the Bay Area. Locally I have supported and campaigned for ballot measures to increase the inclusionary requirements on private developments and to secure additional revenue sources for preservation and production of affordable housing here in San Francisco. And as City College Trustee, I have championed the development of affordable housing on land owned by or adjacent to City College including the Balboa Reservoir (50% affordable) and 33 Gough Street (33% affordable).

The current reality of our city and our region is that far too many households are being impacted by the housing crisis, from the poorest of the poor well into the middle class. San Francisco has finally started to produce its regional fair share of market rate housing on an annual basis, but we remain far behind our annual targets for moderate income and low income households. We need to be committing significant additional resources to the production and preservation of housing affordable to individuals and families in those two categories and the various sub-categories within them. I have strongly opposed efforts like Propositions P and U in 2016 that would pit different categories of affordable housing against either, and will work tirelessly to ensure that we do more for folks struggling with housing issues at every income level.

**4) How would you balance the need for more housing and the need for community input in the Planning process?**

I do not accept that growth and increased density must come at the cost of neighborhood character. Density done right can improve existing neighborhoods. For example, the development of housing on vacant parking lots and other underused parcels can both add needed housing units and help address neighborhood blight issues. Smart developers know that they need to engage with neighbors every step of the way. As a Supervisor, I will help lead the neighborhoods of District 8 in respectful conversations about how and where additional density is appropriate and how to ensure that new development enhances rather than detracts from the character of existing neighborhoods.

**5) What are your top district priorities and what would be your process for establishing**

## **these priorities and engaging community?**

### 1) Solving Street Homelessness

The tragedy of homelessness we see playing out every day on our sidewalks and other public spaces is the result of housing and health policy failures at the State and Federal level. San Francisco did not create our homeless problem, but it is up to us to solve it. As Supervisor I will be laser-focused on finding the resources to get our homeless population off the streets and into care and ensuring that we spend those resources wisely and effectively. We need to expand our Navigation Centers and other shelters, work aggressively to keep vulnerable people housed and get the recently homeless back into housing as quickly as possible, build new supportive housing and free up existing supportive housing units by moving those who no longer need supportive housing into less expensive, permanent housing, and we need to dramatically expand our mental health and drug treatment capacity. San Franciscans read about the hundreds of millions of dollars we currently spend on homelessness, and do not understand how we can spend this much money and seemingly have so little to show for it. I know we can do better.

### 2) Building Affordable Housing

District 8 has had the highest number of evictions of any district and yet in the last ten years has seen only one significant affordable housing development. As an urban development attorney for cities and nonprofit housing developers I have worked on building thousands of affordable housing units all over the Bay Area. I want to bring that practical, real world experience to the Board, cut through the ideology and pessimism, and get affordable housing built here in San Francisco, and especially in District 8. San Franciscans can be proud that we are finally meeting our fair share of regional housing production of market rate housing, and as Supervisor I will work to ensure that we continue to build our fair share of market rate housing; however, my passion is housing for those who cannot rent or purchase at market prices, and we continue to woefully underproduce housing at those levels. I will be a tireless advocate for getting more vacant land and existing buildings into public and nonprofit ownership, securing the revenue we need to dramatically expand our production of below market rate housing and taking a hard look at our existing housing programs to ensure we are stretching our finite affordable housing dollars as far as possible.

### 3) Making a World-Class Transportation System

San Francisco calls itself a “transit-first” city and yet in large portions of the city, including significant parts of District 8, public transportation is lacking. The MTA has been chronically underfunded for decades, Muni’s technology is significantly out-of-date, and the on-time performance for our metro lines is disappointing. To make matters worse, congestion on our streets has gotten out of control, as our leaders have failed to plan for the future. Particularly as our population grows, it becomes all the more important that we make the investments in our public transit infrastructure and identify sufficient annual operational funds to efficiently transport people around the City.

**6) If you are elected, what are your top concerns for San Francisco? How would you address these concerns?**

The concerns facing San Francisco are the same issues and concerns that are of the most importance to District 8: solving street homelessness, building affordable housing and making a world-class transportation system. Please see my answers on these issues in the previous question.

**7) What plan do you have to address the increased traffic congestion in the City and balance the sometimes conflicting needs and uses on our roads?**

We desperately need to get the city, moving again -- the congestion on our streets at rush hour, but not even just at rush hour anymore, is unacceptable. We have to tame the congestion that delays our buses and makes driving a nightmare. A critical element of that will be expanding our transportation system to serve both current riders and the tens of thousands the people we know will be moving to San Francisco over the next decade. Other West Coast cities from Seattle down to Los Angeles have committed the resources to build significant new transit infrastructure, and San Francisco should not be left behind. We need to make Muni a priority in our local budget, and we need to have shovel-ready projects ready to take off the shelf and implement the moment we have a transit-friendly administration in the White House, and we need to hold the MTA accountable to make sure they are improving our transportation system and using resources efficiently.