

## **Eduard Navarro, D3**

**Eduard Navarro for Supervisor 2024**

**FPPC#1467649**

**Eduard Navarro**

**Candidate**

**District 3 Supervisor, San Francisco, CA**

**Nov 5<sup>th</sup> 2024 Election**

## **SF Berniecrat Candidate Questionnaire**

### **Board of Supervisors Questionnaire**

**What should the Board of Supervisors do to address San Francisco's housing problems? What resources should the Board of Supervisors use to address these problems?**

The Board of Supervisors should prioritize increasing the supply of affordable housing by streamlining the permitting process and incentivizing the construction of new housing units. This can be achieved through public-private partnerships and leveraging city-owned land for affordable housing projects. Additionally, the Board should expand tenant protections and support initiatives for community land trusts. Funding for these initiatives can come from affordable housing bonds, state and federal grants, and reallocation of certain budgetary resources.

Drawing on my extensive experience in real estate development, including building a €320 million real estate investment portfolio in Spain through my firm Net de Gerrers, I have firsthand knowledge of effective strategies for housing development. My success in developing residential projects, building over a 1000-units in ground-up, repositioning, works-in-progress and historic preservation, demonstrates my ability to manage large-scale housing initiatives. The many

lessons learned from these projects can be applied to San Francisco's housing market to increase the availability of affordable units.

**What should the Board of Supervisors do to address issues around homelessness?**

The Board should adopt a comprehensive approach to homelessness that includes increasing funding for supportive housing, expanding mental health and substance abuse services, and creating more shelter beds. Collaboration with non-profits, faith-based organizations, and private sector partners is essential. Additionally, the Board should support policies that prevent homelessness, such as rent control and eviction protections.

My experience in socio-economic development, including the development of strategies for smart cities and urban revitalization, equips me with the skills to address homelessness effectively, being able to create strategies that can isolate geographic and spatial needs from mental health and substance abuse issues. By implementing multi-sector pipelines and leveraging public-private partnerships, we can create sustainable and effective solutions to homelessness in San Francisco.

**What is your stance on public transportation vs TNCs? Are there ways to make transportation more accessible? Should we be increasing or decreasing fares or even make public transportation free for all? How can the Board of Supervisors effectively address these issues?**

Public transportation should be prioritized over Transportation Network Companies (TNC's) to reduce traffic congestion and lower emissions. Making public transportation more accessible can be achieved by expanding routes, increasing frequency, and improving infrastructure. The Board should consider decreasing fares or making public transportation free for low-income residents and students, which can be funded through a congestion pricing program for TNCs and increased funding from state and federal sources.

As a firm believer in public transit, I do not own a car in San Francisco. My primary methods of moving about the city are public transit, including buses, the metro, streetcars, as well as

walking and bicycling. We must strive for the best, most up-to-date, and comprehensive transit network. Let's not stop ourselves short. We can achieve the dream of developing the necessary infrastructure to have the freedom to choose a myriad of possible transports rather than exclusively the car as a monopoly, whether private or shared via TNC, and to have the most innovative and cutting-edge transit. Let's invest boldly into the future of San Francisco.

Having lived in pedestrian-centric cities such as Paris, New York, London, Berlin, Madrid, Valencia, and Barcelona, I experienced firsthand the benefits and freedom of a robust public transit systems. In my role as the Developer of the Haramain District in King Abdullah Economic City in Saudi Arabia, I was for a time responsible for engaging the planning and development of transportation infrastructure, including high-speed rail connectivity, and the planning of accessible and efficient public transportation systems. Applying these principles to San Francisco, we can enhance public transportation and create a range of viable alternatives that make TNCs just one more of several competitive choices for citizens to move through the city.

**What should be the role of TNCs and autonomous vehicles in your ideal future San Francisco? How will you work with the other members of the Board of Supervisors, the Mayor's office, and state agencies to accomplish this vision?**

TNCs and autonomous vehicles should complement public transportation rather than compete with it. The Board should implement regulations to ensure TNCs contribute to the maintenance of city infrastructure and reduce their environmental impact. Autonomous vehicles should be integrated thoughtfully, prioritizing safety and equity. Collaboration with the Mayor's office and state agencies will be essential to align regulations and secure necessary funding for infrastructure improvements.

Having evaluated and acquired infrastructure projects, including the acquisition of the Envàlira Tunnel, the sole access from France into the micro country of Andorra, I understand the complexities of integrating new transportation technologies into existing systems. Working with

key stakeholders, I will ensure that TNCs and autonomous vehicles enhance San Francisco's transportation network without compromising public safety or accessibility.

**Should we increase or decrease the number of police on the streets of San Francisco and why? Please describe the financial impact this would have on the city budget and on other departments.**

The number of police on the streets should be carefully evaluated based on community needs and data-driven assessments. While increasing the police force could enhance public safety, it should be balanced with investments in community-based safety programs and mental health services. The financial impact should be offset by reallocating funds from less critical areas and seeking additional state and federal support.

Police should reflect the cultural makeup of the city and be in close proximity to residents. Beyond accountability, trust in the police is vital, and this trust is fostered when police are seen as part of the community. It's not the same to apprehend an anonymous person who errantly wanders into a neighborhood than to pick up Joe, the son of Martha, who has gone astray. Closer relationships between police and residents can enhance community safety and trust, measured by metrics of efficiency and community satisfaction.

In my experience as CEO of Dominion South in Georgia, I successfully navigated complex zoning and community safety issues, securing record-setting zoning concessions by achieving significant community support specifically because I wasn't an anonymous agent, but rather someone who fundamentally connected with local residents and neighbors and heard, incorporated and assuaged their concerns and wishes. These experiences confirmed for me the importance of balancing any initiative, including law enforcement presence with community outreach and connection. Behind a uniform is a person.

**Do police make our streets safer and how? Explain? What alternatives to policing should the Board of Supervisors consider to make San Francisco safer?**

Police can contribute to public safety by responding to crime and maintaining order. However, true public safety also requires addressing root causes of crime, such as concentration of poverty, lack of mental health services and educational and career opportunities. Alternatives to traditional policing, such as community policing, restorative justice programs, and increased mental health resources, should be considered to create a holistic approach to safety.

Through my life experience in diverse urban environments from small towns in Spain and Georgia, to big cities like New York or Paris, and in my work on urban development projects, including the Village of Anne Marie in Adairsville, GA. I have seen and felt firsthand how community engagement and support services can improve public safety. By investing in these alternatives, we can create safer neighborhoods without solely relying on law enforcement.

**Did you support or oppose the March 2024 Measure B and why?**

I opposed Measure B. The proposition was poorly written and was conditioned on future taxes that may or may not be passed. We must be weary of legislation that is difficult to interpret as it can cause more problems and harm than resolution.

**Did you support or oppose the March 2024 Measure E and why?**

I voted yes on Measure E. As I stated in a recent debate, however, this proposition still falls short by debating the wrong issues. Police are people and can make mistakes, and those who break the law are also human and sometimes err circumstantially. Criminal justice reform must balance adequate punishment and reform with support for law enforcement. We can increase police accountability and reduce administrative burdens through technology, but overly detailed rules of engagement prevent officers from exercising their best judgment and shift responsibility to the state. Responsibility must be correlated with authority, and if authority is abused then rescind it and hold the person accountable. We cannot have authority without responsibility, nor responsibility without authority.

**Did you support or oppose the March 2024 Measure F and why?**

I voted yes on Measure F, based on its intent, but I found it lacking a holistic and comprehensive approach. We need methods to compel persons into treatment. These methods require the difficult task of determining when a person is deemed to not be able to care for themselves. Understanding the root causes of substance abuse or the measure of mental health is crucial to ensure that compulsory treatment does not become a punishment. Clear success metrics are necessary to evaluate this or any similar measure, to ensure the measure effectively addresses the issue and prevents historical abuses of power. These components were not evident and should be worked on to perfect the intent of the measure.

**How do the federal and state budgets impact San Francisco?**

Federal and state budgets significantly impact San Francisco by determining the amount of funding available for critical programs such as affordable housing, public transportation, and social services. Reductions in these budgets can strain city resources, while increases can enhance the city's ability to address local issues.

**Do you support the proposal to limit the authority of the Board of Supervisors to take action on issues such as the War on Gaza? Why? If yes, please detail the limitations you would place on the Board of Supervisors and explain your response.**

I do not support limiting the authority of the Board of Supervisors on international issues like the War on Gaza. While local governance should primarily focus on city issues, global matters often have local implications, and it is important for the Board to have a voice on such significant issues.

**There are at least 4 local petitions being circulated for consideration on the November 2024 ballot. What is your position on each of them? Explain.**

1. **Mayor's Authority Relating to Department Heads and Mayoral Staff & City Commissions and Mayoral Authority**

These proposed changes are intended to enhance the efficiency and responsiveness of the city's administration by consolidating more authority within the Mayor's office and simplifying administrative procedures.

Though I have not concluded my review, the executive office of the city must be endowed with the necessary freedoms to perform, and also the right checks and balances put into place to measure that performance and prevent abuses.

2. **Election of Members of the Board of Supervisors:**

Though I continue to evaluate this proposal, there are pros and cons to representation by district and to at-large representation. Given the city's history of having tried and overturned both methods, a hybrid system is likely the definitive solution, ensuring appropriate representation of minorities, as well as, raising the general concern to city-wide issues and not district fiefdoms.

3. **Additional Business Tax on TNC's and Autonomous Vehicles** – reviewing

4. **Changes to Business Taxes** - reviewing

**If the other candidates in your race would agree, are you willing to reject all PAC and “dark money” support for your race and to publicly denounce spending on your behalf through such entities? Are there entities from which you would reject support and/or publicly denounce spending on your behalf? Will you publicly denounce dark money expenditures against your opponents?**

Yes, I am willing to reject all PAC and dark money support for my race and publicly denounce such spending. Transparency and accountability are crucial in maintaining public trust. I would reject support from entities that do not align with my values and publicly denounce dark money expenditures against my opponents.

**What makes you the most qualified candidate to be your District Supervisor?**

I am the most qualified candidate due to my extensive experience and relevant skill sets in city design and management, my deep understanding of the issues facing our district, and my proven ability to work collaboratively with diverse stakeholders. My commitment to progressive values and practical solutions will ensure that I can effectively represent and advocate for the needs of our community.

Having built and led successful organizations, such as Net de Gerrers and Dominion South, I have demonstrated my ability to manage complex projects and drive positive change. My educational background, including a Master of Real Estate Development with a focus in Finance and a Master of Architecture with a focus on Urban Design from Columbia University, has provided me with a strong foundation in urban planning and development. My work in various international contexts has equipped me with a unique perspective on socio-economic development, which I will bring to my role as District Supervisor. My operational awareness and track record of dexterity within complex organizations give me the capacity to perform within and on extensive often overgrown bureaucracies and be effective. Most importantly, my vision to fight fear and injustice allow me to raise the bar on our goals as elected officials. We must make sure San Francisco's light shines brightly as a beacon to the world, a light that goes far beyond the borders of our city.