

**Santa Monicans for Renters' Rights  
City Council Questionnaire - 2026**



Name: Angela D. Scott

Email address: \_\_\_\_\_

Did you include the requested Additional Materials? Yes ☐ or No ☐ Please email the completed Questionnaire and Additional Materials to [smrrinfo@gmail.com](mailto:smrrinfo@gmail.com)

**Your Candidacy**

**1. Why are you running for City Council?**

As a mother of three, I'm concerned about whether our city will remain affordable enough for families to stay here and whether future generations will have the same opportunities that drew many of us to Santa Monica. I am running because I believe Santa Monica can and must do better to ensure that opportunity remains accessible to everyone who calls our city home.

Santa Monica is a remarkable community, yet too many residents are struggling with housing affordability, housing instability, economic uncertainty, and public safety concerns. Longtime residents worry about displacement. Working families face mounting financial pressures. Young people who grow up here often cannot afford to stay, and small businesses continue to recover from significant economic and affordability challenges.

I am running because I believe local government should be responsive, transparent, and results-focused. We need leadership that understands residents' lived experiences and can navigate complex policy challenges.

My campaign is rooted in three principles: Community, Opportunity, and Accountability. Every resident deserves to feel safe, have access to opportunity, and trust that their government is working on their behalf.

**2. What skills, background, and experience do you possess that prepare you for this office?**

I bring a combination of public service, civic leadership, workforce development expertise, and lived experience that reflects the opportunities and challenges Santa Monica residents face. I am a U.S. Navy veteran, a third-term Delegate to the California Democratic Party's Assembly District 51, Vice Chair of Santa Monica's Public Safety Reform and Oversight Commission, former Vice President of Administration for the League of Women Voters of Santa Monica, Executive Board Member and Secretary of the California Democratic Party Veterans Caucus, and an active parent leader in Santa Monica's public schools.

Professionally, I spent nearly a decade at Activision Publishing leading global digital strategy, workforce development initiatives, and talent development programs. Throughout my career, I've focused on creating pathways to opportunity, mentoring emerging leaders, building partnerships, and helping organizations achieve measurable outcomes.

I've also spent years serving Santa Monica through commissions, task forces, educational

initiatives, racial justice efforts, workforce development programs, and community advocacy. My experience has taught me how policy decisions affect people's daily lives and how important it is for the government not only to adopt good policy but also to implement it effectively.

As a renter, working mother, veteran, and community advocate, I understand firsthand the challenges many residents face around housing affordability, economic security, public safety, and access to opportunity. I am running to bring both professional expertise and lived experience to City Hall.

### **3. What sets you apart from the others running for City Council?**

What distinguishes my candidacy is that these priorities are informed by both professional expertise and personal experience, as I've spent years working on these issues in the community, rather than simply discussing them during a campaign.

My campaign is focused on five priorities:

1. Housing Stability and Housing Affordability
  - a. Santa Monica must remain a community where working families, seniors, veterans, educators, service workers, and young adults can afford to live. I support expanding affordable housing production, preserving existing rent-controlled housing, strengthening tenant protections, preventing displacement, and using public land to create permanently affordable homes.
2. Safe Communities and Community Wellness
  - a. Public safety and accountability are not competing values. Residents deserve both. My experience serving on the original Public Safety Reform Advisory Committee and the Public Safety Reform and Oversight Commission has reinforced my belief that effective public safety requires community trust, transparency, prevention strategies, mental health resources, accountability, and the appropriate deployment of public safety resources.
3. Economic Opportunity and Workforce Development
  - a. Economic mobility is one of the most pressing equity issues facing our city. Throughout my career, I've focused on workforce development, career pathways, mentorship, and connecting people to opportunity. Santa Monica should invest in local hiring initiatives, apprenticeship programs, youth employment opportunities, and partnerships that help residents access quality careers.
4. Education and Youth Opportunity
  - a. As a parent and education advocate, I believe Santa Monica must continue to invest in strong partnerships among our schools, local employers, nonprofits, and higher education institutions to create pathways from classroom to career. We should build pathways that connect students directly to internships, apprenticeships, mentorship opportunities, and careers in Santa Monica's growing creative, technology, and health industries.
5. Accountable Government
  - a. Residents deserve transparent decision-making, meaningful community engagement, measurable outcomes, and leaders who honor their commitments. Public trust is strengthened when the government is responsive, accessible, and accountable.

### **4. If elected, what would be your number one and number two goals for the next 2-4 years, and how might these goals be achieved?**

**Goal #1: Prevent displacement and preserve Santa Monica's existing affordable and rent-controlled housing.**

The cheapest place to live is often the one you already live in. Before developing new housing, we must do everything in our power to preserve rent-controlled housing, prevent displacement, and help our residents stay in their homes. I would focus on strengthening tenant protections, expanding emergency rental assistance, supporting the City's Right to Counsel program, improving code enforcement, preserving existing affordable housing, and restoring Housing Trust Fund dollars originally intended to support housing stability. I would also partner more closely with the Rent Control Board and tenant advocates to ensure renters have a seat at the table and are considered first when developing our city's housing policies.

**Goal #2: Expand permanently affordable housing while creating economic opportunity.**

Santa Monica needs to dramatically increase the number of deed-restricted affordable homes for working families, seniors, veterans, educators, service workers, and young adults who want to stay in our city. I would use publicly owned land (including, where appropriate, portions of the future airport land) for permanently affordable housing, strengthen inclusionary housing policies, continue to pursue state and federal housing resources, partner with nonprofit affordable housing developers, and create education-to-workforce pathways that allow residents to earn family-sustaining wages and remain in Santa Monica.

**5. List each organization other than SMRR whose endorsement you have sought and whether or not you completed a questionnaire for that organization. Provide a copy of any questionnaire(s) you submitted to any other organization(s).**

**Santa Monica City Council:**

- Kevin McKeown (former mayor)
- Dan Hall
- Natalya Zernitskaya

Still conducting meetings with several current and previous councilmembers

**SMMUSD School Board:** In Progress – meeting separately with members

**Santa Monica College Board Trustees:** In Progress – meeting separately with members

**Santa Monica Rent Control Board:** In Progress - meeting separately with members

**Applications Submitted (Copies Attached, Where Applicable)**

- Santa Monica Democratic Club - Application submitted; interviewed; awaiting endorsement vote. (*Questionnaire attached.*)
- Santa Monica Forward – Application submitted; interviewed; awaiting endorsement decision. (*Questionnaire attached.*)
- Democratic Municipal Officials (DMO) – Application submitted; awaiting endorsement decision.
- Black Women's Democratic Club of Los Angeles – Application submitted; awaiting endorsement decision, (*Questionnaire attached.*)
- VoteVets – Application submitted; awaiting endorsement decision.
- Jane Fonda Climate PAC – Application submitted; awaiting endorsement decision.

**Interview Process Underway / Application Pending**

- Santa Monica's for Renters' Rights (SMRR) – Questionnaire in preparation for submission.
- Unite HERE Local 11 – Interview completed; awaiting next steps.
- Los Angeles County Democratic Party – Application in progress.
- Sierra Club Angeles Chapter – Endorsement request, awaiting application next steps.
- California Teachers Association – Application in progress.
- Streets For All – Application in progress.
- Move LA – Application in progress.
- Dolores Huerta Action Fund – Application in progress.
- Safer California – Application in progress.
- Westside for Everyone – Application in progress.
- Higher Heights for America – Application in progress.
- LGBTQ+ Victory Fund – Application in progress.
- Emerge California – Application in progress.
- EMILY's List – Application in progress.
- National Women's Political Caucus – Application in progress.
- Planned Parenthood Action Fund – Application in progress.
- Zeta Phi Beta Sorority, Inc. PAC – Application in progress.
- National College Resources Foundation – Application in progress.

#### **Applications Not Yet Available**

- Committee for Excellent Public Schools (CEPS) – Application anticipated in July.
- Stonewall Young Democrats – Application not yet available.
- Heart of LA Democratic Club – Application not yet available.

#### **6. Please list your main funders, endorsers, and supporters, and provide an overview of your campaign's financial progress to date.**

My campaign is focused on building a broad grassroots fundraising program centered on small-dollar contributions from residents, neighbors, community leaders, and supporters who share my vision for a Santa Monica that remains affordable, inclusive, and accountable. Our fundraising strategy combines direct voter outreach, community house parties, individual donor meetings, digital fundraising, and volunteer-driven engagement to build a sustainable base of local support. This approach is intentionally designed to prioritize broad community support over reliance on large contributors, ensuring that residents, not special interests power the campaign.

As fundraising efforts continue to scale, the campaign is building its full donor list, and disclosures of funders, endorsers, and supporters will be provided in accordance with all applicable reporting requirements and filing deadlines. Early support has been focused primarily on grassroots engagement and relationship-building across the district rather than institutional fundraising.

I have committed to refusing donations from developers and their paid lobbyists because developers should never be able to buy access or influence over our housing and land-use decisions. These decisions need to be made in the public interest. All contributions and endorsements will be disclosed as they are received, in compliance with California campaign finance laws and reporting deadlines. I am committed to running a grassroots-funded campaign that is accountable to voters, not just to a few large donors.

**7. Will you accept donations from developers and/or their paid lobbyists for your campaign?**

NO

**8. Please provide a list of all organizations with which you are a member, along with a description of leadership positions held, whether related to your civic, community or professional endeavors.**

#### **Political, Civic, and Community Organizations**

- **California Democratic Party (CADEM)** – Third-Term Assembly District 51 Delegate.
- **California Democratic Party Veterans Caucus** – Executive Board Member; Organizational Development Chair; former Corresponding Secretary; former Justice, Equity, Diversity, and Inclusion Executive Board Member.
- **Santa Monica Public Safety Reform and Oversight Commission** – Vice Chair.
- **Santa Monica Public Safety Reform Advisory Committee** – Original committee member (predecessor to the Oversight Commission).
- **Committee for Excellent Public Schools (CEPS)** – Steering Committee Member.
- **Committee for Racial Justice** – Steering Committee Member; co-author of Santa Monica's *Black Apology*; founder of the Santa Monica Black Student Leadership Initiative supporting the City's reconciliation efforts.
- **Santa Monica Economic Recovery Task Force** – Member, Local Hiring and Job Training Working Group.
- **League of Women Voters of Santa Monica** – Former Vice President of Administration and Board Member, Member-at-large.
- **Santa Monica Chamber Foundation** – Former President oversaw the NexGen Mentorship Program.

#### **Education and Youth Leadership**

- **Santa Monica High School African American Parent Student Staff Support Group (AAPSSSG)** – Former President; active parent leader and education advocate supporting college access, scholarships, workforce readiness, student leadership, and educational equity.
- **United Black Student Unions of California (UBSUC)** – Southern Region President, providing leadership development and college-readiness programming for students throughout Southern California.

#### **Veterans and Service Organizations**

- **National Association of Black Military Women, Los Angeles Chapter** – Treasurer.
- **Jackie Robinson Post 252, The American Legion** – Member.
- **Zeta Phi Beta Sorority, Incorporated** – Active member for more than 25 years; former Tamias-Grammateus (Treasurer/Secretary); former Zeta Youth Auxiliary Advisor.

#### **Professional Organizations**

- **Black in Gaming** – Member.
- **Microsoft Alumni Association** – Member.

## **SMRR**

### **1. How long have you been a member of SMRR? Please outline the extent of your relationship and engagement with SMRR.**

I joined SMRR in 2023 and became a more active member in 2024, during an especially demanding period balancing doctoral studies, full-time employment, and community leadership responsibilities. I have stayed up to date on SMRR's policies on rent control, affordable housing, tenant rights, and housing stability initiatives, and I have voted in SMRR's endorsement process. I have also met with SMRR leadership to learn more about the organization's values and the issues SMRR considers most pressing.

As someone who has rented in Santa Monica for years and worked in community organizing, I recognize and appreciate SMRR's legacy of defending renters and upholding our city's economic diversity. I hope to continue building my relationship with SMRR and work with them to support policies that keep our current residents here and help build more permanently affordable housing.

### **2. Do you pledge, if elected, to attend SMRR's monthly Steering Committee meetings to provide the Council report (in rotation with other SMRR supported Council members)?**

YES

### **3. Do you pledge, if elected, to discuss major policy issues related to your office with SMRR leaders before making decisions?**

YES

## **Rent Control and Tenants Rights**

### **1. Do you support Santa Monica's rent control law? Why or why not?**

YES.

Rent Control is one of the most important tools Santa Monica has to preserve economic diversity, housing stability, and community continuity. In a city where about 70 percent of residents are renters, Rent Control helps ensure that seniors, veterans, teachers, nonprofit workers, service workers, artists, young families, and longtime residents are not priced out of the community. Having personally navigated Santa Monica's housing market as a low-income to moderate-income renter, I understand how important housing stability is to families' financial security and overall well-being. Rent Control helps preserve the diverse community that makes Santa Monica unique and prevents displacement that would otherwise accelerate as housing costs continue to rise.

### **2. What, if any, specific changes would you support making to our rent control law?**

Santa Monica's Rent Control Charter has done an admirable job preserving economic diversity and keeping thousands of residents in our city for decades. My goal would be to strengthen that protection, not weaken it. I would focus on improving code enforcement so tenants don't have to live in substandard apartments, expanding education so renters know their rights, strengthening tenant harassment protections, improving relocation benefits when displacement is unavoidable, and ensuring that allowable rent increases are fair.

Additionally, I would review the administrative process so the Rent Control Board has the resources and capacity to resolve cases quickly while ensuring that responsible housing providers are not targeted.

**3. Have you ever taken a proactive role to protect Santa Monica tenants? If so, please describe specifically what you did.**

Protecting renters and preventing displacement has been central to my work over the last few years. During City Council meetings and periods of public comment, I have spoken often about the importance of preserving rent-controlled housing, expanding deed-restricted affordable housing, strengthening renter protections, supporting emergency rental assistance, and protecting Housing Trust Fund dollars. I publicly supported strengthening SB 79 to include anti-displacement language and prevent the loss of rent-controlled housing.

I strongly believe we should use publicly owned land to develop permanently affordable housing while finding ways to protect existing tenants. While serving on the Economic Recovery Task Force, I focused on connecting workforce development to housing stability because if we don't have jobs that pay family-sustaining wages, people will continue to be forced to leave Santa Monica.

**4. What can you point to that should give Santa Monica renters and their allies confidence that you are committed to renters' rights and Santa Monica's rent control law?**

My commitment is demonstrated by both my lived experience and public record. I am a renter who has lived in Santa Monica for nearly a decade – transitioning from Section 8 housing to market-rate. I know what stable housing means, and I know what it feels like when your housing is threatened. My campaign is rooted in housing affordability: I will work to preserve rent-controlled housing, increase the supply of permanently affordable housing, expand tenant protections, prevent displacement, support emergency rental assistance, and replenish the Housing Trust Fund.

These issues didn't become priorities only when I decided to run for City Council. I have fought for Santa Monica families on these issues as a member of City commissions, on the Economic Recovery Task Force, as an advocate for quality public education, and through my work with community organizations.

Additionally, I made a promise to voters that I will not accept campaign contributions from developers or paid developer lobbyists because I believe our housing policies should be made with our residents' best interests in mind, not special interests.

**5. What would you propose, if anything, to improve Santa Monica rent control and/or to strengthen tenant protections (including code enforcement)?**

I would prioritize the following:

1. Stronger proactive code enforcement
2. Improved enforcement against tenant harassment
3. Tenant education on Rent Control protections
4. Continued funding for Right to Counsel
5. Expanded emergency rental assistance
6. Preservation of existing rent-controlled housing whenever possible
7. Improved coordination between the City and the Rent Control Board
8. Stronger oversight and requirements around relocation benefits and tenant protections during rehab projects

Rent Control should focus on preserving our existing affordable housing stock. Housing preservation needs to be the City's first housing strategy.

**6. Do you think it's appropriate for the City Council to propose changes to the Rent Control law without full involvement of the Rent Control Board and tenant advocates?**

No, the Rent Control Board has decades of experience and expertise on Santa Monica's Rent Control Charter and its implementation. If there are big-picture changes needed to the Rent Control Ordinance, the City Council should work collaboratively with the Rent Control Board, tenant advocates, housing providers, and affected residents. Policies are stronger when crafted transparently with input from stakeholders.

**7. Which is more important to you: Preserving controlled rental units and retaining existing renters, or allowing temporary or permanent displacement of tenants who are occupying aging controlled housing stock to replace old buildings with new ones? Please explain.**

Preserving rent-controlled housing and keeping current residents in their homes should be our number one goal. Rent-controlled apartments are one of Santa Monica's most important affordable housing assets. When we lose those units, we lose residents. It is costly, time-consuming, and disruptive to replace units (and residents). If demolition and redevelopment are necessary, there should be anti-displacement protections for existing tenants, robust relocation assistance, return options, and permanent affordability on the new units. New housing is a critical part of the solution to our housing crisis, but it should not come at the expense of existing affordable housing.

**Affordable Housing, Homelessness, General Affordability and Development**

**1. Do you support increasing the production of deed-restricted affordable housing in Santa Monica? If so, what specific strategies or policies would you pursue to achieve this?**

Yes, I strongly support increasing the production of deed-restricted affordable housing in Santa Monica. Expanding permanently affordable housing is essential to addressing the city's housing crisis and ensuring that working families, seniors, veterans, educators, and service workers can continue to live here. To achieve this, I would prioritize using publicly-owned land for 100% affordable housing development whenever feasible, strengthening inclusionary housing requirements for new development,



and expanding partnerships with nonprofit and mission-driven affordable housing developers.

I also support streamlining and accelerating the approval process for deed-restricted affordable projects, particularly those that are deeply affordable or serve extremely low-income residents. Public financing tools, including housing trust funds, state and federal funding, and innovative financing mechanisms, should be leveraged to reduce reliance on market-rate incentives. Just as important, I support protecting existing affordable housing and rent-stabilized units, because preserving affordability is just as critical as producing new units. A successful housing strategy must do both.

**2. Do you support a Great Park *and* below-market-rate housing development on Santa Monica Airport land when the airport is closed? Why or why not?**

Yes. I support the creation of a Great Park combined with significant below-market-rate and deed-restricted affordable housing along the Urban Edge on the Santa Monica Airport site following its closure. This is a once-in-a-generation opportunity to deliver both permanent affordable housing and major new open space for the community. We do not need to choose between housing and a Great Park; we can and must do both.

I support incorporating affordable housing on appropriate portions of the site, particularly near transit and infrastructure, while ensuring that the project prioritizes environmental sustainability, public access, and long-term community benefit. Housing on this site should be deeply affordable and designed to serve working families, seniors, veterans, and others who are increasingly priced out of Santa Monica.

Any development should be guided by careful feasibility analysis, strong environmental review, and robust community engagement. However, the guiding principle should be clear: publicly owned land should be used to create lasting public benefit, including permanently affordable housing and accessible green space.

**3. Do you pledge to use the public land identified in the current Housing Element to create the number of deed-restricted affordable housing units identified for each such site (whether or not on that particular site)?**

Yes, protecting renters and preventing displacement has been central to my work over the last few years. During City Council meetings and periods of public comment, I have spoken often about the importance of preserving rent-controlled housing, expanding deed-restricted affordable housing, strengthening renter protections, supporting emergency rental assistance, and protecting Housing Trust Fund dollars. I publicly supported strengthening SB 79 to include anti-displacement language and prevent the loss of rent-controlled housing.

I strongly believe we should use publicly owned land to develop permanently affordable housing while finding ways to protect existing tenants. While serving on the Economic Recovery Task Force, I focused on connecting workforce development to housing stability because if we don't have jobs that pay family-sustaining wages, people will continue to be forced to leave Santa Monica.

**4. Do you support devoting any other public land to the creation of deed-restricted affordable housing? Which public land? How would you make it happen?**

Yes, I strongly support using additional publicly owned land for deed-restricted affordable housing whenever feasible.

Public land is one of the most powerful tools we have to create permanently affordable housing because it reduces acquisition costs and allows the City to prioritize long-term community benefit over short-term market pressures.

I support evaluating each site individually for infrastructure, environmental, and community impacts, and prioritizing underutilized or publicly controlled sites such as City-owned parcels, transit-adjacent properties, and appropriate portions of civic or parking assets where redevelopment can support housing and community-serving uses.

To make this happen, I would pursue partnerships with nonprofit and mission-driven affordable housing developers, leverage state and federal funding, and use public land leases or long-term ground leases to ensure permanent affordability. Any development should include strong anti-displacement safeguards and meaningful community engagement, with a clear commitment that affordability is permanent, not time-limited.

**5. What's your opinion of the value to our community of expanding the development of market-rate housing? Explain.**

I support expanding housing production across income levels, including market-rate housing, as part of a broader strategy to address California's housing shortage. Increasing overall supply can help ease pressure on rents over time and support a more balanced housing market.

However, market-rate development alone does not solve Santa Monica's affordability crisis. Without strong tenant protections, inclusionary requirements, and deed-restricted affordable housing production, *market-rate growth can also accelerate displacement* in high-cost communities like ours.

For that reason, I view market-rate housing as one component of a balanced strategy that must be paired with robust affordability requirements, preservation of rent-stabilized housing, and targeted investments in deeply affordable housing. The goal is not just more housing, but housing that allows people at all income levels to remain part of the community.

**6. Do you support further upzoning any portions of the City beyond any further upzoning mandated by the State? Why or why not? If so, what specific upzoning?**

Any consideration of upzoning should be approached carefully, with a clear focus on transit access, infrastructure capacity, environmental impact, and displacement risk. I do not support broad or blanket upzoning that is disconnected from community needs, or that undermines neighborhood stability.

Where appropriate, I am open to targeted, transit-oriented upzoning that increases housing opportunities near major corridors and job centers, particularly when paired with strong affordability requirements and anti-displacement protections. However, upzoning must not come at the expense of existing rent-stabilized housing or long-term residents.

Below is my general approach by area:

**Please answer separately for at least the following:**

**a. Downtown Santa Monica;**

Support targeted increases in density with strong affordability requirements, focused on mixed-use and transit-adjacent development, while maintaining neighborhood-serving retail and public space priorities.

**b. Pico Boulevard:**

Support modest transit-oriented upzoning with an emphasis on mixed-income housing and neighborhood-serving commercial uses.

**c. Ocean Park Boulevard:**

Cautious support for limited, context-sensitive increases tied to infrastructure and affordability, with strong attention to preserving neighborhood character.

**d. Wilshire, Santa Monica, and Colorado Boulevards:**

Support higher-density transit-oriented development in appropriate nodes, particularly near transit stops and commercial corridors, with strong inclusionary requirements.

**e. Main Street:**

Support limited, context-sensitive infill and mixed-use housing that reinforces Main Street as a neighborhood-serving corridor.

**f. Montana Avenue:**

Generally more cautious. Explore opportunities for duplexes, four-plexes, and townhomes, if feasible and ensure anti-displacement protections are intact. Any changes should be very limited, context-sensitive, and preserve the existing neighborhood commercial character.

**g. Single-family neighborhoods:**

Do not support broad upzoning that would destabilize existing neighborhood fabric or accelerate displacement. However, if feasible, support opportunities for duplexes, four-plexes, and townhomes.

**h. Multi-family neighborhoods:**

Support incremental increases where appropriate, provided they strengthen affordability and do not threaten existing rent-stabilized housing.

**i. Other commercial and industrial sites:**

Support redevelopment and adaptive reuse that expand housing opportunities, particularly for deed-restricted affordable and mixed-income housing near transit and employment centers.

**7. Do you support Santa Monica's inclusionary housing requirements for market-rate housing developments? If so, do you believe any changes are appropriate to existing inclusionary housing requirements? Explain.**

Yes, I strongly support Santa Monica's inclusionary housing requirements for market-rate development. Inclusionary housing is one of the most important tools we have to ensure that new development contributes directly to affordability and does not exacerbate displacement pressures. I

would be cautious about weakening existing requirements, and any changes should only be considered if they demonstrably increase the production of deed-restricted affordable housing without reducing overall affordability outcomes.

If adjustments are considered, my priority would be to strengthen long-term affordability requirements, ensure deeper affordability where feasible, and close any loopholes that reduce the actual production of affordable units. The guiding principle should be that market-rate development must contribute meaningfully and predictably to the creation of permanently affordable housing in Santa Monica.

**8. Did you support the original version of SB79, which lacked effective anti-displacement protections and protections for rent-controlled housing stock? Why or why not?**

I've long supported expanding housing opportunities near transit, employment centers, and services because housing production must be part of the solution to California's affordability crisis. However, as a renter, I've also been clear that housing production cannot come at the expense of existing tenants. The inclusion of anti-displacement protections significantly strengthened SB 79. Those protections were necessary and represent meaningful progress.

That said, I do not believe tenant protections and housing production are competing priorities. Santa Monica should continue assessing whether additional local protections are necessary to preserve rent-controlled housing, prevent displacement, and maintain housing stability for long-term residents. We can and should build more housing, especially affordable housing, while protecting the residents who already call Santa Monica home.

**What is your opinion of the version of SB79 that was adopted? Explain.**

I support the intent behind SB 79, particularly its goal of increasing housing production near transit and job centers, which is essential to addressing California's housing shortage. Expanding housing in areas with strong infrastructure and transit access is a necessary part of any long-term affordability strategy.

At the same time, I strongly believe that housing production must be paired with meaningful protections for existing tenants. The adopted version of SB 79 reflects important improvements over earlier drafts by incorporating stronger anti-displacement provisions and recognizing that increasing housing supply alone is insufficient unless we also protect the residents already living in these communities.

From my perspective as a renter, I view SB 79 as a step forward in balancing these two priorities. However, I would continue to closely evaluate implementation to ensure that local communities retain meaningful tools to prevent displacement, preserve rent-stabilized housing, and protect long-term residents from unintended consequences of new development pressures.

Ultimately, California's housing crisis requires both increased production and strong tenant protections. One without the other will not solve the affordability crisis or preserve the diversity of cities like Santa Monica.

**9. Do you support city financing of emergency assistance to renters at risk of losing their**

**homes, such as the recently adopted Santa Monica Renter Aid program? Why or why not?**

Yes. I strongly support City financing of emergency rental assistance programs such as the Santa Monica Renter Aid program.

These programs are among the most effective and cost-efficient tools available to prevent homelessness. In many cases, a relatively small amount of emergency assistance can stabilize a household, prevent eviction, and avoid far more expensive interventions later in the system. Keeping people housed is always more humane and more fiscally responsible than addressing homelessness after it occurs.

I also believe these programs are especially important in a city like Santa Monica, where housing costs are high, and even short-term income shocks, medical emergencies, job loss, or family crises can quickly lead to displacement. I would support maintaining and expanding these programs where data show they effectively prevent evictions and housing instability.

**10. Do you support city financing of free legal counsel to all lower and moderate-income renters facing the threat of eviction? Why or why not?**

Yes, I support expanding free legal counsel for lower- and moderate-income renters facing eviction. Eviction is one of the most destabilizing events a household can experience, often leading to long-term housing insecurity and, in many cases, homelessness. Access to legal representation helps ensure fairness in the eviction process and allows tenants to understand and assert their rights. Programs like right-to-counsel are also highly effective from a systems perspective. They reduce wrongful evictions, improve housing stability outcomes, and help prevent downstream costs associated with homelessness services, emergency shelter, and crisis response.

I support evaluating the existing program and expanding it, as long as funding remains sustainable and outcomes continue to demonstrate that it prevents displacement and stabilizes households.

**11. Do you support increasing local funding for programs providing ongoing income support to severely rent-burdened renters, such as the Preserve Our Diversity (POD) program for seniors? If so, what additional households do you believe should receive ongoing income support?**

Yes, I support ongoing income-support programs for severely rent-burdened residents, including Preserve Our Diversity (POD) for seniors. These programs are an important part of a broader housing stability strategy because they help long-term residents, particularly seniors on fixed incomes, remain in their homes and in the community they helped build. Preventing displacement of vulnerable residents is both a moral obligation and a cost-effective public policy strategy.

In addition to seniors, I would support exploring expanded eligibility for other severely rent-burdened populations, including people with disabilities, veterans, low-income families with children, and long-term residents experiencing sudden financial hardship. Any expansion should be data-driven, fiscally sustainable, and targeted to those most at risk of displacement.

Income support should be viewed as one tool within a broader housing stability system that

includes tenant protections, rent control, eviction prevention, and affordable housing production.

**12. Voter-approved Measures GS/GSH contemplated that half of the new sales tax revenues would go to income support programs for severely rent-burdened households and to create additional deed-restricted affordable housing. Beginning in 2020, the City Council either took or diverted a total of roughly \$40 million of GS/GSH revenue from these purposes to address the COVID emergency and fund Euler settlements, with almost no repayment to date.**

**a. Do you pledge to repay these funds to the Housing Trust Fund?**

Yes. I support repaying diverted Measure GS/GSH funds to the Housing Trust Fund to the extent feasible, with a clear and transparent plan that prioritizes restoring resources for their originally intended purposes: housing stability, affordable housing production, renter assistance, and homelessness prevention.

These funds were voter-approved for specific housing-related purposes, and maintaining the integrity of that commitment is essential to public trust.

**Do you pledge to do so in amounts that include interest on the funds?**

Yes, if funds are repaid, I believe they should be repaid in a manner that reflects the time value of money, including interest where feasible and fiscally responsible, to ensure that the Housing Trust Fund is made whole to the greatest extent possible.

Any repayment plan should be transparent, appropriately phased, and balanced against the City's broader fiscal responsibilities. Still, the guiding principle should be to restore the full intended value of housing-related resources.

**c. Do you pledge not to divert further or take 2016 Measure GS/GSH funds from the Housing Trust Fund?**

Yes, I am committed to protecting Measure GS/GSH funds moving forward and ensuring they are used for their voter-approved purposes, including income support for severely rent-burdened households, homelessness prevention, renter assistance, and the creation of deed-restricted affordable housing.

These funds are one of the most important tools Santa Monica has to address housing instability, and I would oppose any future diversion that weakens the City's ability to meet its obligations to renters and vulnerable residents.

**13. Voter approved 2022 Measure GS contemplated that an additional 5% transfer tax sales of properties for \$8 million or more would go to providing additional funds for emergency and ongoing income support programs, the preservation or creation of deed-restricted affordable housing, right to counsel, and other programs aimed at preserving existing tenancies of and units serving lower and moderate income households (as well as to the public schools). The City Council has already directed that a portion of the funds raised be used for the Santa Monica Renter Aid program, the expansion of the right to counsel, and a pilot predictive model program to prevent homelessness. But on June 22, AB-736 in Sacramento was gutted**

and amended so that, if passed, it would cap the total transfer tax rate for all commercial and multi-family property in such a way that only 0.9% would go into the purposes outlined in 2022 Measure GS. Given that the first \$10 million raised by 2022 Measure GS goes to the public schools, and that a City Council commissioned report in 2022 found that 93.4% of the total value of all transfers of \$8 million or more during the prior decade came from commercial and multi-family properties, AB-736 if passed will decimate the funding for homelessness prevention and affordable housing that 2022 Measure GS otherwise could provide.

**a. Do you support AB-736? Why or why not?**

No, I do not support AB-736 because it would significantly undermine Santa Monica voters' decision to dedicate local resources to affordable housing, homelessness prevention, renter protections, and public education through Measure GS.

Measure GS reflects the community's commitment to investing in housing stability and preventing displacement. Reducing the City's ability to generate locally approved revenues would make it far more difficult to preserve existing affordable housing, expand deed-restricted affordable housing, fund renter assistance, support the right-to-counsel program, and invest in homelessness prevention.

I believe local governments should retain the authority to address local challenges with locally approved solutions. Santa Monica's housing affordability and homelessness crises require sustained investment, and AB-736 would severely limit one of our most important funding tools.

**b. Do you support any other changes to Measure GS (if so, specify the changes)? Why or why not?**

At this time, I do not support making significant changes to Measure GS. Before considering amendments, I would want to review additional performance data, long-term fiscal outcomes, and community feedback to determine whether the measure is achieving its intended goals.

My priority is ensuring that Measure GS revenues continue to be used transparently and effectively for the purposes voters approved: affordable housing, homelessness prevention, renter assistance, tenant protections, and public education. If adjustments are needed in the future, they should strengthen these commitments, not weaken them, and should be guided by data-driven, measurable outcomes rather than ideology.

**c. Do you support finding some other local funding source for homelessness prevention and affordable housing programs? If so, what source?**

Yes, housing stability and homelessness prevention require reliable, long-term funding. While I believe Measure GS should remain a primary funding source, I also support pursuing additional local resources when necessary. Before creating new taxes, I would prioritize maximizing existing funding by aggressively pursuing state and federal grants, Los Angeles County behavioral health and housing dollars, public-private partnerships, nonprofit collaborations, and innovative financing strategies for affordable housing development.

If additional local revenue becomes necessary, any proposal should be transparent, fiscally responsible, and developed through a robust public process. The guiding principle should be to protect

existing residents from displacement, preserve affordable housing, and prevent homelessness before it occurs.

**14. What can you point to that should give SMRR confidence that you are truly committed to expanding deed-restricted affordable housing and income support programs?**

My commitment is reflected not only in what I say during this campaign, but in the work I have already done and the positions I have consistently taken. As a renter, I understand personally how housing costs affect a family's stability and future. Throughout my campaign, I have consistently supported preserving rent-controlled housing, expanding deed-restricted affordable housing, strengthening tenant protections, preventing displacement, and expanding rental assistance. I have also supported the use of publicly owned land to create permanently affordable housing, including portions of the future airport site.

I supported Measure GS because it provides dedicated funding for affordable housing, homelessness prevention, renter assistance, and other housing stability programs. I also support expanding programs like the Santa Monica Renter Aid Program, strengthening the City's right-to-counsel initiative, and investing in homelessness prevention because keeping people housed is both the most humane and the most cost-effective approach.

My broader public service reflects these values as well. Through my work on City commissions, the Economic Recovery Task Force, and community organizations, I have consistently advocated for policies that expand opportunity, protect vulnerable residents, and ensure Santa Monica remains a city where working families, seniors, veterans, educators, service workers, and young people can continue to live.

For me, affordable housing is not simply a development issue; it's fundamental to economic opportunity, community diversity, and the long-term health of Santa Monica.

**15. Homelessness is a serious local and regional problem. How do you evaluate the City's current efforts to address the problem? What, specifically, do you believe the City should do that it's not currently doing? To the extent that your solutions call for new programs, how would you pay for them?**

Homelessness is one of the most urgent challenges facing Santa Monica, and I believe the City has made meaningful investments in both prevention and response. Programs like the Santa Monica Renter Aid Program, expanded street outreach, supportive housing, the Therapeutic Transportation Team, and partnerships with Los Angeles County have helped stabilize vulnerable residents and connect people to services before they fall deeper into crisis.

At the same time, the scale of the problem continues to outpace the resources available to any one city. Santa Monica has long been a leader in providing services. Still, homelessness is fundamentally a regional crisis driven by the shortage of affordable housing, rising rents, untreated mental illness, substance use disorders, and decades of underinvestment in behavioral health systems. We cannot continue expecting individual cities to solve problems that require county and state leadership.

If elected, my priority would be to strengthen the City's homelessness prevention strategy. The most affordable home is often the one someone already lives in, so keeping people housed must remain



our first line of defense. That means expanding rental assistance, preserving rent-controlled housing, protecting tenants from displacement, supporting legal services for renters, and investing in programs that prevent evictions.

For those who are already unhoused, we must continue investing in Housing First strategies, permanent supportive housing, mental health treatment, substance use services, and coordinated outreach that connects people to long-term stability rather than simply moving them from one location to another. We should also continue improving coordination with neighboring cities, Los Angeles County, and service providers so that responsibility and resources are shared more equitably across the region.

Whenever possible, I would prioritize leveraging Measure GS revenues, state and federal housing funds, county behavioral health resources, and competitive grants before asking local taxpayers to shoulder additional costs. We should also continue evaluating existing programs to ensure funding is directed toward strategies with measurable outcomes.

Success should be measured not simply by the number of encampments reduced, but by the number of people who remain housed, successfully transition into permanent housing, and do not return to homelessness. Preventing homelessness, protecting renters, and expanding affordable housing are not separate goals, as they are the foundation of a more humane and effective response.

**16. Do you support the City's laws regarding short-term housing, corporate housing, Airbnb? Why or why not? If you do support those laws, what can be done to ensure ongoing enforcement and the resources for enforcement as we lead up to the 2028 Olympics and beyond? Please explain.**

Yes, I support Santa Monica's strong regulations governing short-term rentals because they help preserve our limited housing supply for the people who live and work here rather than allowing residential units to be converted into de facto hotel rooms. In a city facing a severe housing affordability crisis, every home removed from the long-term rental market puts additional pressure on rents and reduces housing opportunities for residents.

As a renter myself, I understand that housing should first and foremost serve the people who call Santa Monica home. Our policies should continue to prioritize long-term housing stability while allowing responsible home-sharing that complies with existing law.

As we prepare for the 2028 Olympics and other major events, the City should remain vigilant in enforcing these regulations. Increased demand for short-term accommodations will likely create additional incentives for illegal rentals, making proactive enforcement even more important.

The City should continue investing in dedicated enforcement staff, data-driven monitoring tools, complaint-response systems, and coordination with online rental platforms to identify and remove illegal listings quickly. Penalties for repeat violators should be sufficient to deter noncompliance, and enforcement data should be reported publicly so residents can see that the rules are applied consistently.

Protecting our existing housing stock is one of the most cost-effective housing strategies available. Strong enforcement helps preserve neighborhood stability, protects renters, and ensures that our housing serves residents rather than speculative commercial interests.

**17. What, if any, specific changes to existing commercial zoning and development standards do you support? Which ones would you oppose? Explain.**

I support thoughtful updates to commercial zoning that encourage vibrant neighborhood business districts, increase opportunities for neighborhood-serving businesses, and create more mixed-use development where appropriate. Allowing additional housing above commercial corridors, streamlining permitting for small businesses, encouraging adaptive reuse of underutilized buildings, and activating vacant storefronts can help strengthen both our economy and our housing supply.

However, growth should never come at the expense of existing residents. I would oppose zoning changes that directly contribute to the loss of rent-controlled housing, weaken tenant protections, or accelerate displacement without meaningful safeguards. As I've stated throughout my campaign, housing production and tenant protections are complementary-not competing- priorities.

I also believe commercial development should respect neighborhood context, provide appropriate infrastructure, and include meaningful community engagement throughout the planning process. Successful development creates complete neighborhoods where residents can access housing, jobs, services, transit, parks, and local businesses without sacrificing the qualities that make Santa Monica such a desirable place to live.

Good planning balances economic vitality with housing stability, neighborhood character, and long-term community benefit.

**18. Regardless of neighborhood, most residents meet their daily needs (medical services, groceries, recreation, etc.) by having access to functioning commercial businesses on nearby boulevards. What do you believe should be done, if anything, to improve the quality of place and vibrancy on any or all of our boulevards?**

Healthy commercial corridors are essential to strong neighborhoods, and residents should be able to walk or bike to grocery stores, pharmacies, restaurants, childcare, parks, and other everyday services. Creating vibrant neighborhood boulevards not only strengthens our local economy but also improves quality of life and reduces the need for unnecessary car trips.

I believe the City should continue to support locally-owned small businesses through streamlined permitting, technical assistance, façade improvement programs, and targeted investments to help fill vacant storefronts. We should also continue activating our commercial corridors with farmers markets, outdoor dining, public art, cultural events, neighborhood festivals, and programming that brings residents together while supporting local merchants.

Quality public spaces also matter. Clean sidewalks, well-maintained landscaping, street trees, lighting, safe crosswalks, bike infrastructure, and reliable transit all contribute to commercial districts where people want to spend time.

As someone who has served on Santa Monica's Economic Recovery Task Force, I also believe we should continue investing in workforce development and entrepreneurship. Projects like the Virginia Avenue Park incubator kitchen can help local entrepreneurs grow businesses that ultimately become neighborhood destinations.

Our boulevards should reflect the character of the surrounding neighborhoods while providing the services residents rely on every day. By supporting small businesses, investing in public spaces, and

ensuring that nearby housing remains affordable, we can create thriving commercial corridors that serve both longtime residents and future generations.

**19. Did you support the original version of AB 1740? Why or why not? What is your view of the current version of AB 1740?**

While I did not take a public position on the original version of AB 1740, my approach to housing legislation has always been guided by two principles: we must build more affordable housing to address California's housing shortage, and we must protect the people who already live in our communities. Those goals should advance together, not compete with one another.

My concern with any housing legislation is whether it expands housing opportunities without accelerating displacement or weakening tenant protections. As a renter, I believe housing production cannot come at the expense of existing residents, particularly those living in rent-controlled or naturally affordable housing.

Based on my understanding of the current version of AB 1740, I appreciate efforts to better balance housing production with protections for existing tenants and local communities. However, I would continue to evaluate any final legislation based on whether it meaningfully expands deed-restricted affordable housing, protects rent-controlled housing, prevents displacement, and provides local governments with the tools they need to plan responsibly.

California's housing crisis demands bold action, but lasting solutions must increase housing supply while preserving affordability and protecting the diverse communities that make cities like Santa Monica unique.

**20. What, if anything, do you support the City doing to make Santa Monica a more affordable place to live beyond housing production and direct income support programs? Is funding required for your proposals, and if so, how would you fund them?**

Making Santa Monica more affordable requires a comprehensive approach that extends beyond housing alone. While expanding affordable housing and preventing displacement are essential, families also face rising costs for transportation, childcare, healthcare, food, and other everyday living expenses.

I believe the City should continue investing in workforce development, local hiring initiatives, apprenticeships, and education-to-career partnerships that connect residents with family-sustaining jobs. Supporting small businesses, streamlining permitting, and expanding entrepreneurship programs, such as the Virginia Avenue Park incubator kitchen, can create economic opportunity while strengthening our local economy.

We should also invest in transportation options that reduce household costs by making it easier to safely walk, bike, or use transit for everyday needs. Expanding access to parks, libraries, recreation programs, and other public amenities helps improve quality of life while reducing the financial burden on working families. Childcare partnerships, digital access initiatives, and programs that connect residents to available public benefits can also make a meaningful difference.

Many of these investments are already eligible for existing funding sources, including Measure GS where appropriate, state and federal grants, workforce development funding, County partnerships,

and public-private collaborations. Before creating new revenue sources, I believe we should maximize every available external funding opportunity and ensure existing programs are producing measurable results.

Ultimately, affordability is about more than the cost of rent. It's about whether working families, seniors, veterans, educators, service workers, young adults, and longtime residents can build stable, secure lives in Santa Monica. My goal is to create a city where opportunity is accessible, essential services remain within reach, and people of all income levels can continue to call Santa Monica home.

## **Workers' Rights**

### **1. What, if any, specific proactive steps have you taken in the past to protect workers, improve their working conditions, and/or to advance workers' rights to unionize?**

Throughout my career, I have consistently supported policies, coalitions, and programs that strengthen worker protections, expand access to good jobs, and protect the right to organize. I have worked in coalition with labor organizations and advocacy groups on issues including workforce development, public sector career pathways, and economic mobility initiatives that connect residents to family-sustaining employment. Much of my work has focused on ensuring that historically underrepresented communities have access to job training, apprenticeships, and pipelines into stable careers with benefits and upward mobility.

In my public service and advisory roles, I have supported policies that center workforce development as a core component of economic strategy, including local hiring efforts, job training partnerships, and programs that connect education institutions with employers. I have also consistently supported efforts to strengthen public-sector employment pipelines and to improve transparency and fairness in hiring, promotion, and retention practices.

As someone who grew up in a union household, I have seen firsthand the role that unions play in protecting wages, benefits, and workplace safety. That perspective has shaped my belief that workers should have a meaningful voice in the workplace and a clear, protected right to organize without interference.

### **2. The City of Santa Monica has adopted several strategies to ensure worker justice in our city, such as a hotel worker living wage ordinance, a labor neutrality requirement for new hotel developments, and a hotel and public property worker retention program. Do you support these programs and policies? Why or why not? What additional workers' rights policies would you propose, if any?**

Yes, I strongly support Santa Monica's existing worker justice policies, including the hotel worker living wage ordinance, labor neutrality requirements, and worker retention protections. These policies reflect the City's commitment to ensuring that economic growth does not come at the expense of the workers who make our hospitality and tourism economy possible.

Hotels and other hospitality employers are a cornerstone of Santa Monica's economy, and the people who work in these industries deserve stable wages, safe working conditions, and a meaningful voice in their workplaces. Labor neutrality agreements are particularly important because they ensure that workers can make decisions about unionization free from pressure or intimidation.

If elected, I would support building on these efforts by strengthening enforcement of existing

labor standards, expanding workforce training and apprenticeship programs tied to union pathways, and increasing transparency in compliance with wage, safety, and retention requirements. I would also support exploring stronger protections for subcontracted and gig workers in City-related contracts to ensure that all workers performing City-supported work receive fair wages and protections.

Additionally, I would support deeper partnerships between the City, labor organizations, and employers to expand career pathways in hospitality, construction, public works, blue and green economy, and other key sectors so that Santa Monica residents can access high-quality union jobs in their own community.

**3. What can you point to that should give Santa Monica workers and their allies confidence that you are committed to worker rights, a living wage, and the right to unionize?**

Workers and their allies should look at my record, my values, and the consistency of my approach to economic development. I believe that a strong local economy depends on strong workers. Throughout my work in workforce development, economic recovery planning, and community-based initiatives, I have consistently prioritized policies that connect residents to good-paying jobs, expand access to training and apprenticeships, and strengthen pathways into union careers.

I have supported living wage standards, worker retention policies, and labor protections because I believe no one should be unable to afford to live in the community where they work. I also strongly support labor neutrality and workers' right to organize without interference, because that right is fundamental to economic fairness and workplace dignity.

As someone with a personal connection to union households, I understand that unions do more than raise wages; they improve safety, stability, and long-term opportunity for working families. That understanding informs how I approach every economic and development decision: success should be measured not only by business growth but also by whether workers share in that prosperity.

My commitment is to continue standing with working people, supporting policies that strengthen worker protections, and ensuring that Santa Monica remains a city where economic opportunity is broadly shared, not concentrated.

**Economic Development**

**1. What policies and strategies would you pursue and prioritize to ensure that Santa Monica grows as a productive, thriving, inclusive, sustainable, welcoming, healthy, and economically vibrant city for current and future generations?**

My priorities for Santa Monica center on a simple principle: the city succeeds when the people who live and work here can thrive by expanding and preserving housing affordability, strengthening tenant protections, and increasing the production of deed-restricted affordable housing so that working families, seniors, veterans, educators, and service workers can remain in the community.

It also means investing in economic opportunity through support for small businesses, workforce development, and local hiring pathways that connect residents to good-paying jobs with stability and

benefits.

A thriving Santa Monica also depends on safe, clean, and vibrant public spaces, including strong investments in parks, libraries, transit, climate resilience, and neighborhood-serving commercial corridors, enabling residents to meet their daily needs locally.

Finally, sustainability and long-term fiscal responsibility must be integrated into every decision. Growth should be measured not only by economic activity, but by whether it improves affordability, strengthens community stability, and ensures long-term quality of life for current and future generations.

**2. What, if anything, is the Realignment Plan doing well, or doing poorly, in your opinion? What would you change if anything?**

The Realignment Plan reflects a meaningful effort to stabilize Santa Monica's finances and improve core services. I support its focus on restoring public safety staffing, improving service delivery, and investing in economic recovery. For the first time since pre-COVID, we have a fully-staffed police department. There are clear areas of progress, including stronger coordination across departments, renewed attention to downtown vitality, and investments that have contributed to improvements in public safety and quality of life.

At the same time, I believe the City must ensure that Realignment does not unintentionally shift focus away from housing stability, homelessness prevention, and affordability. These are not secondary priorities; they are central to long-term public safety and economic health.

I recommend strengthening the Plan's emphasis on measurable outcomes, especially in housing stability and homelessness prevention, and ensuring that fiscal recovery strategies align with core commitments to renters, schools, and affordable housing programs.

Realignment should not just be about financial stabilization, it should also reinforce long-term community stability.

**3. For years, the success of the Third Street Promenade was a cornerstone of Santa Monica's local economy. But the Promenade suffered in the aftermath of COVID and with the rise of virtual work, virtual shopping, and movie streaming. What do you think needs to be done to restore the Promenade's economic vitality?**

Restoring the Third Street Promenade requires treating it as more than a retail corridor; it must function as a true civic and cultural destination. That means prioritizing a stronger mix of uses, including experiential retail, local small businesses, dining, entertainment, arts programming, and community events that cannot be replicated online. Foot traffic will return when the Promenade offers reasons to spend time there, not just shop.

Public safety, cleanliness, and maintenance are also foundational—people need to feel safe and comfortable in public spaces, and businesses need consistent conditions to operate successfully. I also support continued activation strategies such as outdoor programming, cultural festivals, public art, and partnerships with local creators and institutions to bring consistent energy and identity to the space.

Finally, the Promenade's success is tied to broader housing and transportation policy. A vibrant downtown depends on people living nearby, having access to transit, and being able to afford to stay in

the community. Economic revitalization and housing stability must move together.

**4. City finances continue to be strained. What will you do as a Councilmember to improve the City's financial health in the short term and long term and make sure belt-tightening doesn't threaten City financial commitments to our public schools, homelessness prevention, or affordable housing programs?**

Improving Santa Monica's long-term financial health requires both disciplined budgeting and a clear commitment to protecting core community investments. In the short term, I would prioritize efficiency in City operations, stronger performance measurement, and careful review of expenditures to ensure resources are being directed toward programs with clear, measurable outcomes.

In the long term, financial stability depends on sustaining a strong local economy by supporting small businesses, restoring commercial vitality in key districts, and ensuring Santa Monica remains a place where people can live, work, and invest. At the same time, I would strongly oppose any budget approach that balances the books by cutting or undermining commitments to public schools, homelessness prevention, renter assistance, or affordable housing programs. These investments are foundational, as they reduce long-term costs and strengthen community stability.

We should also continue to leverage external funding sources, including state and federal grants, County partnerships, and public-private collaborations, to maximize impact without over-relying on the General Fund.

Ultimately, fiscal responsibility and social investment are not competing priorities, and the strongest long-term budget strategy is one that stabilizes housing, reduces crisis-driven costs, and supports a healthy, economically resilient community.

**City Governance and Budgeting**

**1. What specific measures would you pursue to ensure that staff reports are made available to both councilmembers and the public with sufficient lead time to allow for thorough review, informed deliberation, and meaningful public participation?**

I strongly support ensuring that staff reports are released with sufficient lead time to allow both Councilmembers and the public to review materials, ask informed questions, and meaningfully participate in decision-making.

To improve transparency and deliberation, I would support setting clearer internal deadlines that prioritize the timely release of staff reports well in advance of Council meetings, with limited exceptions for true emergencies. When late materials are unavoidable, they should be clearly identified and minimized.

I also support improving digital accessibility so that agendas, staff reports, and supporting materials are easy to locate, search, and understand- including clearer summaries of key decisions, standardized formats where possible, and better communication of policy tradeoffs so the public can engage more effectively.

Meaningful public participation depends on access to information. Ensuring that staff reports are timely, readable, and transparent is one of the most important steps the City can take to strengthen trust

and improve governance.

**2. Please describe any budgeting experience you have and how that experience would help you ensure sound fiscal management, directing of resources, and priority setting.**

Throughout my career, I have worked in roles that required managing budgets, allocating resources, and aligning funding decisions with strategic priorities across campaigns, nonprofits, and public-sector-adjacent initiatives.

This experience has included developing budgets aligned with program goals, evaluating the return on investment of initiatives, and making resource allocation decisions in constrained funding environments. I have also worked on efforts where funding needed to be prioritized toward programs with the greatest measurable impact, particularly in housing stability, workforce development, and community-based services.

That background has shaped my approach to fiscal management: budgets should reflect values, but they must also be disciplined, transparent, and outcome-driven. Resources should be directed toward programs that demonstrate effectiveness, reduce long-term costs, and strengthen community stability.

If elected, I would bring a data-informed and accountability-focused approach to Council budgeting decisions, ensuring that every dollar is aligned with clear priorities such as housing stability, homelessness prevention, public safety, and long-term economic resilience.

**3. How would you build and maintain the trust of residents, and what specific steps could you take to ensure that your constituents always feel informed, engaged, and genuinely represented in the decisions that affect their lives?**

Trust is built through consistency, accessibility, and follow-through, not just communication.

If elected, I would prioritize early and ongoing engagement with residents before major policy decisions are finalized, not after. That includes structured community listening sessions, regular office hours, and proactive outreach to neighborhoods and stakeholder groups that are often underrepresented in City processes.

I would also prioritize clear and accessible communication about what the City is doing and why decisions are being made. That means avoiding jargon, explaining trade-offs honestly, and ensuring residents can understand how policies directly affect their daily lives.

Equally important is responsiveness. Residents should feel that when they raise concerns, whether about housing, safety, or quality of life, they are heard and that those concerns are reflected in policymaking.

Ultimately, representation means being present, listening consistently, and ensuring that policy decisions reflect the real experiences of the people who live in Santa Monica, especially renters, working families, and those most impacted by affordability challenges.

**4. How do you view the balance between exercising independent judgment as a Councilmember and representing the wishes and needs of your constituents?**

I see the role of a Councilmember as requiring both independent judgment and deep



accountability to constituents. Those responsibilities are not in conflict; they are complementary.

Residents elect Councilmembers to listen carefully, reflect community needs, and also make informed decisions based on evidence, long-term impact, and the broader public good. That means taking constituent input seriously while also considering data, legal constraints, fiscal realities, and equity implications.

There will be times when community perspectives differ or when short-term preferences may not align with long-term outcomes. In those moments, my responsibility would be to be transparent about my reasoning, grounded in values, and consistent in prioritizing housing stability, affordability, and community well-being.

Representation is not about simply mirroring every opinion; it's about ensuring that all voices are heard, especially those who are often excluded, and making decisions that strengthen the community as a whole.

**5. Do city councilmembers need to guard against disproportionate influence of wealthy stakeholders and powerful businesses on local government? What would you do, if anything, to ensure that residents with fewer resources and less access have an equally meaningful voice in shaping city policy?**

Yes, it is essential that City Councilmembers actively guard against disproportionate influence from wealthy stakeholders or well-resourced interests in local decision-making. Renters, working families, seniors on fixed incomes, and historically underrepresented communities must have an equal voice in shaping policy.

To support that, I would prioritize expanding equitable public engagement practices, including accessible meeting formats, multilingual outreach, and engagement in neighborhood-based settings where residents already gather. I would also support early stakeholder engagement processes that ensure input is gathered before decisions are effectively locked in.

In addition, I believe transparency is critical, particularly around development, land use, and major financial decisions, as clear disclosure, open data, and accessible reporting help ensure accountability and reduce the risk of undue influence.

**Justice, Equity, Diversity and Inclusion**

**1. Do you support the City taking steps to address the ongoing impacts of past racism? If so, what steps do you support taking?**

As a Black woman, veteran, working mother, renter, and civic leader, I've experienced firsthand how race, gender, socioeconomic status, and access to opportunity intersect. Diversity, equity, and inclusion are often misunderstood as separate concepts. In reality, they are interconnected principles that help ensure institutions function fairly for everyone.

Diversity asks who is present. Equity asks whether people have access to the resources and opportunities they need to succeed. Inclusion asks whether people genuinely belong and have a voice in decision-making. Belonging asks whether people feel valued, respected, and empowered to participate fully.

Local government has a responsibility to advance all four. Santa Monica should continue to protect voting rights, support civic engagement, defend freedom of speech and peaceful assembly, ensure equitable access to public services, and oppose discrimination in all forms. The City should also continue investing in language access, community engagement, transparency, and policies that ensure residents can participate meaningfully in civic life regardless of their background. More importantly, equitable access to affordable housing is crucial to community well-being. As rent rises incrementally, so does the likelihood that our most vulnerable residents will lose their housing. Thus, the City must continue to place safeguard policies to protect renters.

Democracy is strongest when people trust their institutions and believe their voices matter. Local government plays a vital role in building and sustaining that trust.

**2. How would you use your position as a Councilmember to ensure the City actively listens to and invests in its Black community and commits to tangible improvements in opportunity, representation, and quality of life for Black community members?**

As someone who helped advance conversations about racial equity and participated in efforts to advance the City's acknowledgment of historical harms, I believe we must move beyond symbolic gestures and focus on measurable outcomes.

The ultimate goal should be to ensure that Black residents are not only remembered as part of Santa Monica's history but also actively shape its future. Santa Monica has taken an important first step by formally acknowledging the historical harms inflicted on Black residents through discriminatory policies and practices. The City's apology to African American residents and their descendants was an important act of truth-telling and accountability.

However, acknowledgment alone is insufficient. The City must continue translating those commitments into meaningful action through policies that advance housing stability, economic opportunity, educational attainment, cultural preservation, and civic representation.

The history of the Belmar Triangle, Bay Street Beach, the Pico Neighborhood, redlining, restrictive covenants, urban renewal, and displacement is not merely a set of historical events; the impact of these policies continues to shape present-day disparities in housing, wealth accumulation, business ownership, educational outcomes, and community representation.

As a Black woman and community advocate, I understand both personally and professionally how systemic barriers can influence opportunity. My experiences in the military, corporate leadership, education, and public service have shown me that representation matters, but representation alone is insufficient without access and investment.

The City should prioritize:

- Affordable housing and anti-displacement strategies.
- Homeownership pathways for historically underrepresented communities.
- Support for Black-owned businesses and entrepreneurs.
- Educational and workforce development opportunities.
- Cultural preservation initiatives.
- Leadership development and civic engagement programs.
- Continued implementation of racial equity goals across City departments.

**3. How would you use your position as a Councilmember to ensure the City actively listens to and invests in its Latino community and commits to tangible improvements in opportunity, representation, and quality of life for Latino community members?**

Santa Monica's Latino community is an essential part of the city's history, economy, and identity, and ensuring meaningful investment and representation must be a core priority of City leadership.

As a Councilmember whose father is of Dominican and Puerto Rican ancestry, I would prioritize intentional, ongoing engagement with Latino residents, not just during formal hearings, but through consistent outreach in community spaces, neighborhood-based meetings, and partnerships with trusted local organizations. Engagement must be proactive, not reactive.

Equally important is ensuring that City services and opportunities are accessible and equitable by expanding language access, improving communication across City programs, and meaningfully including Latino residents in housing programs, workforce development initiatives, small-business support, and tenant protection services.

I would also support strengthening pathways to civic participation and leadership, including advisory bodies, commissions, and leadership pipelines that reflect the diversity of Santa Monica's Latino community.

Ultimately, investment must be measured not only in outreach, but in outcomes, housing stability, economic opportunity, and representation in decision-making at every level of City government.

**4. How would you use your position as a Councilmember to ensure that Santa Monica remains a safe, welcoming, and affirming city for its LGBTQ+ residents and visitors, especially during a period of heightened vulnerability at the national level?**

Santa Monica has long been a place where LGBTQ+ residents and visitors should feel safe, respected, and fully included in civic life. It is the responsibility of the local government to actively protect and reinforce that standard, especially in moments of national uncertainty or heightened vulnerability.

As a Councilmember with LGBTQ+ family members and close friends, I would support policies that ensure equal access to housing, employment, healthcare resources, and City services regardless of sexual orientation or gender identity. I would also prioritize strong enforcement of anti-discrimination protections and ensure that City programs are affirming and inclusive in both practice and delivery.

Equally important is visibility and engagement. I would work closely with LGBTQ+ community organizations and residents to ensure their voices are reflected in policy decisions and that the City is responsive to emerging needs, particularly around safety, housing stability, and mental health support.

Public safety must also be inclusive and trust-based, ensuring that all residents feel safe interacting with City services and that any concerns about discrimination or harassment are taken seriously and addressed promptly.

Santa Monica should not only remain welcoming in principle but also actively demonstrate, through policy, engagement, and accountability, that LGBTQ+ residents are valued, protected, and fully included in civic life.

**5. How would you use your position as a Councilmember to ensure the City stands up for the**

## **dignity, safety, and rights of its immigrant residents, workers, and visitors when faced with federal immigration actions in our community?**

My commitment to immigrant communities stems from my belief that every person deserves dignity, respect, and equal opportunity. Inclusive communities are stronger. Immigrants have always been essential to Santa Monica's economic vitality, cultural richness, and community fabric. They are our neighbors, workers, business owners, students, parents, and civic leaders.

Local governments should do everything within their legal authority to ensure that immigrant residents can safely access City services, schools, healthcare, housing resources, public safety services, and community programs without fear.

The City should continue supporting policies that:

- Protect immigrant rights.
- Expand language access.
- Fund legal assistance and know-your-rights education.
- Strengthen partnerships with trusted community organizations.
- Ensure City resources are accessible regardless of immigration status, where legally permissible.
- Maintain clear policies regarding the City's cooperation with federal immigration enforcement.

### **Public Safety**

#### **1. In your assessment, how well is Santa Monica performing when it comes to public safety?**

Santa Monica has made meaningful investments in public safety, and in many areas the City continues to perform well, particularly in maintaining strong emergency response capacity and in coordinating efforts among police, fire, and community-based services.

At the same time, residents continue to express concerns about visible disorder in certain areas, property crime, and quality-of-life issues. While Santa Monica remains a relatively safe city overall, perceptions of safety are closely tied to lived experience, and more work is needed to ensure all neighborhoods feel consistently safe and well-maintained.

Public safety should be measured not only by crime statistics, but by whether residents feel secure in their homes, on their streets, and in public spaces throughout the city.

#### **2. Are there any trends that you find troubling? If yes, which ones, and how would you address this?**

Yes, there are a few trends that warrant continued attention, including property-related crime, concerns around public disorder in certain commercial areas, and persistent challenges related to homelessness that intersect with public space management.

These issues require a balanced approach that combines enforcement, prevention, and support services. Strengthening coordination among public safety teams, mental health professionals, and outreach providers is essential to ensuring that individuals in crisis receive appropriate care while maintaining public safety.

I also believe we must continue investing in upstream solutions, particularly housing stability, homelessness prevention, and supportive housing, because many public safety challenges are closely linked to housing insecurity and untreated behavioral health needs.

Addressing these trends effectively requires both accountability and compassion, with a focus on long-term solutions rather than short-term displacement.

**3. What, if any, specific changes do you support to the manner of policing in Santa Monica?**

I support a community-oriented approach to policing that emphasizes accountability, transparency, and strong relationships between officers and the communities they serve, including continued investment in training focused on de-escalation, mental health crisis response, and implicit bias, as well as ensuring that officers have the tools and partnerships needed to respond effectively to non-violent calls for service, particularly those involving behavioral health needs.

I also support strong civilian oversight and transparency mechanisms that build public trust and ensure accountability. Effective policing depends on legitimacy, and legitimacy depends on trust between law enforcement and the community.

At the same time, I believe it is important that the police are adequately resourced to respond to serious crime and emergencies. The goal is not to reduce capacity, but to ensure the right response model is used for the right situation.

**4. Are there specific changes to the use of funds currently allocated to the police department that you would advocate?**

Any budget decisions should be guided by outcomes, transparency, and a commitment to both safety and accountability. I support a data-driven approach to public safety budgeting that evaluates whether resources are being deployed in ways that produce the best outcomes for community safety.

Rather than predetermined cuts or reallocations, I would prioritize reviewing how existing funds are used to ensure they are aligned with current needs, including emergency response, mental health crisis intervention, and neighborhood safety priorities.

I also support continued investment in alternative response models where appropriate, particularly for non-violent calls involving behavioral health, homelessness, or quality-of-life issues, as these approaches can improve outcomes while allowing sworn officers to focus on higher-priority public safety needs.

**5. As a Councilmember, what steps would you take to maintain and improve pedestrian and bicyclist safety throughout the city?**

Improving pedestrian and bicyclist safety is a core public safety priority and directly connected to how people experience daily life in Santa Monica.

As an avid walker, I would prioritize investments in safer street design, including protected bike lanes, improved crosswalk visibility, traffic calming measures, and better lighting in high-traffic areas.

Engineering solutions are among the most effective ways to reduce collisions and prevent serious injury. I support a “safe systems” approach and principles that prioritize designing streets for people first, not just vehicles.

I also support strengthening enforcement of dangerous driving behaviors, particularly speeding and failure to yield in pedestrian-heavy areas. Enforcement, when paired with smart street design, can significantly improve safety outcomes.

In addition, I would support expanding Safe Routes to School programs and improving connectivity between neighborhoods, commercial corridors, and transit hubs to make walking and biking safer and more practical for everyday use.

Ultimately, a safer street network is designed for people first, not just vehicles, and that consistently prioritizes the safety of pedestrians, cyclists, and transit users in every infrastructure decision.

## **Education**

**1. Do you support the 2026 Parcel Tax citizens’ initiative to provide funding to our public schools and, if so, will you actively encourage your supporters to vote for that Parcel Tax? Why or why not?**

Yes, I support the 2026 Parcel Tax and will encourage my supporters to vote in favor of it.

Strong public schools are one of the best investments a community can make. Excellent schools strengthen neighborhoods, support local families, attract and retain employers, and contribute to Santa Monica’s long-term economic vitality.

As someone who has spent much of my career focused on education, workforce development, and expanding opportunity, I believe investing in our schools is investing in our city’s future. The Parcel Tax helps ensure that Santa Monica students continue to have access to high-quality academic programs, arts, athletics, counseling, and other services that prepare them for success.

I also believe in transparency and accountability, and I support ensuring that Parcel Tax revenues are used responsibly and consistent with the commitments made to voters.

**2. In the event the 2026 Parcel Tax fails, will you support continuation of the Master Use Facilities Agreement between the City and the School District after its current expiration date of next year? Why or why not?**

Yes. If the Parcel Tax does not pass, I would support continuing the Master Use Facilities Agreement while working collaboratively with the School District to evaluate its long-term sustainability.

The partnership between the City and Santa Monica-Malibu Unified School District provides significant community benefits by maximizing the use of public facilities for recreation, athletics, education, and community programming. Preserving these shared resources is important for students, families, and residents.

Any future agreement should be fiscally responsible, transparent, and designed to ensure that both the City and the School District can continue meeting their respective obligations while maintaining high-quality services for the community.

**3. In the event the 2026 Parcel Tax passes, will you support any level of additional funding by the City to the School District after the expiration of the current Master Use Facilities Agreement?**

My approach would be guided by responsible stewardship of public resources, while recognizing that investing in education benefits the entire community. If the Parcel Tax passes, I would evaluate any request for additional City funding based on demonstrated need, fiscal sustainability, and the overall financial condition of both the City and the School District.

I believe the City and School District should continue working as partners, and I remain open to collaborative investments that produce clear public benefits for students and the broader community. At the same time, any additional financial commitments should be made transparently, with careful consideration of the City's other obligations, including affordable housing, homelessness prevention, public safety, and essential services. Measure GS is a strong example of ensuring the tax funds received benefitted the school, affordable housing and rent protections.

**4. Over the last couple of decades, the City and Santa Monica College have transitioned from an often hostile relationship to a partnership of shared goals. What will you do to maintain and expand the progress in college/city collaboration?**

Santa Monica College is one of our community's greatest assets and an essential partner in expanding educational opportunity, workforce development, and economic mobility.

As a Councilmember, I would continue strengthening collaboration between the City and Santa Monica College through partnerships focused on workforce training, internships, apprenticeships, sustainability initiatives, entrepreneurship, and pathways into high-demand careers.

I also believe there are opportunities to deepen collaboration around housing, transportation, and student services, ensuring that students can successfully live, learn, and contribute to our local economy.

Throughout my career, I have worked to build partnerships across sectors because I believe the best solutions come from collaboration. I would bring that same approach to strengthening the City's relationship with Santa Monica College.

**5. Do you pledge to ensure that the Big Blue Bus remains a ready partner to provide free “any line, any time” student transit pass service to SMC students? 6. Do you support additional bond funding for Santa Monica College when it's needed?**

Yes. I support maintaining Big Blue Bus as a strong partner in providing affordable and accessible transportation for Santa Monica College students. Reliable public transit helps reduce transportation costs, improves access to education and employment, supports climate goals, and reduces traffic congestion. Student transit programs are an investment in educational opportunity and economic mobility, and I support continuing this successful partnership while ensuring it remains fiscally

sustainable.

## **Environment, Sustainability, Mobility**

### **1. What do you view as the City's most important current environmental and sustainability programs? What more do you want to see the City do? Explain.**

Santa Monica has long been recognized as a leader in environmental sustainability, and I believe its Climate Action and Adaptation Plan, water conservation initiatives, renewable energy programs, urban forestry efforts, and investments in green infrastructure are among the City's most important environmental accomplishments.

As we confront the impacts of climate change, I believe the City should continue accelerating implementation of these efforts while ensuring that sustainability and affordability go hand in hand. Climate policies should improve quality of life for all residents, particularly those who are most vulnerable to rising costs and extreme heat.

Looking ahead, I would prioritize expanding urban tree canopy, increasing investments in climate resilience and stormwater capture, supporting energy-efficient building retrofits, and creating more parks and open space. I also support integrating sustainability into housing and land-use decisions by encouraging energy-efficient affordable housing and transit-oriented development that reduces vehicle dependence.

The future Santa Monica Airport site also presents a once-in-a-generation opportunity to demonstrate environmental leadership by creating a Great Park that incorporates habitat restoration, climate resilience, water conservation, and significant deed-restricted affordable housing. Protecting our environment and expanding housing opportunities are complementary goals that will strengthen Santa Monica for generations to come.

### **2. What do you view as the City's most important current mobility programs? What more do you want to see the City do? Explain.**

Santa Monica has made significant progress by investing in Big Blue Bus, expanding bicycle infrastructure, improving pedestrian safety, and adopting policies that encourage walking, cycling, and transit use. These investments improve mobility, reduce greenhouse gas emissions, and make it easier for residents to access jobs, schools, parks, and neighborhood businesses.

The City should continue building a transportation system that is safe, accessible, and connected for everyone, regardless of age or ability. That includes expanding protected bike lanes, improving sidewalk accessibility, enhancing crosswalk safety, investing in traffic-calming measures, and strengthening Safe Routes to School programs.

I also support a Safe Systems approach to street design, consistent with the principles advanced by Streets For All, recognizing that our transportation network should prioritize the safety of pedestrians, bicyclists, transit riders, and people with disabilities. The most effective way to reduce serious injuries and traffic fatalities is to design streets that anticipate human error and protect everyone who uses them.

Finally, I support continued investment in Big Blue Bus and stronger regional transit connections so residents have reliable alternatives to driving. A well-connected transportation network supports



affordability, public health, environmental sustainability, and a more vibrant local economy.

### **The Arts in Santa Monica**

#### **1. What will you do as a council member, if anything, to preserve and increase opportunities for artists and the arts in Santa Monica?**

Santa Monica is known for its vibrant and diverse community of artists. Creative expression is a major part of what makes Santa Monica such a great place to live and work. I support expanding affordable live-work opportunities for artists, preserving creative spaces, incorporating art into neighborhood revitalization efforts, increasing public art, supporting cultural festivals, and ensuring redevelopment projects provide meaningful opportunities for artists.

I also think the future airport site presents an unprecedented opportunity to incorporate arts, culture, education, and innovation into the mix of parks, play spaces, and affordable homes.

#### **2. Are you willing to increase the budget for the Arts in Santa Monica? If so, how?**

Yes, The arts are an economic driver as well as a core part of our city's identity. Any budget increases should be tied to measurable benefits to the community, like support for local artists, youth arts education, cultural tourism, neighborhood activation, and creative workforce development. I would pursue state grants, philanthropic partnerships, and public-private partnerships to maximize arts funding without sacrificing the City's General Fund.

### **State Ballot Measures**

#### **1. Do you support the Howard Jarvis measure (or any substitute measure) to require a two-thirds vote on any and every form of new local tax? Why or why not? Will you actively encourage your supporters to vote the same way as you on this measure?**

No, I do not believe it's fair to require a two-thirds majority for every new local tax. Santa Monica voters should continue to have the opportunity to solve local problems with locally supported funding solutions. This measure would make it more difficult for the City to maintain affordable housing, combat homelessness, run our public schools, improve transportation, and provide other essential services. If this measure makes it on the ballot, I would ask voters to reject it.

#### **2. Do you support the measure to require that any ballot measure imposing a new super-majority vote requirement must itself pass by that same super-majority to become effective? Why or why not? Will you actively encourage your supporters to vote the same way as you on this measure (assuming it appears on the ballot)?**

Yes, If a measure on the ballot asks voters to require supermajorities for future initiatives, that same measure should be subject to that supermajority requirement. I don't support changing the voting requirements for future ballot measures without voter approval. I would ask voters to support this measure. It ensures that the rules governing our democracy can't be changed by a simple majority.

**3. Do you support the measure to condition the right to vote on new voter identification requirements? Why or why not? Will you actively encourage your supporters to vote the same way as you on this measure?**

No, Requiring voters to present additional identification at the polls conditions the right to vote on contorting voter bureaucracy. California has many safeguards in place to ensure election security, and there is no evidence that voter ID laws would make elections more secure. Voter ID laws only serve to limit the right to vote for eligible seniors, students, low-income Americans, veterans, and citizens from historically underrepresented communities. If this measure makes the ballot, I would ask my voters to reject this attack on democracy.