

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



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Did you include the requested Additional Materials? Yes ☒ or No ☐

Please email completed Questionnaire and Additional Materials to  
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**Your Candidacy**

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

I'm running because I want Santa Monica to remain a city where people can build a life and where the people who already call it home can afford to stay. Too many families, workers, seniors, young people, and longtime renters are finding it increasingly difficult to remain in the community they've helped build, and I believe we have a responsibility to make Santa Monica a place where people can not only come here to build a future, but also afford to stay for the long term.

That means protecting rent control, strengthening tenant protections, building more housing at a range of income levels, and expanding programs that help people remain stably housed.

I also believe we have a responsibility to continue standing up for working people. That means supporting workers' rights, protecting collective bargaining, strengthening our local economy, and ensuring economic prosperity is broadly shared.

Finally, I believe the City has made meaningful progress over the last several years, particularly around housing stability, homelessness prevention, public safety, and equity. My goal is to build on that progress by continuing to invest in programs that reduce disparities, expand opportunity, protect vulnerable residents, and improve people's everyday lives while making City Hall more responsive, transparent, and effective.

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

I've spent most of my career working to advance progressive values through public service. Early in my career, I worked for progressive members of Congress, where we advanced policies supporting affordable healthcare, housing stability, public transit, environmental protection, workers' rights, fair wages, consumer protections, and economic opportunity. Those experiences reinforced my values and my belief that government can be a powerful force for improving people's lives.

For the past seven years, I've worked in local government, where I've focused on turning ideas into real results. As Chief Communications Officer for the Los Angeles County Department of Public Health, I've worked on issues ranging from housing

stability, homelessness, behavioral health, environmental hazards, emergency response, and economic opportunity. I've helped manage large teams, budgets, contracts, and complex public initiatives while bringing together residents, community organizations, businesses, elected officials, and multiple levels of government to solve complicated problems.

I've also served as Chair of Santa Monica's Human Services Commission, where I've worked closely with City staff, residents, nonprofit organizations, service providers, and advocates on issues affecting homelessness, families, older adults, immigrants, and vulnerable populations.

I know that solving problems in local government requires more than good ideas. It requires navigating public processes, coordinating across departments, engaging community partners like Santa Monicans for Renters' Rights and other community-based organizations, building consensus, measuring outcomes, and staying focused on implementation. Those are the skills I would bring to the City Council.

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

I've spent most of my life fighting for the values I believe in.

I grew up in a union household and joined my father on picket lines as a child, where I first learned about workers' rights, economic fairness, and collective action. As an adult, I've continued advocating for progressive causes including affordable healthcare, housing stability, environmental protection, civil rights, fair wages, labor protections, and stronger consumer protections.

Professionally, I worked for progressive members of Congress, helping advance policies that expanded access to healthcare, raised wages, strengthened worker protections, improved public transit, addressed environmental challenges, and supported housing and economic opportunity. One of the projects I'm proudest of was helping Congressman Mark Takano release one of the earliest congressional reports documenting the growing housing affordability crisis in Inland Southern California and raising concerns about institutional investors purchasing large numbers of foreclosed homes years before the issue became part of the national debate.

I then carried those same values into local government, where I've focused on translating policy into real-world results.

What distinguishes me is that I know how to move ideas from inception to implementation in government. Throughout my career, I've worked across government agencies and with community organizations, labor, businesses, and residents to turn those values into programs, partnerships, and measurable outcomes. I believe deeply in equity, justice, housing stability, economic opportunity, environmental sustainability, and effective government but I also know what it takes to actually deliver on those commitments.

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: Strengthen Community Engagement and Build Better Policy Together**

Affordability and housing stability will always be among my highest priorities, but the City can only make good decisions if residents understand what is being proposed and have meaningful opportunities to help shape it. Santa Monica moves quickly, and I recognize that staff and elected officials are often balancing competing priorities under demanding timelines. I do not believe anyone is acting in bad faith. At the same time, we can do a better job of engaging the community earlier, communicating more clearly, and making it easier for residents to participate before decisions are made.

I would prioritize earlier outreach, plain-language communications, language accessibility, and stronger partnerships with community groups, commissions, other elected bodies, nonprofits, advocacy organizations, and local leaders, including organizations like Santa Monicans for Renters' Rights. The City's consideration of AB 1740 demonstrated why this is important. Although City staff followed the appropriate public process, many residents and community organizations felt surprised by the City's support because they had not been meaningfully engaged before it was taken. The subsequent public discussion ultimately strengthened the legislation and demonstrated that early engagement doesn't weaken policy, it improves it. Better communication and broader collaboration help produce stronger, more durable decisions.

When people feel heard and understand why decisions are being made, we build trust, produce stronger policies, and strengthen public confidence in local government. That collaborative approach will also help us achieve my other top priority: helping more families, workers, seniors, and young people remain in Santa Monica by protecting renters, expanding affordable housing, strengthening tenant protections, and addressing our affordability crisis together.

**Goal Two: Build a Stronger Social Safety Net**

Santa Monica has made meaningful progress investing in worker protections and other equity-centered programs, and I want to build on that foundation. That means strengthening the connections between housing, behavioral health, supportive services, and homelessness prevention, while continuing to invest in programs that reduce disparities, expand opportunity, and improve quality of life for residents across our community. I also believe government has a responsibility to ensure these programs are well managed, sustainable, accountable, and delivering meaningful results for the people they are intended to serve.

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 Democratic Club
- Santa Monica Forward

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

My campaign is funded by Santa Monica residents, community activists, friends, family, and colleagues. To date, I've raised \$42,697.00.

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

I have not accepted any donations from developers or their paid lobbyists and do not plan to solicit donations from them.

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.**

- Santa Monicans for Renters' Rights
- Santa Monica Democratic Club
- Santa Monica Human Services Commission (*former Chair and current applicant to the newly consolidated Housing and Human Services Commission*)

## **SMRR**

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

I first became involved with Santa Monicans for Renters' Rights during the 2024 election, relying on its recommendations for candidates and ballot measures. A few months later, I became a member and have since attended nearly every monthly membership meeting, regularly participating in discussions on housing, transportation, public safety, and other local issues.

Beyond attending meetings, I have met with Co-Chair Denny Zane on numerous occasions, roughly half a dozen over the past year, to discuss housing, governance, and the future of Santa Monica. I have also met individually with Co-Chair Mike Soloff and nearly all members of the Steering Committee to better understand the organization's priorities, hear different perspectives, and exchange ideas on issues.

I also volunteer on the SMRR Tenant Hotline, where I help connect renters with information about their rights, City resources, and available services. Those conversations have given me firsthand insight into the challenges many renters face, from habitability issues and harassment to displacement concerns and navigating Santa Monica's tenant protections. It has been one of the most meaningful volunteer experiences I've had and has strengthened my commitment to protecting renters and helping more people remain in the community they call home.

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)?**

Absolutely, as I already attend SMRR's monthly Steering Committee meetings.

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

Yes. Throughout my career, I've found that the strongest policies and programs are developed by engaging the people and organizations who have spent years working on an issue before decisions are made. I believe that listening early leads to better outcomes, fewer unintended consequences, and policies that are more likely to succeed during implementation.

## **Rent Control and Tenants Rights**

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

Yes. As someone that relies on rent control, I know that it is one of the most important reasons Santa Monica has remained a diverse community where seniors, working families, artists, educators, service workers, and longtime residents can continue to afford to live. Without it, many more people would have been displaced over the past several decades.

Protecting rent control is also critical to preserving neighborhood stability. We have already lost much of our larger rent-controlled housing stock, with only about 2,000 rent-controlled units containing three or more bedrooms remaining. Preserving those homes, in addition to every other rent-controlled home is essential if we want families to continue building their lives in Santa Monica.

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

I believe Santa Monica's rent control law has been remarkably successful at preserving housing stability, and my priority is protecting and strengthening it rather than fundamentally rewriting it. Many of the biggest limitations on rent control today stem from Costa-Hawkins, which can only be addressed by the Legislature or California voters. I would support advocating for state reforms that give cities greater flexibility to strengthen tenant protections.

Locally, there is still a great deal we can do. I support strengthening enforcement of tenant protections, initiating proactive rental housing inspections through, improving coordination between the Rent Control Board, Code Enforcement, and the City Attorney's Office, increasing education for both tenants and landlords, requiring clearer disclosures of tenant rights and property conditions at the start of a lease, and ensuring the Rent Control Board has the resources it needs to respond quickly and effectively. I also believe we should continue evaluating our tenant protection laws to

identify gaps related to harassment, retaliation, and habitability so that renters receive the full protections intended by the law.

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

Yes. I have volunteered on the Santa Monica's for Renters' Rights Tenant Hotline, helping renters understand their rights and connecting them with information and resources available through the City, the Rent Control Board, Legal Aid Foundation of Los Angeles, and other organizations.

That experience was eye-opening. Many callers felt overwhelmed, intimidated, or simply didn't know where to turn. I heard firsthand about habitability issues, harassment, delayed repairs, illegal rent increases, and other situations that placed tremendous stress on families and seniors. Those conversations strengthened my commitment to protecting renters and finding additional ways to improve housing stability and tenant protections.

**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 comes from both personal experience and my professional record. Like many Santa Monica residents, rent control has made it possible for my family to live in this community. I understand firsthand how important housing stability is for so many in our city.

Throughout my career, I have focused on advancing equity, protecting vulnerable communities, and improving people's quality of life. Whether working for progressive members of Congress, leading public health initiatives, serving as Chair of the Human Services Commission, or volunteering with the SMRR Tenant Hotline, I have consistently worked to protect people who are at risk of being overlooked or taken advantage of. My support for renters and rent control is not new. It has been a consistent part of both my values and my public service.

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

I believe we should modernize how we approach housing quality and code enforcement through a new initiative around creating healthy homes.

The City should create a public portal showing confirmed habitability violations and code enforcement actions so prospective renters have better information before signing a lease. Landlords should also provide prospective tenants with a disclosure, or a QR code linking to the portal, summarizing confirmed violations, remediation efforts, and current compliance status. Think of it as a Carfax for apartments.

I also believe Santa Monica should take a more proactive approach to protecting housing quality through regular rental housing inspections and stronger coordination between code enforcement, public health, and tenant protection programs.

I worked with Public Health's Environmental Health division to stand up the Housing Habitability Program for the unincorporated areas of Los Angeles County. That experience gave me firsthand insight into how successful rental inspection programs are designed, implemented, and coordinated across agencies. Effective programs aren't simply about inspections. They're about creating clear standards, educating both tenants and property owners, identifying problems before they become crises, and ensuring residents have access to the resources they need to resolve habitability issues.

Too often, the City only becomes involved after conditions have significantly deteriorated. A more proactive approach can help identify problems earlier, improve housing quality, and reduce the burden on tenants who often feel they have nowhere to turn when serious habitability issues arise.

**6. Do you think it is 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. Throughout my career, I have found that public policy is strongest when the people most affected by it are involved before decisions are made. That has been true in Congress, where our offices regularly partnered with community organizations and advocates, and it has been true throughout my work in public health, where successful programs depend on collaboration with residents, nonprofits, faith communities, local governments, and other stakeholders.

The Rent Control Board and tenant advocates bring decades of experience and institutional knowledge. They should be engaged early and meaningfully whenever significant changes affecting renters are being considered.

**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 existing rent-controlled housing and keeping current residents housed will always be my priority.

While Santa Monica must continue producing additional housing, we should not solve one housing problem by creating another through unnecessary displacement. Housing policy should never lose sight of the people whose lives are affected by these decisions.

For a someone who has lived in the same apartment for decades, whose doctors, grocery store, and bus stop are all within walking distance, being displaced for

several years can completely upend their support system. For a family with children attending a neighborhood school, displacement can mean longer commutes, changing schools, losing friendships, and disrupting the stability that children need to thrive. Those are not abstract policy discussions. They are real consequences for real people.

That is one of the reasons I expressed concerns about SB 79. While the final bill included additional tenant protections, I do not believe they go far enough to prevent displacement in communities like Santa Monica that contain significant amounts of rent-controlled 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. Deed-restricted affordable housing is one of the best tools we have to ensure teachers, nurses, service workers, seniors, young families, and others can continue to afford to live in Santa Monica.

I would consider expanding the City's off-site affordable housing program because it has already helped facilitate more deed-restricted affordable units currently in development. At the same time, I understand and appreciate the concerns that many, including SMRR, raised about ensuring the program truly delivers greater public benefit. I believe those conversations strengthened the program, and I appreciate that the Council incorporated several of SMRR's recommendations into the final policy.

Going forward, I believe the program should continue to be evaluated based on its results. If it continues to produce significantly more deed-restricted affordable housing than would otherwise be built, while maintaining strong accountability and transparency, I believe it should remain one of several tools the City uses to address our housing crisis. I also support replenishing the Housing Trust Fund, leveraging public land where appropriate, pursuing additional state and federal funding, strengthening partnerships with nonprofit affordable housing developers, and exploring regional partnerships to expand affordable housing opportunities.

- 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?**

I do not. I support creating only a Great Park when the airport closes because Santa Monica is already park-poor, and that need will only grow as our population increases.

Parks are about much more than recreation. They improve physical and mental health, strengthen community connections, provide places for children and families to gather, and create opportunities for sports and outdoor activities that many families currently drive long distances to access. Green space is one of the most lasting public investments a city can make.

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. I believe the City should always begin with the assumption that publicly owned land should be evaluated for its highest public benefit, including affordable housing where appropriate.

I support moving forward with affordable housing opportunities identified in the Housing Element, including sites such as 4th Street and Arizona, portions of the Bergamot area, Parking Structure 3, and the Wilshire parking lots. I also believe we should continue evaluating additional publicly owned sites over time, including opportunities that may arise when leases expire, such as the current Bank of America and Chase properties. Every opportunity should be evaluated carefully based on community needs, housing goals, and the long-term public interest.

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. In addition to the sites already identified in the Housing Element, I believe the City should continue evaluating other publicly owned properties, including Parking Structure 1, the former Fire Station 1 site, and the CityTV building, as opportunities arise.

I would approach each property individually, considering housing needs, neighborhood context, financial feasibility, and the highest public benefit. As City facilities evolve and operational needs change, we should continue asking whether public land can better serve the community through affordable housing or mixed-use development that includes affordable homes.

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

Santa Monica needs housing at every income level, but market-rate housing alone will never solve our affordability crisis.

Market-rate housing provides homes for people who can afford them while also helping accommodate population growth, supporting our workforce, and reducing pressure on the existing housing market. At the same time, I believe we should continue prioritizing deed-restricted affordable housing, preserving rent-controlled housing, and encouraging more family-sized homes. My goal is not simply to build more units. It is to create opportunities for people to build long-term lives in Santa Monica, including teachers, nurses, students, service workers, families, and seniors.

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? Please answer separately for at least the following: a. Downtown**

**Santa Monica; b. Pico Boulevard; c. Ocean Park Boulevard; d. Wilshire, Santa Monica, and Colorado Boulevards; e. Main Street; f. Montana Avenue; g. single-family neighborhoods; h. multi-family neighborhoods; i. other commercial and industrial sites.**

A. D. F. I.

I support a targeted approach to upzoning that prioritizes locations where we can add housing while avoiding displacement.

My highest priorities are Downtown, Mixed-Use Boulevard (MUB) and Mixed-Use Boulevard Low (MUBL) corridors, and portions of our General Commercial (GC) and Neighborhood Commercial (NC) districts where mixed-use housing near jobs, transit, and services makes the most sense. I also support continuing to explore adaptive reuse opportunities in commercial and industrial areas.

When it comes to existing multifamily neighborhoods, I become more cautious. Many R2 neighborhoods contain substantial amounts of rent-controlled housing, and protecting those residents is one of my highest priorities. I would consider targeted increases in density in certain R3 areas where transit access, neighborhood context, and displacement risks have been carefully evaluated, but I do not support widespread upzoning of renter neighborhoods that would accelerate displacement.

With respect to single-family neighborhoods, I support allowing time to evaluate how newer State policies perform before considering additional local upzoning beyond what the State requires.

**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. Inclusionary housing is one of the City's most important tools for creating mixed-income communities and ensuring new development contributes to affordable housing.

At the same time, I believe housing policy should remain responsive to changing economic conditions. Construction costs, financing, and market conditions evolve over time, and the City should regularly evaluate whether its inclusionary requirements are maximizing affordable housing production while still allowing projects to be financially feasible. My goal is to preserve the principle of inclusionary housing while ensuring it continues producing the greatest possible public benefit.

**8. Did you support the original version of SB79, which lacked effective antidisplacement protections and protections for rent controlled housing stock? Why or why not? What is your opinion of the version of SB79 that was adopted? Explain.**

No. My primary concern with the original bill was its potential to increase displacement of residents living in rent-controlled housing.

While I appreciate that the final legislation included stronger tenant protections and represented an improvement, I do not believe those protections go far enough for a city like Santa Monica, where preserving existing rent-controlled housing is essential. I strongly support transit-oriented development, but I also believe we must be intentional about where that growth occurs so we can expand housing while minimizing displacement.

**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. The Santa Monica Renter Aid Program reflects the City's longstanding commitment to housing stability and homelessness prevention. Providing short-term financial assistance to renters experiencing temporary hardship helps keep families housed, prevents displacement, and reduces the far greater financial and human costs associated with homelessness.

Preventing homelessness is almost always more effective and less expensive than responding after someone has already lost their housing.

**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. Access to quality legal representation can make the difference between a family remaining housed or becoming displaced. Too often, landlords have legal representation while tenants do not, creating a significant imbalance in the eviction process.

Providing legal counsel helps ensure renters understand their rights, improves fairness, and can prevent unnecessary evictions that ultimately carry much greater costs for both families and the City. Like emergency rental assistance, it is an investment in housing stability and homelessness prevention.

**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. The Preserving Our Diversity (POD) program has been an incredibly successful investment in helping low-income seniors remain in the community they helped build. I'm pleased to see the program continue to grow because it recognizes that housing stability is essential to healthy aging and preventing displacement.

I would also like to explore whether similar assistance could be provided to working families experiencing severe housing cost burdens. For many families, rent and childcare are their two largest monthly expenses, often consuming well over half of

their income. Helping families remain in Santa Monica supports our schools, local businesses, workforce, and the long-term health of our community.

- 12. Voter approved 2016 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 deal with the COVID emergency and to fund Euler settlements, with almost no repayment to date.**

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

Yes. The Housing Trust Fund remains one of the City's most important tools for producing affordable housing, and I support continuing repayment of the funds that were temporarily redirected during the COVID emergency and related fiscal challenges.

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

Yes. Repayment should honor the original commitment made to voters and restore the Trust Fund's long-term purchasing power.

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

Yes. These voter-approved revenues exist to support affordable housing and housing stability. While I recognize the extraordinary circumstances that led to temporary diversions during the pandemic, those should remain the exception, not the rule. Preserving dedicated housing funding is critical if we are serious about addressing affordability and preventing homelessness.

- 13. Voter approved 2022 Measure GS contemplated that an additional 5% transfer tax on 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 already has directed a portion of the funds raised be used for the Santa Monica Renter Aid program, expansion of the right to counsel, and for 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 multifamily 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 oppose AB 736 because it would reduce local control and significantly limit Santa Monica's ability to generate voter-approved revenue for affordable housing, homelessness prevention, tenant protections, and other community priorities. Local communities should retain the ability to determine how they invest in their own future.

**b. Do you support any other changes to Measure GS? Why or why not?**

At this time, I do not support changes to Measure GS. Measure GS provides critical funding for affordable housing, homelessness prevention, schools, and tenant protections. While I believe we should always evaluate whether our housing policies are producing the intended results, I also recognize that housing production is influenced by many factors beyond local transfer taxes, including interest rates, construction costs, insurance, labor and material costs, financing availability, state regulations, and broader market conditions. To date, I have not seen evidence that Measure GS is the primary reason projects are not moving forward, particularly given the broader economic conditions facing housing development today.

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

Yes, we should always be looking for additional funding opportunities in addition to what is already in place. I believe we should continue pursuing state and federal grants, regional partnerships, public-private partnerships, and opportunities to replenish the Housing Trust Fund. I would also continue evaluating new local revenue options when appropriate.

**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 in both my values and my record. My commitment to housing affordability didn't begin when I decided to run for City Council. While working in Congress, I helped advance federal efforts examining the growing role of institutional investors in the housing market and policies aimed at protecting housing affordability long before those issues became part of the national conversation.

I also understand that deed-restricted affordable housing and income support programs are not abstract policy ideas. They are essential tools for ensuring that seniors, teachers, nurses, service workers, young families, and others can continue living in Santa Monica. That is why I support rebuilding the Housing Trust Fund, expanding affordable housing production, preserving rent-controlled housing, strengthening homelessness prevention programs, and protecting the City's investments in housing stability.

**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 is not currently doing? To the extent your solutions call for new programs, how would you pay for those programs?**

Santa Monica has invested significantly in addressing homelessness and has become a regional leader in outreach, behavioral health, homelessness prevention, and permanent supportive housing. Programs like Santa Monica's homelessness prevention efforts, right to counsel, rental assistance, and coordinated outreach have helped many residents remain housed and connect people experiencing homelessness with services.

At the same time, we still have important gaps. I believe the City should have greater coordination and operational control over the continuum of care, including outreach, interim housing, behavioral health, treatment, and permanent housing, so services are better coordinated and individuals experience fewer gaps between programs. We also need additional interim housing options, stronger regional collaboration, continued investment in affordable housing, and expanded prevention efforts that keep people housed before they become homeless.

Funding should continue coming from a combination of local revenue, Measure GS, state and federal grants, regional partnerships, and strategic investments that recognize homelessness prevention is significantly less expensive than responding after someone loses their housing.

- 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 enforcement, and resources for enforcement, on an ongoing basis and as we lead up to the 2028 Olympics and beyond? Please explain.**

Yes. I support Santa Monica's short-term rental laws because they help preserve our limited housing supply for residents while maintaining a level playing field for our local hospitality industry. Housing should primarily serve people who live and work here, not be converted into unregulated hotel rooms.

As we prepare for the 2028 Olympics, I believe the City should invest in a robust education campaign for both property owners and tenants so everyone understands the rules, reporting requirements, and potential penalties for noncompliance. We should also continue proactive enforcement using available data, online platform monitoring, and complaint investigations. Santa Monica's tourism economy depends on both protecting our housing stock and supporting the hotels and hospitality workers that are central to our visitor economy.

- 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 our commercial zoning that help Santa Monica address today's housing and economic needs while preserving the unique character of our neighborhoods. That includes expanding opportunities for mixed-use development in appropriate commercial areas, encouraging adaptive reuse of underutilized office and commercial buildings, streamlining approvals for projects that

are consistent with the City's adopted plans, and reducing unnecessary barriers that prevent neighborhood-serving businesses from opening or expanding.

I also believe our commercial corridors present some of the best opportunities to accommodate additional housing while minimizing displacement. I support continuing to focus housing growth in Downtown, Bergamot, Mixed-Use Boulevard (MUB and MUBL) corridors, and appropriate General Commercial and Neighborhood Commercial districts. I would also like to explore incentives that encourage more family-sized housing, affordable housing, and neighborhood-serving retail as part of new mixed-use developments.

At the same time, I would oppose changes that unnecessarily displace existing residents or small businesses, weaken important neighborhood protections, or reduce opportunities for locally owned businesses to succeed. Any zoning changes should be guided by community engagement, economic feasibility, and the City's broader goals of housing affordability, sustainability, and neighborhood vitality. My approach is to evolve our commercial districts in ways that create more housing, strengthen our local economy, and preserve the qualities that make Santa Monica such a desirable place to live and work.

**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?**

Our boulevards should be more than transportation corridors. They should be safe, welcoming public places that support neighborhood businesses and bring people together.

That starts with improving pedestrian and bicycle safety through road diets where appropriate, protected bike infrastructure, safer crossings, better lighting, street trees, outdoor dining, and attractive public spaces. We should also continue activating our commercial corridors with public art, events, cultural programming, and support for small businesses. When people feel safe walking, biking, shopping, and spending time on our boulevards, local businesses thrive and neighborhoods become stronger.

**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?**

I supported the broader goal of finding ways to reduce unnecessary delays at the Coastal Commission and improve the predictability of the development process, particularly for adaptive reuse projects, commercial revitalization, public improvements, and other projects that already comply with adopted local plans and environmental protections. At the same time, I believed the original version of AB 1740 raised legitimate concerns that deserved more public discussion and stakeholder engagement before the City took a position.

I think that engagement ultimately made the bill better. The legislative process resulted in important amendments that addressed many of the concerns raised by local governments, community organizations, and the California Coastal Commission itself. The fact that the Coastal Commission is going to support the amended bill demonstrates the value of taking the time to work through those issues rather than rushing the process.

I also believe this experience highlighted the need for clearer public guidelines regarding when and how City staff and the City Council engage on state legislation. Residents deserve transparency and meaningful opportunities to provide input before the City takes positions on legislation that could significantly affect our community.

**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 your proposals?**

Affordability is about much more than the cost of housing. For many families, the biggest monthly expenses are housing, childcare, transportation, healthcare, and everyday necessities. If we want more people to build and keep a life in Santa Monica, we need to address those costs as well.

One of my priorities would be exploring ways to make childcare more affordable and accessible for working families. I also support expanding transportation options through the Big Blue Bus and programs like MODE, which reduce transportation costs while improving access to jobs, schools, healthcare, and other essential services. Continuing to invest in parks, libraries, recreation programs, and our public schools also provides tremendous value to families and improves quality of life without increasing household expenses.

I also believe we should continue making it easier to do business in Santa Monica. Streamlining permitting, supporting small businesses, activating commercial districts, and helping more neighborhood-serving businesses succeed creates local jobs, reduces the need to travel for goods and services, and strengthens our local economy.

Many of these investments are already supported through existing City resources, grants, voter-approved funding measures, and partnerships with other agencies. As a Councilmember, I would prioritize investments that have demonstrated, long-term benefits for residents while maintaining the City's fiscal responsibility. Affordability is not one policy—it's the cumulative effect of making everyday life easier, less expensive, and more accessible for the people who 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?**

Supporting workers has been a consistent part of both my personal life and professional career. I grew up in a union household and spent time on picket lines with my father, a member of the Communications Workers of America, where I first learned about workplace fairness and the importance of organizing. Those values have remained a constant throughout my life. My stepfather is a member of the International Association of Machinists and Aerospace Workers, my brother is a member of Ironworkers Local 416, my sister-in-law is a member of the International Association of Fire Fighters, and my wife is a member of Teamsters Local 399. Supporting working people and organized labor isn't just something I believe in politically. It's part of my family's history.

Professionally, I worked for pro-labor progressive members of Congress where I helped advance policies supporting higher minimum wages, paid sick leave, overtime protections, fair scheduling, stronger workplace safety, consumer protections, and workers' right to organize and bargain collectively. Throughout my career in public service, I have remained committed to policies that strengthen economic opportunity, protect workers from exploitation, and ensure working people share in our economic prosperity.

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. Santa Monica has long been a leader in worker justice because organized labor and its community allies have successfully fought for policies that improve wages, strengthen workplace protections, and support workers' right to organize. The hotel worker living wage ordinance, labor neutrality requirements, and worker retention protections reflect that and have helped create a more stable workforce while ensuring employees share in the success they help create. I support continuing to build on that record because strong worker protections are good for workers, good for businesses that invest in their employees, and good for Santa Monica.

Looking ahead, I would support exploring stronger enforcement against wage theft, expanding outreach so workers understand their rights, strengthening partnerships with labor organizations, and ensuring City contractors and recipients of significant public subsidies meet strong labor standards. As the economy evolves, Santa Monica should continue being a leader in protecting workers while supporting responsible businesses that invest in their employees.

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?**

My record speaks for itself. As I mentioned earlier, I have spent my life supporting organized labor, beginning as the son of a union member and continuing throughout

my career advocating for policies that improve wages, benefits, workplace protections, and workers' rights. I have never viewed labor issues as political conveniences. They are core values that have shaped my career and my understanding of economic justice.

I believe strong unions built the American middle class and remain one of the most effective tools for improving wages, reducing inequality, and ensuring working people have a meaningful voice in the workplace. If elected, workers will have a consistent ally on the City Council because my commitment to labor is rooted in both my personal experience and my professional record.

## **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?**

I believe Santa Monica's future depends on our ability to do two things at the same time. We have to address the everyday issues that affect people's quality of life while also tackling the long-term challenges that will shape our city's future. Good government shouldn't force us to choose between the two.

That starts with helping more people stay in Santa Monica by protecting rent control, strengthening tenant protections, expanding housing stability programs, rebuilding the Housing Trust Fund, supporting families facing the combined costs of housing and childcare, and producing more housing at a range of income levels, particularly near transit, downtown, Bergamot, and commercial corridors where we can add housing without displacing residents.

At the same time, we need to improve the daily experience of living here. That means investing in safer streets, cleaner neighborhoods, reliable public services, parks, transit, and public spaces while continuing to support workers' rights, strengthen our social safety net, invest in behavioral health and homelessness prevention, and expand opportunity through equity-centered programs.

Finally, we need to build a stronger local economy by making it easier for small businesses to succeed, activating our commercial districts through arts, culture, events, and outdoor dining, streamlining permitting, and supporting the adaptive reuse of underutilized commercial buildings. My goal is to build a city where families, workers, seniors, businesses, and future generations all have the opportunity to thrive.

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

I am a big supporter of the Realignment Plan because it recognizes that the City's organizational structure should better align with how residents actually experience

government. Bringing related functions together can improve coordination, reduce duplication, and make services easier to navigate.

I particularly support strengthening coordination around homelessness, housing, economic development, transportation, and public works, where successful outcomes often require multiple departments working together rather than in silos.

Implementation, however, will determine whether it succeeds. Any organizational change should include clear performance measures, regular public reporting, employee engagement, and opportunities to make adjustments as challenges emerge. Reorganization alone does not improve government. Success depends on whether residents actually experience better service, faster implementation, and improved accountability.

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 economic vitality of the Promenade?**

The Promenade is already showing encouraging signs of recovery, but we cannot assume that success will happen on its own. More than seven million people continue to visit downtown each year, thousands of new residents now live downtown, new businesses continue to open, and major events like the FIFA World Cup, the 2028 Olympics, and expanded arts and cultural programming have presented and will continue to present tremendous opportunities.

We should continue activating downtown through events, outdoor dining, public art, live music, festivals, family programming, and other experiences that cannot be replicated online. We should also continue streamlining permitting, supporting adaptive reuse of vacant commercial spaces, encouraging a diverse mix of retail, restaurants, entertainment, and housing, and ensuring the Promenade remains clean, safe, and welcoming for residents and visitors alike.

Downtown's future will not be built solely on shopping. It will be built by creating a vibrant mixed-use neighborhood where people live, work, dine, recreate, and spend time throughout the day and evening.

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?**

The City's fiscal challenges require both discipline and long-term planning. In the short term, I support continuing efforts to improve operational efficiency, modernize City services, pursue state and federal grants, strengthen regional partnerships, and carefully evaluate programs to ensure resources are producing measurable results before asking residents to shoulder additional financial burdens.

Long term, the most sustainable solution is growing our economy. That means supporting small businesses, encouraging adaptive reuse, adding housing that supports our workforce, revitalizing downtown, and attracting visitors and investment. A stronger local economy provides the revenue needed to sustain essential public services.

At the same time, I believe we must continue protecting the investments that define Santa Monica's values, including our public schools, homelessness prevention efforts, affordable housing, parks, and social safety net. Fiscal responsibility is not simply about reducing spending. It is about making smart investments that strengthen our community, improve long-term financial stability, and prevent much larger costs in the future.

### **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?**

As a resident who regularly follows City Council meetings, I've found it frustrating when staff reports are released late because it limits the ability of councilmembers, residents, and community organizations to fully review complex issues and provide meaningful input. Before proposing solutions, however, I would want to better understand why those delays are occurring. Are they the result of staffing shortages, competing priorities, legal review, interdepartmental coordination, or other operational challenges?

Once we understand the underlying causes, we can work collaboratively with staff to identify solutions, whether that means improving internal processes, providing additional resources, adjusting timelines, or creating other efficiencies that help reports reach the public earlier. My goal would not be to place blame, but to support our staff while improving transparency, public participation, and the quality of Council decision-making.

- 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.**

Budgeting and resource allocation are a core part of my day-to-day responsibilities. As Chief Communications Officer for the Los Angeles County Department of Public Health, I oversee one of the largest public health communications operations in the country, managing a significant budget, contracts, staffing, and strategic priorities while ensuring resources are aligned with the Department's mission and public health goals.

Beyond my own division, I serve on the Department's executive leadership team, where I've helped evaluate and prioritize a department budget of more than \$1 billion. Over the past several years, we've had to make difficult decisions about staffing, program priorities, and resource allocation while preparing for the loss of temporary federal funding and other fiscal pressures. That work has required balancing immediate operational needs with long-term financial sustainability, always keeping our core mission, equity, and the communities we serve at the center of those decisions.

Those experiences have also reinforced how different budgeting in government is from budgeting in the private sector. While efficiency and responsible stewardship are important, government exists to serve people, not maximize profits. Every budget decision has real impacts on residents, employees, and the community, which means fiscal management must balance financial responsibility with equity, long-term planning, and the services people rely on every day.

I would bring that same approach to the Santa Monica City Council by making thoughtful, transparent decisions that prioritize measurable outcomes, protect essential services, and ensure taxpayer dollars are invested where they will have the greatest impact.

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

Building trust starts with listening. One of the biggest lessons I've learned throughout my career is that no candidate, elected official, or government agency has all the answers. The best public policy comes from asking questions, listening to the people most affected, and genuinely engaging with residents, community organizations, businesses, labor, and other stakeholders before decisions are made.

My background in public communications also gives me a unique perspective. I often approach issues by working backwards, asking: *What information do residents need? What questions will they have? How can we make government easier to understand and participate in?* My priority would be ensuring residents have timely access to information that is written in plain language, translated into the languages our community speaks, and presented in ways that are easy to find and understand. Government should never feel inaccessible because information is overly technical or difficult to navigate.

I also believe engagement is about much more than public comment at Council meetings. It means meeting people where they are, holding community conversations before decisions are made, partnering with neighborhood organizations and community groups, using multiple forms of outreach, and making sure voices that are often underrepresented have an opportunity to participate.

At the same time, listening does not mean simply following whichever group is the loudest or most organized. My responsibility as a Councilmember would be to listen carefully to all perspectives, consider the available evidence, understand the long-term impacts of a decision, and ultimately make the choice that best serves the entire Santa Monica community. Thoughtful leadership requires both meaningful engagement and independent judgment.

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

As I mentioned in my previous answer, meaningful community engagement should happen before decisions are made. Once that process has occurred, however, a Councilmember has a responsibility to exercise independent judgment.

To me, representing constituents doesn't mean automatically supporting whichever position is most popular or whichever group is the loudest. It means listening carefully, asking questions, understanding the tradeoffs, and considering the evidence before making a decision. Community input is one of the most important factors in that process, but it should be considered alongside staff expertise, fiscal impacts, legal requirements, and the long-term interests of the city.

There will inevitably be situations where different groups have competing priorities. In those moments, my responsibility is to make the decision I believe best serves Santa Monica as a whole while being honest about how I reached that conclusion. Even when residents disagree with a vote, they deserve to know that their perspectives were heard, thoughtfully considered, and weighed fairly alongside all of the other information before the Council.

I believe that's how trust is built over time. Not by promising to always agree, but by listening with an open mind, making thoughtful decisions, and being transparent and accountable for them.

**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 less resources and access have an equally meaningful voice in shaping city policy?**

Yes. I believe local government should always guard against the disproportionate influence of wealth and power. Decisions like *Citizens United* have made it easier for wealthy individuals, corporations, and special interests to spend significant sums shaping public opinion and elections, often without the same level of accountability that ordinary residents have. We've seen examples of well-funded campaigns and independent expenditures attempting to mislead public debate here in Santa Monica as well.

But influence isn't only about campaign spending. It's also about who has the time, resources, professional advocates, and access to participate in government. Many working families, renters, seniors, immigrants, and young people simply cannot

attend lengthy Council meetings, hire lobbyists, or spend hours organizing around every issue.

As a Councilmember, I would support public campaign financing, improving campaign finance transparency, expanding language access, using plain-language communications, holding community meetings before major decisions are made, and creating more opportunities for residents to participate without having to spend an entire evening at City Hall. I also believe staff reports and engagement should occur earlier in the process so community input can meaningfully shape proposals rather than simply react to them.

Ultimately, my responsibility is to ensure that residents have an opportunity to be heard, regardless of how much money, influence, or free time they have. Good government works best when everyone has a meaningful seat at the table, not just those with the greatest resources.

### **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?**

Yes. Santa Monica has taken meaningful steps in recent years to acknowledge its history, but we also have a responsibility to continue addressing the lasting impacts of that history. The displacement of Belmar residents, the exclusion of Black families from places like the Ebony Beach Club, and the construction of the I-10 Freeway through the heart of the Pico neighborhood all contributed to generational inequities that continue to shape opportunities today.

Acknowledging that history is important, but acknowledgment alone is not enough. We must continue investing in economic opportunity, affordable housing, small business support, youth programs, parks, educational opportunities, and other equity-centered initiatives that help close disparities and expand opportunity. We should continue measuring outcomes and ensuring our investments are producing meaningful improvements for communities that have historically been underserved.

**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?**

Meaningful engagement has to happen before decisions are made, not after. As Councilmember, I would meet with organizations like the Committee for Racial Justice, Black faith leaders, neighborhood organizations, businesses, youth leaders, and residents to better understand community priorities and ensure those perspectives are reflected in City policy.

I also believe we should continue investing in initiatives that improve housing stability, expand economic opportunity, support Black-owned businesses, improve health

outcomes, and create pathways for leadership and civic participation. Just as importantly, we should continue evaluating whether those investments are producing measurable improvements so our work remains focused on results, not simply intentions.

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 has helped shape the city's history and culture, particularly in the Pico Neighborhood, which has long experienced disparities in housing, economic opportunity, and public investment. I would continue working closely with residents, neighborhood organizations, schools, businesses, and community-based organizations to ensure investments reflect the priorities identified by the community itself.

I also recognize that many Latino families are experiencing tremendous fear and uncertainty because of recent federal immigration enforcement actions. The City should continue supporting trusted community organizations, legal services, language access, and outreach that connects families with accurate information and available resources. Regardless of immigration status, every resident should feel safe accessing City services, sending their children to school, reporting crimes, and participating in community life.

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 welcoming and affirming community for LGBTQ+ residents and visitors, and I believe we have a responsibility to continue that tradition. This year alone, tens of thousands of people gathered on the Promenade and throughout the city to celebrate Pride Month, demonstrating that inclusion remains one of Santa Monica's defining values.

As Councilmember, I would continue supporting strong nondiscrimination protections, equitable access to City services, LGBTQ+ community organizations, and public events that foster visibility and belonging. At a time when LGBTQ+ communities are facing increasing attacks across the country, Santa Monica should continue being a place where people know they are safe, respected, and welcome.

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?**

Immigrants are an essential part of Santa Monica's community, workforce, and economy, and they deserve to be treated with dignity and respect. I support ensuring residents have access to accurate information, legal resources, language access,

and trusted community organizations during periods of uncertainty or federal enforcement activity. I also believe the City should continue supporting policies that build trust between immigrant communities and local government so residents feel safe accessing services, sending their children to school, reporting crimes, and participating in civic life without unnecessary fear.

## **Public Safety**

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

Santa Monica has made meaningful progress on public safety over the past year since the appointment of Chief Jacob, but there is still more work to do. The City has invested in additional police staffing, expanded behavioral health response teams, strengthened homelessness outreach, increased officer presence in key commercial areas, and continued making investments in prevention and intervention strategies. We've also seen encouraging improvements in several public safety indicators, particularly downtown.

At the same time, many residents continue to feel concerned about issues like property crime, traffic safety, retail theft, and behavioral health crises occurring in public spaces. Those concerns are real and deserve thoughtful responses.

I believe public safety requires a balanced approach. We need well-trained police officers focused on preventing and responding to crime, but we also need to continue investing in behavioral health, homelessness prevention, youth programs, environmental design, and other evidence-based strategies that address the underlying conditions that contribute to crime and disorder. Public safety is strongest when we combine accountability with prevention and make sure every resident feels safe in their neighborhood, on our streets, in our parks, and while supporting our local businesses.

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

Overall, I think the data are moving in a positive direction, and that's encouraging. As I said previously, the City has made meaningful investments in public safety, homelessness outreach, behavioral health, and downtown activation, and we are beginning to see progress in a number of areas. We should continue building on that momentum.

At the same time, I don't think we should dismiss residents who say they don't feel safe. Public safety is measured not only by crime statistics, but by whether people feel comfortable walking downtown, riding transit, visiting parks, supporting local businesses, or allowing their children to walk or bike to school. Both the data and residents' lived experiences matter.

One area I continue to find particularly concerning is traffic safety. Fatal and serious traffic collisions remain one of the greatest threats to public safety in Santa Monica. That's why I strongly support accelerating Vision Zero implementation, improving pedestrian crossings, investing in safer street design, and moving projects from planning to construction more quickly.

I also believe we need to continue strengthening the coordination between law enforcement, behavioral health providers, outreach teams, and community organizations. Public safety works best when we both respond effectively to immediate concerns and continue addressing the underlying issues that contribute to crime, disorder, and unsafe conditions.

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

I believe Santa Monica has made important progress in evolving its approach to public safety by combining traditional policing with behavioral health response, homelessness outreach, and prevention strategies. Rather than fundamentally changing the role of the Police Department, I want to continue building on that progress.

I support community-oriented policing that emphasizes relationship building, problem solving, and visible neighborhood presence. I also believe officers should continue receiving training in de-escalation, crisis intervention, mental health response, procedural justice, and implicit bias. Whenever appropriate, behavioral health professionals and outreach teams should be deployed alongside or in place of law enforcement for nonviolent behavioral health crises, allowing officers to focus on crime prevention and public safety while ensuring people receive the services they need.

Finally, I believe transparency and accountability remain essential. Residents should have confidence that the Police Department is responsive, professional, and accountable to the community it serves.

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

My priority is ensuring every public safety dollar is producing the greatest possible benefit for the community. Santa Monica has worked hard over the past several years to rebuild the Police Department, and it is finally at full staffing after a prolonged period. Maintaining adequate staffing is important because it allows the Department to respond more quickly to calls for service, increase proactive policing, strengthen community engagement, and reduce burnout among officers.

At the same time, I believe public safety works best when police are part of a broader public safety system. I support continuing to invest in behavioral health response teams, homelessness outreach, youth programs, and other evidence-based prevention strategies that allow officers to focus on the responsibilities they are

uniquely trained to perform while ensuring residents experiencing behavioral health or social service needs receive the appropriate response.

I don't view these investments as competing priorities. The safest communities combine a well-staffed, well-trained Police Department with strong prevention programs, behavioral health services, and partnerships that address problems before they become crises. That's the balanced approach I would continue to support.

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

Pedestrian and bicyclist safety should remain one of Santa Monica's highest public safety priorities. We know what works to reduce serious injuries and fatalities. Road diets that calm traffic, protected bike lanes with concrete barriers instead of paint alone, pedestrian refuge islands, curb extensions, leading pedestrian intervals, high-visibility crosswalks, improved lighting, and safer intersections have all been shown to reduce crashes and save lives. The challenge is not identifying the right solutions. It's finding the funding and moving projects from planning to construction more quickly.

That's why I support creating a dedicated Vision Zero fund. Measure K has provided an important source of funding for transportation improvements, but those revenues support a broad range of public safety priorities, including police, fire, behavioral health, and transportation. As a result, only a portion of those funds are available for Vision Zero projects. With recent restructuring of parking rates at City-owned parking facilities expected to generate millions in additional annual revenue, I believe Santa Monica should dedicate a portion of those new revenues to a permanent Vision Zero fund. Having a reliable local funding source would allow the City to accelerate safety projects, provide local matching funds for state and federal grants, and move important improvements from concept to construction much faster.

The Santa Monica Boulevard Safety Study demonstrates why this matters. While important Phase One improvements are moving forward, many of the larger safety improvements remain tied to future grant funding. A dedicated funding stream would help us implement projects sooner, improve safety around schools and transit, and continue making Santa Monica one of the safest cities in the country for people walking, biking, and rolling.

## **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 strongly support the 2026 Parcel Tax and have encouraged my supporters to vote in favor of it. Our schools are one of Santa Monica's greatest assets, and they deserve a stable, predictable source of local funding, particularly as the Master Use Facilities Agreement (MUFA) approaches expiration.

The Parcel Tax will help reduce uncertainty, allow the School District to better plan for the future, and protect the high-quality educational programs that attract families to Santa Monica. Strong public schools are also one of the best long-term investments we can make in our community, our economy, and our quality of life.

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. While my priority is making sure the Parcel Tax passes and provides a stable long-term funding source, I also recognize the importance of avoiding unnecessary disruption to our schools if it does not.

My understanding is that community access to school facilities and recreational fields is expected to continue regardless of the Parcel Tax outcome. If the measure fails, I would support working collaboratively with the School Board and the community to evaluate continuation of the Master Use Facilities Agreement or other appropriate funding options while longer-term solutions are developed. Our students, families, and schools should not bear the burden of funding uncertainty.

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?**

Yes, if additional support is demonstrated to be necessary and fiscally responsible. If the Parcel Tax is approved, I would first want to understand the School District's long-term financial outlook, hear directly from School Board members, educators, parents, students, and the broader community, and evaluate how any additional City funding would fit within our own fiscal responsibilities and priorities.

My goal is to maintain a strong partnership between the City and the School District while ensuring that any future funding decisions are thoughtful, transparent, and sustainable.

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 and the City are separate institutions with separate elected bodies, different responsibilities, and distinct decision-making processes, but they serve many of the same residents, families, students, workers, and businesses. Both are stronger when they communicate early, plan together, share resources, and look for areas where their goals overlap. That kind of partnership helps avoid unnecessary conflict, supports smarter decisions, and ensures both institutions are working in the best interest of the broader Santa Monica community. As a parent, I also look forward to learning more and supporting the ways SMC benefits SMMUSD students through concurrent and dual enrollment, while continuing to serve the whole region.

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?**

Yes. Reliable and affordable public transportation is essential to expanding educational opportunity. Many Santa Monica College students rely on the Big Blue Bus because they do not own a car, cannot afford the cost of driving and parking, or simply choose transit as the most practical way to get to school. Providing free transit access removes a significant barrier to education while reducing traffic and supporting the City's sustainability goals.

I believe this program reflects Santa Monica's longstanding commitment to equity, inclusion, and educational opportunity. Investing in student transit is an investment in our workforce, our environment, and our community, and I would support continuing the City's partnership with Santa Monica College to keep this important program available.

6. **Do you support additional bond funding for Santa Monica College when it is needed?**

Yes, I am generally supportive of additional bond funding for Santa Monica College when the need is clearly demonstrated. Strong public institutions and modern facilities help keep SMC competitive, support students, and strengthen the overall quality of life and value of what Santa Monica offers. Any future bond should include a clear project list, strong oversight, transparency, and accountability to taxpayers.

### **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 been a regional leader in sustainability for decades, and I believe some of the City's most important work is happening around water, transportation, and climate resilience.

I'm particularly encouraged by the City's Sustainable Water Infrastructure Project (SWIP), which has allowed Santa Monica to dramatically reduce its reliance on imported water through advanced water purification. As climate change continues to place pressure on California's water supply, investments like SWIP are exactly the kind of long-term infrastructure we should be making. I also appreciate the leadership of staff, including Sunny Wang and his team, who have helped move these projects forward.

I also support the City's continued investments in renewable energy, building electrification, urban forestry, and expanding walking, biking, and public transit options. One of the best ways to reduce greenhouse gas emissions is simply to give people practical alternatives to driving. That means building complete streets, improving transit, expanding bicycle infrastructure, and creating neighborhoods where people can safely walk to schools, parks, shopping, and transit.

As a Councilmember, I would continue supporting policies that reduce emissions while also improving quality of life. The best sustainability policies don't ask residents to sacrifice. They make healthy, sustainable choices easier, more affordable, and more convenient.

**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.**

I believe one of the City's most successful mobility programs is MODE, Santa Monica's on-demand microtransit service for older adults and residents with disabilities. As Chair of the Human Services Commission, I had the opportunity to see the program evolve as the City refined service areas, simplified the user experience, expanded community outreach, and responded to feedback from riders. Those improvements have contributed to continued growth in ridership because the program focuses on making transportation easier, more convenient, and more accessible for the people who rely on it most.

MODE is also an excellent example of how mobility advances equity. For many older adults and people with disabilities, transportation is one of the biggest barriers to maintaining independence. By providing affordable, curb-to-curb transportation for medical appointments, grocery shopping, community centers, and other daily needs, MODE helps residents remain connected to their community and continue living independently. The program also includes discounted fares for lower-income participants, wheelchair-accessible service, and options for residents who do not own a smartphone or have access to a credit card, ensuring the program remains accessible to those who need it most.

I also believe the City should continue investing in the Big Blue Bus, Vision Zero, bicycle infrastructure, and safer pedestrian connections throughout Santa Monica. Mobility isn't about forcing everyone to choose one way of getting around. It's about giving residents meaningful transportation options that are safe, reliable, affordable, and accessible.

Looking ahead, I would like to see stronger coordination between MODE, the Big Blue Bus, Metro, and our walking and bicycle networks so residents can move seamlessly throughout the city. That means improving first-mile and last-mile connections, making transit stops safer and more accessible, expanding protected bicycle infrastructure, improving pedestrian access, and continuing to refine programs based on data and community feedback. Transportation is about more than getting from one place to another. It is about expanding access to healthcare, education, employment, recreation, and community life. When we invest in mobility, we invest in equity, independence, opportunity, and a healthier, more connected Santa Monica.

## **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?**

The arts are one of the reasons people choose to live in and visit Santa Monica. They enrich our neighborhoods, strengthen our local economy, support tourism, and help define the city's identity. As someone whose wife is both an art enthusiast and an amateur artist, I've also seen firsthand how important creative expression is to building vibrant communities.

One of my priorities would be preserving affordable spaces where artists can continue to create and thrive. As Bergamot Station evolves, I believe its identity as one of Southern California's premier arts destinations must be protected. Any future redevelopment should preserve and strengthen opportunities for artists, galleries, creative businesses, and public gathering spaces rather than treating the arts as an afterthought.

I also support continuing to expand public art, temporary installations, cultural programming, artist residencies, performances, and partnerships with local arts organizations. The arts should not be confined to galleries. They should be woven throughout our parks, downtown, neighborhoods, transit stations, and public spaces so that creativity remains part of everyday life in Santa Monica.

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

I would certainly be open to increasing investment in the arts. Santa Monica has long recognized the value of public art through programs like the City's Percent for Art Program, which has helped integrate art into public spaces for decades. That investment has contributed to Santa Monica's identity as a creative, welcoming, and culturally vibrant city.

I also believe investment in the arts is an investment in economic development. People travel to cities for memorable experiences, and public art is often part of that experience. Whether it's Cloud Gate in Chicago, the murals of Los Angeles, or the galleries at Bergamot Station, art attracts visitors, supports local businesses, and creates places where people want to gather, take photographs, dine, and spend time.

As a Councilmember, I would look for opportunities to continue integrating art into new public projects, parks, streetscapes, and redevelopment efforts while supporting grants, cultural programming, and partnerships that help local artists continue creating and living in Santa Monica. Investing in the arts strengthens both our economy and our sense of community.

## **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 opposed this proposal because it would make it much harder for local communities to address local priorities. Santa Monica voters have repeatedly chosen to invest in schools, affordable housing, homelessness prevention, transportation, and public safety through local revenue measures. Requiring a two-thirds vote would allow a relatively small minority of voters to block investments supported by the majority. I also believe local communities should retain the ability to make their own fiscal decisions. I would encourage my supporters to vote against this measure.

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 in order 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 ballot measure seeks to make it harder for voters to approve future initiatives, it should be held to that same standard itself. I support protecting the initiative process because it has been one of California's most effective tools for advancing public education, affordable housing, environmental protections, labor rights, and other important public policies. Yes, I would encourage my supporters to vote in favor of this measure.

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. California already has strong safeguards to protect election integrity, and I have not seen evidence that additional voter identification requirements are necessary. I am concerned they would create unnecessary barriers for eligible voters, particularly seniors, low-income residents, people with disabilities, students, and others who may face greater challenges obtaining government-issued identification.

Voting is a fundamental right, and we should be making it easier, not harder, for eligible residents to participate in our democracy. I would encourage my supporters to vote against this measure.