

Santa Monicans for Renters' Rights City Council Questionnaire – 2026

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Office: Santa Monica City Council

Year: 2026

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

Your Candidacy

1. Why are you running for City Council?

I am running for re-election to City Council because I want to finish the work to turn our City toward a fully realized economic recovery. Three years ago this city needed a council that would actually move, and we moved. We passed one of the strongest tenant protection ordinances in the state, made right to counsel real for renters facing eviction, stood up the Renter Aid program, and grew Preserving Our Diversity. Crime is down. Our police department is fully staffed for the first time in over two decades. We took a homelessness response that leaned on a county system built for someone else's city and brought it under our own control as we work to bring our homeless system of care in-house. We closed a structural deficit and took our affordable housing pipeline from about 1,000 units to 4,000.

Now the World Cup, the Super Bowl, and the 2028 Olympics are all headed our way inside a few short years. That can be a tremendous thing for Santa Monica, or it can be the moment we price out the very people who make this city what it is. I'm running to make sure it's the first one, and to keep affordability, renters, and economic justice at the center of every decision we make while the spotlight is on us.

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

I have served my first term on council in a way I am proud of and have also had the privilege to lead our city as mayor. Before that, I spent six years on the Rent Control Board, two of them as Chair, capping increases at 3%, banning corporate rentals, reining in pass-throughs. I didn't read about Costa-Hawkins and the Ellis Act online, but I actually have worked within the constraints of these laws. I'm also a lawyer, and I started out representing workers who'd been cheated out of their wages, which is where I learned how differently the law treats people depending on who they are. And in my day job I'm Policy Director for County Supervisor Holly Mitchell, so I can pull county,

state, and federal resources toward Santa Monica in a way most candidates simply can't. I have a depth of knowledge on local land use decisions, economic recovery, and ways we can impact our built environment, while bringing regional reach and experience. My skillset has been an asset on the Council and I hope to continue adding value if I earn an additional term on the Council.

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

When I got to Council, this city was admittedly in decline as we struggled to recover from the pandemic. Four years later, part I crime is down by 12.5 percent, our police department is fully staffed for the first time in over twenty years, the budget will be balanced a year ahead of schedule, and our affordable housing pipeline has quadrupled. We passed some of the strongest tenant protections in the state, including right to counsel, and we're building a homelessness system of care managed entirely in-house, so this city owns its outcomes instead of outsourcing them to the County without being able to control the through put. Other candidates can talk about plans, but I can show results.

Moreover, my day job at the Countywide level, where housing, health, and workforce dollars are being allocated, allows me to understand how Santa Monica can maximize its regional position as an innovator to get support for our programs. When I vote, nobody has to wonder who I'm voting for. I've spent my career as a workers' rights attorney, and then on consumer protection, standing up our County's Foreclosure Prevention and Wage Enforcement Programs. Before council, I spent six years on the Rent Control Board. Everything I've done has the same mission - keeping Santa Monica a place working people and renters can afford to call home.

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?

Number one is housing people can actually afford and stay in. Defend and strengthen the tenant protections we have, repeal Costa-Hawkins at the state level, build deed-restricted affordable housing faster through the AHPP expansion and on public land, and grow community ownership through Pico Corridors of Opportunity. We must do prevention, preservation and production simultaneously. The minute you treat them as a trade-off, renters suffer.

Number two is an economic recovery that doesn't leave anyone behind. Downtown and the Promenade have to come back, and the global events headed our way give us a real shot at it. This is why, along with Councilmembers Hall and Raskin, I brought forward and passed our City's affordability agenda to decrease the cost of everyday goods for families. I'll keep activating our corridors, backing small, women-owned, and

BIPOC-owned businesses, and using my county role to draw down workforce and recovery dollars, while making sure the upside of these mega-events reaches our workers and renters instead of landing on their backs.

- 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).**

I've sought endorsements from the Santa Monica Democratic Club, CADEM Renters' Council, and others.

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

My campaign runs on individual donors from across Santa Monica. I don't take a dime from developers or their lobbyists, and I never have. I'm honored to be backed by a deep bench of local and regional leaders, listed below.

Elected Officials

Ted Lieu, US Congressman, 36th Congressional District
Janice Hahn, LA County Supervisor, 4th District
Holly J. Mitchell, Supervisor, 2nd District
Jeff Prang, LA County Assessor
Celeste Rodriguez, California State Assemblymember District 43
Ben Allen, California State Senator
Rick Chavez Zbur, California State Assemblymember District 51
Ellis Raskin, Santa Monica City Councilmember
Barry Snell, Santa Monica City Councilmember and SMC Trustee
Dan Hall, Santa Monica City Councilmember
Natalya Zernitskaya, Santa Monica City Councilmember
Jesse Zwick, Santa Monica Mayor Pro Tempore
Freddy Puza, Mayor, Culver City
Bubba Fish, Vice Mayor, Culver City
Alicia Mignano, SMMUSD School Board President
Laurie Lieberman, SMMUSD Board
Richard Tahvildaran-Jesswein, Board Member, SMMUSD
Dr. Sion Roy, Chair, SMC Board
Tom Peters, Vice Chair, SMC Board
Dr. Nancy Greenstein, Trustee, Santa Monica College
Dr. Luis Barrera Castanon, Trustee, SMC Board
Anastasia Foster, SMC Trustee and former Rent Control Board Vice-Chair

Kay Ambriz, Commissioner, Santa Monica Rent Control Board
Kurt Gonska, Commissioner, Santa Monica Rent Control Board

Community Leaders

Ted Winterer, former Mayor, City of Santa Monica
Richard Bloom, former Assemblymember, CA 50th District
Sue Himmelrich, former Mayor, City of Santa Monica
Gleam Davis, former Mayor, City of Santa Monica
Judy Abdo, former Mayor, City of Santa Monica
Denny Zane, Co-Chair, SMRR and former Mayor, City of Santa Monica
Rev. Jim Conn, former Mayor, City of Santa Monica
Linda Sullivan, Director of Facilities and Programming, Santa Monica
Shari Davis, Steering Committee, Committee for Excellent Public Schools
Ralph Mechur, Steering Committee, Santa Monicans for Renters' Rights
Shawn Landres, Planning Commissioner, City of Santa Monica
Jacob Wasserman, Planning Commissioner, City of Santa Monica
Derek Devermont, Delegate, Democratic National Committee
Kristen Torres Pawling, Committee Member, Culver City General Plan Advisory Committee
Jarrett Barrios, SVP, American Red Cross and former MA State Representative
Rudy Espinoza, Executive Director, Inclusive Action for the City
Judy Kruger, Immediate Past CEO, Santa Monica Chamber of Commerce

Organizations

LA/OC Building and Construction Trades Council
IBEW Local 11
Operating Engineers Local 12
Westside Young Democrats
Democratic Municipal Officials (DMO)
Sierra Club, Los Angeles

On the money side, our fundraising has been strong and grassroots, and we are well positioned for the November race, with over 225 individual donors. I anticipate raising \$100,000 for this cycle.

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

No. Didn't in 2022, and I don't plan to now.

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.

I'm Mayor and a Councilmember here in Santa Monica, and by day I'm Policy Director and Senior Deputy to County Supervisor Holly Mitchell. I belong to Local Progress, the national network of progressive local officials. I'm a Just City Mayoral Fellow through the Harvard Graduate School of Design, and I'm involved with the UCLA Chancellor's society. Previously, I served six years the Rent Control Board, including a term as Chair.

SMRR

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

Since 2016. I came up through SMRR, first as a SMRR-backed candidate and commissioner on the Rent Control Board, where I served six years and chaired the board, and then as a SMRR-supported Councilmember since 2022. The platform and my record have always pointed the same direction, and I've worked shoulder to shoulder with SMRR leaders and members the whole way.

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. I'll be there for the monthly Steering Committee meetings and take my turn giving the Council report.

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

Yes, and I already do.

Rent Control and Tenants Rights

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

Yes, completely. Our rent control law is one of the strongest in the country, built to hold rents as low as the law allows while still giving owners a fair return, and it's protected renters here for more than forty years. I served six years on the Rent Control Board because I believe a person's home is where they're entitled to stability and dignity, full stop. In a city that's roughly 70 percent renters, this isn't a side issue, it's central to our policymaking.

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

I'm interested in strengthening the law, not chipping away at it. I've publicly opposed means-testing and tiering, and I'd oppose them again. The biggest fix is at the state level: repeal Costa-Hawkins so we get local control over vacancy decontrol back, and reform the Ellis Act. Locally, keep closing loopholes the way we did with the corporate rental ban and the pass-through caps, tighten the anti-harassment rules, and watch Ellis Act withdrawals closely so units that come off the market come back under control.

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

Plenty of times. On the Rent Control Board I helped cap increases at 3%, ban corporate rentals, cap pass-throughs, and require means-and-methods plans so nobody could turn a construction project into an eviction tool. On the Council I led on the tenant protection ordinance, codified right to counsel and funded it, launched Renter Aid with The People Concern, and expanded Preserving Our Diversity. And going all the way back, I started my legal career suing employers for stealing workers' wages. Standing up to the more powerful party is just what I do.

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?

Look at the record. More than a decade on this exact fight, across the Rent Control Board, the Council, and the County. Just about every renter protection this city has passed lately has my fingerprints on it. I've never taken developer or lobbyist money. And when colleagues tried to rewrite rent control at two in the morning, without the Rent Control Board or a single tenant advocate in the room, I said no. Renters don't have to take my word for it. The record speaks.

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

I think of it as a continuum: stop the eviction before it starts, help the people who are struggling, and put a lawyer next to anyone who still is going to court. Therefore I would proposed to expand right to counsel, grow Renter Aid and POD, and get serious about proactive code enforcement so no one gets pushed out by a landlord who lets the building rot. That means real staff and resources for habitability inspections and for tracking Ellis Act withdrawals, plus the community ownership work in Pico so we're

adding permanently affordable homes instead of losing controlled units one move-out at a time.

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. The Rent Control Board is its own agency, with authority the voters handed it directly, and you don't touch the rent control law without the Board, the advocates, and the community at the table. That's exactly why I opposed the 4:00 am proposal back in 2022.

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.

Preserve the units and keep the renters in them. It's not close. Lose a controlled unit and the family living in it, and you almost never get either one back. Displacing longtime renters out of older controlled buildings is precisely the harm rent control exists to stop. We do need to build new housing but it cannot and must not be at the expense of our protected housing stock and the people who depend on it.

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 don't want to live in a city only the wealthy can afford. I pushed the expansion of our off-site AHPP program, and it freed up a pipeline of roughly 4,000 units that had been stuck, which tells you something: design the program around what can actually get financed and built, and the housing follows. From here I want to lean into the family-sized units we're badly short on, put public land to work for affordable and supportive housing under the Surplus Land Act, fix the permitting so affordable housing isn't the slowest thing to get approved, and keep building out community ownership through Pico Corridors of Opportunity.

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 support closing the airport and turning it into a Great Park. My top priority for the site is closing the airport on schedule and ensuring we don't jeopardize the consent decree with the FAA. People fought for decades for that closure, and I do not want to do anything that would put it at risk.

On the park itself, the real question we have to answer is how we finance it. We need to work with expediency in setting up a governing structure to ensure we are ready for day one, when the park closes, as well as one day, when it's fully activated for our future generations. A park of this scale isn't free to build or to maintain, and the uses we allow elsewhere on the site will shape what's possible. I want the public Airport Conversion process to work that through before we land on the mix that delivers the best community benefit for the whole region. I'm committed to a world-class park and a process that gets us the most out of this once-in-a-generation piece of land.

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. The units identified for those public sites must get built – we already made this commitment to HCD.

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. Subsidy for affordable housing is always scarce, so public land is one of the most powerful tools we've got. We have already dedicated surplus and underused parcels toward affordable and supportive housing, like 4th and Arizona and Bergamot station. We are building affordable housing by partnering with mission-driven developers like Community Corporation of Santa Monica and putting our financing and land-use tools behind the deals.

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

Market rate housing is important as we work to increase our overall supply. We also have to acknowledge that Santa Monica already meets its market rate RHNA mandate, and with public subsidy and staff capacity as limited as they are, I believe public resources belong with deed-restricted affordable housing and tenant protection. I support streamlining entitlements and adaptive reuse so housing of every kind gets built faster. What I will not do is put market rate production ahead of the affordable units and the renter protections this city actually needs.

- 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.**

One rule guides me here: send the density to transit and commercial corridors, and shield residential neighborhoods, especially the rent-controlled ones, from upzoning that invites demolition and displacement.

- a. Downtown Santa Monica: Yes. It's where our biggest density belongs, and the Downtown Community Plan already says so.
 - b. Pico Boulevard: No, we need more anti-displacement protections locked in first, given the rent-controlled housing and the restorative justice work going on through Pico Corridors of Opportunity. Investment, yes. Displacement, no.
 - c. Ocean Park Boulevard: No, this is already at a neighborhood serving scale.
 - d. Wilshire, Santa Monica, and Colorado Boulevards: Yes. These commercial corridors can take more housing.
 - e. Main Street: Limited, in keeping with its character.
 - f. Montana Avenue: No.
 - g. Single-family neighborhoods: Nothing beyond what SB 9 already requires.
 - h. Multi-family neighborhoods: Would need to evaluate. This is where a lot of our rent-controlled stock lives, and it needs protecting from displacement.
 - i. Other commercial and industrial sites: Yes, especially adaptive reuse and housing, with protections for existing uses and thinking along the lines of the County's Green Zones program to push polluting uses away from where people live.
- 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 support our inclusionary requirements, and I'd protect and strengthen them. The off-site AHPP change is the perfect example. I worked to make the requirement produce more units, not fewer, and it unstuck a stalled pipeline. Anything that waters down the underlying affordability obligation, I'm against.

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

I had serious problems with the original bill, and for a specific reason: it didn't do enough to prevent displacement or protect rent-controlled housing, and in a city like ours that's a non-starter. This is why council asked our lobbyists to advocate for amendments to the bill. I also went to work making sure that when we implement it here, our rent-controlled tenants are protected, including transit-oriented alternative plans that take into account every parcel around on qualifying transit sites. The version that ultimately passed is a better version because advocates, SMRR among them, forced protections for vulnerable rent-controlled buildings in the bill.

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, strongly, and I helped build it. I insisted that flexible cash assistance be paired with right to counsel, because it's more cost effective to keep people housed than find them new housing. Our Renter Aid program puts roughly \$6 million in Measure GS dollars to work, keeping rent-burdened households in their homes before they ever see the inside of an eviction courtroom. I want to sustain and grow these flexible cash assistance programs.

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 championed codifying right to counsel and funding it, and I'd extend it to every lower and moderate income renter facing an eviction. In Unlawful Detainer proceedings, having a lawyer is often the whole difference between keeping your home and losing it. In a 70 percent renter town, we need to help prevent displacements.

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, along with a majority of council, I led the expansion of Preserving Our Diversity program under our adopted Homeless Strategic plan. This program puts cash directly in the hands of our lowest-income seniors so they can stay in their homes, and it's been held up as a national model. I would welcome the opportunity to further expand the program. Then, I'd extend ongoing income support to severely rent-burdened families with kids enrolled in our schools.

12. Voter approved 2016 Measures GS/GSH contemplated that half of the new sales tax revenues would go to income support and deed-restricted affordable housing, but roughly \$40 million was diverted beginning in 2020 with almost no repayment to date.

- a. Do you pledge to repay these funds to the Housing Trust Fund? Yes. The diversion started before I took office, and getting that money back into the Housing Trust Fund for affordable housing and income support with a dedicated repayment plan only started after I joined the council. Moreover, when council approved the large format digital signage ordinance, we required that a portion of this revenue generated to toward paying back the housing trust fund.
- b. Do you pledge to do so in amounts that include interest on the funds? Yes, with interest. I want the fund made whole, and I'll raise it every single year when we review the budget to make sure we're holding to the repayment plan we agreed to, and I'll push to accelerate it whenever the budget gives us the room.
- c. Do you pledge not to further divert or take 2016 Measure GS/GSH funds from the Housing Trust Fund? Yes. No more diverting or borrowing against 2016 GS/GSH revenue that would remove money from the Housing Trust Fund.

13. On June 22, AB-736 was gutted and amended so that, if passed, it would cap the transfer tax rate in a way that decimates the funding 2022 Measure GS provides for homelessness prevention and affordable housing.

- a. Do you support AB-736? No. Hollowing out the transfer tax that pays for homelessness prevention and affordable housing would gut the very thing Santa Monica voters approved for those purposes.
- b. Do you support any other changes to Measure GS? No. I support Measure GS the way voters approved it. However, I am always open to continued evaluation and study to ensure GS is achieving it's intended outcome.

- c. Do you support finding some other local funding source? I will protect Measure GS as the primary dedicated local funding source, but I am open to looking at ways to diversify our revenue streams. If the state ever weakens GS, as was contemplated this legislative session, I'd go after replacement revenue through our transfer tax authority, through county and philanthropic partnerships, and through other dedicated local sources before I'd ever let this funding go away.

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?

This starts with six years on the Rent Control Board, two of them as Chair, where I helped cap increases at 3%, ban corporate rentals, and rein in pass-throughs, long before I ran for Council. Since then I led the expansion of Preserving Our Diversity, which gets cash directly to our lowest-income seniors so they can stay in their homes, launched Renter Aid with The People Concern to keep rent-burdened families out of eviction court, and codified renters' right to counsel and funded it. On the affordable housing side, I ran a \$100 million affordable housing trust fund at the County, and here at home we grew our deed-restricted pipeline by allowing more flexibility with AHPP. This is work I've been committed to throughout my career.

15. Homelessness is a serious local and regional problem. How do you evaluate the City's current efforts? What specifically do you believe the City should do that it is not currently doing? How would you pay for new programs?

Los Angeles County has a shortage of homes that are available and affordable to our residents. Safe, decent housing for people across the whole range of need is the thing that actually end homelessness. Santa Monica is building its own continuum of care under city control, so we manage the throughput of individuals – how they come in, how they move through, and how they exit. Additionally, SaMo Bridge connected 462 people to care in year one and placed 81 percent of them within 48 years. Our Advanced Provider Unit and our Therapeutic Transport Team partnership with LA County DMH meet people where they actually are. Police, fire, public works, and housing and human services finally work as one system instead of four separate ones. What I want more of: permanent supportive and affordable housing, faster; more SaMo Bridge and street outreach; and public spaces that feel safe and welcoming to everyone. I'd pay for it with Measure GS, money available through Measure A and the Los Angeles County Affordable Housing Solutions Agency, and philanthropic dollars. Additionally, if the City works with the County to establish a tax increment financing district, a condition of the district will be that the first 20% of funds generated go to building affordable housing.

16. Do you support the City's laws regarding short term housing, corporate housing, AirBnb? If you do, what can be done to ensure enforcement and resources for enforcement, on an ongoing basis and leading up to the 2028 Olympics and beyond?

Yes, I support those laws, and I helped write the corporate rental ban back on the Rent Control Board. They keep our housing from quietly turning into hotel rooms. The whole question is enforcement, and with the World Cup, Super Bowl, and Olympics bearing down on us the pressure only goes up. We have significantly expanded the number of staff and tools in our Code Enforcement division. I want additional enforcement staff funded. This investment will enable us to ensure that illegal operators aren't undercutting the hospitality industry. We will continue to use software solutions, such as Host Compliance to quickly find listings that violate our ordinances. I am also hopeful that the forthcoming neighborhood preservation coordinator will help us more quickly respond to those who are violating our short term rental ordinance.

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

I support changes that get housing and good jobs built faster: streamline turning commercial buildings into housing, fast-track green and jobs-creating uses in our industrial areas, and bring in green-zone principles to move dirty industrial uses away from residential homes. What I'd oppose is anything that puts new office or commercial ahead of housing, or that weakens our affordability, labor, or anti-displacement standards. I believe we should be looking to build multifamily housing near transit along our commercial corridors and boulevards.

18. Most residents meet their daily needs 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?

Daily life should work close to home: groceries, your school, a meal, all within reach of your own neighborhood. That's why the corridor work in our Realignment Plan is specific. We created a \$3 million tenant improvement fund to help businesses build out and open in spaces that would otherwise sit empty in our downtown core while incentivizing more restaurant concepts to bring people to our Third Street Promenade. We also established a Vacant Property Registration Ordinance covering roughly 170 vacant parcels, so sitting on an empty storefront is no longer the cheap option. We cut the friction that keeps spaces dark - plan check turnaround has improved by 40 percentage points while sidewalk dining fees have been eliminated for simple setups.

We put \$500,000 into corridor reinvestment with the BIDs on Montana, Main Street, Pico, and Ocean Park, and Pico small businesses can get up to \$10,000 in matching storefront grants, with priority for minority, women, and LGBTQ+ owned shops. The Entertainment Zone we launched on the Promenade is expanding across downtown, with event authority for the Pier, Main Street, and Montana. I want that same investment on every boulevard, and through Pico Corridors of Opportunity, shaped by the people who live and work there.

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 goals of the original bill, and Santa Monica co-sponsored it with direct feedback from our planning staff to the bill's author. Unfortunately, our city has gone decades without a certified Local Coastal Program, which means routine, low-impact projects in Santa Monica face delays that cities with certified LCPs don't. In order for our City to recover economically, I thought it was important to streamline a process that has sometimes extended project timelines by 18 months. The original version of the bill was broader than it needed to be, and the residential exemptions in particular raised concerns I heard clearly from neighbors, environmental groups, and this community. Additionally, the co-sponsorship should have been explained to the public earlier and more clearly. Going forward, I want the public brought directly into how we set our legislative agenda in Sacramento.

What I'm proud of is the resolution we have reached. I called a special council meeting to push our LCP negotiations with the Coastal Commission forward, and that work, together with Assemblymember Zbur's willingness to listen led to Santa Monica signing an MOU with the Coastal Commission for terms of our LCP. The current version of AB 1740 is a different bill. The permitting exemptions are gone, replaced with a clear, accountable timeline: Santa Monica must submit a completed LCP by 2029, and the Commission must act on it promptly. It also creates a statewide streamlined path for bike, pedestrian, and transit projects that improve coastal access. Coastal protections stay fully intact, the Coastal Commission has removed its opposition, and our city finally has a real path to the local permitting authority we have been working to secure for decades. I strongly support the current version. It's what good-faith negotiation looks like, and it got us to a better outcome while rejecting the status quo.

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, and if so, how would you fund your proposals?

Affordability is the whole cost of living, not just rent. That's why I passed an Affordability Agenda with Councilmembers Hall and Raskin: the cost of living here is escalating fast, and we need to do everything we can to keep Santa Monica a place where people at all income levels can thrive. The Agenda directs staff to pursue ideas that take on costs where families actually feel them, including publicly financed grocery stores, ending predictive pricing in grocery stores, where algorithms use your data to decide what you, specifically, will pay, and a baby basket for every child born to a Santa Monica family, so the first months of a child's life don't start with a financial squeeze.

Transportation is the second biggest household expense beyond housing, so that's where the city can move the needle the most. Students ride Big Blue Bus and Metro free all school year through GoPass, low-income riders get free and reduced rides through LIFE, and MODE gives seniors and residents with disabilities on-demand rides for \$1.50, or 75 cents if low-income. I'll protect all of this and keep fares low as we convert to a fully electric fleet. We're reopening every branch library as a neighborhood hub, and the best affordability policy is still a paycheck that covers life here, and I'm proud of our \$25 hotel worker living wage, our worker retention protections, and labor standards in our major event contracts.

Funding starts with ensuring we are generating additional revenue through additional spending in the City, plus voter-approved local revenue and the county, state, and Metro dollars I have worked to bring to Santa Monica.

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?**

I started out as an attorney representing workers in wage theft cases, so this fight is where I come from. On Council, we passed worker retention and right of recall protections, so when a business changes hands or workers get laid off, people keep their jobs and their seniority instead of being quietly replaced. I've stood with Unite Here Local 11 and our hotel workers here in Santa Monica, on the hotel workers' bill of rights and through their organizing fights. And I bring my county work home: wage theft enforcement and high-road training partnerships like the Hospitality Training Academy that move people with the toughest barriers into real careers.

- 2. The City has adopted strategies 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? What additional workers' rights policies would you propose, if any?**

Yes, I support all of them. I was a workers' rights attorney before I held office, and I know firsthand that these ordinances are meaningful tools to protect those who underpin our City's signature industry – hospitality and tourism. Our hotel living wage hit \$25 an hour on July 1, and we have kept parity with the City of Los Angeles since 2016. Our Hotel Worker Protection Ordinance adds personal security protections, premium pay for excessive workloads, safety training, and retention rights. Labor neutrality means workers decide whether to organize, free of employer interference.

I would add stronger wage theft enforcement, with the possibility of bringing this work in-house, because a wage ordinance without enforcement is a suggestion. Labor standards, retention, and local hire in every World Cup, Super Bowl, and Olympics venue deal and event contract. And I want to explore matching LA's new health benefit requirement for hotel workers.

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?

I would point to my career and my voting record. I've backed every worker protection that's come before the Council, including worker retention, and right of recall. Before any of that, I was an attorney litigating against employers who stole their workers' wages, and I've shown up for Local 11 at Council meetings and on the picket line. I'm also proud to have the endorsement of the LA/OC Building and Construction Trades Council. I believe in fair pay for honest work, and I've spent my career fighting for it.

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?

Our Realignment Plan organizes the city's work around three pillars: Housing for All, Economic Growth, and Safe and Clean. We have now started to deliver on all three. On housing, we grew the affordable pipeline and brought our homelessness response under city control, and SaMo Bridge connected 462 people to care in its first year. On safety, crime is down 12.5% and we hit full police staffing for the first time in over twenty years. On the economy, we found \$28 million in new revenue and closed a structural deficit, stood up a \$3 million economic development fund, and started fixing permitting so good projects don't die waiting in line.

Going forward I'd push the same plan harder: keep activating downtown and the Promenade, back our small, minority and women-owned businesses, clear the

permitting friction on projects that create jobs which we have already started to do by reducing permitting timelines, and use forthcoming major events as the catalyst they can be, all without letting that growth price out the workers and renters who keep this city running.

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

What's working is that the Realignment Plan made us define our priorities and show the community our results. Additionally, it has motivated the city staff to work toward common goals. When I joined the Council, I found departments working in their own silos. Now housing, homelessness, safety, and economic development are working together in an interdisciplinary way, and the results show it.

What I'd fix is that I'd work to expedite the results and the reach of our work, particularly on facilitating uses that drive our economy. Permitting is still too slow. The Self-Certification Pilot for permitting that is about to launch will help, but it has taken too long to implement and does not yet cover all types of permitting. Additionally, the attention of the Realignment Plan has focused thus far on improving our downtown core. A family on Pico or Ocean Park shouldn't have to come downtown to feel the recovery. I want that same investment in the over neighborhood corridors, which we are starting to do through our streetscape beautification contract with Chrysalis.

On tracking progress, we launched the Santa Monica Scorecard after I directed our team to come back with a dynamic, real-time dashboard of the impact of the Realignment Plan so the public could follow along with us. Now, our work is in making that data more accessible and user friendly, so it actually tells the story of the impact our policy decisions are having instead of sitting there as raw numbers.

4. What do you think needs to be done to restore the economic vitality of the Third Street Promenade?

COVID, remote work, and online shopping hit the Promenade hard, and sitting around waiting for national retail to ride back in won't fix it. That's why we've proactively started to reimagine uses on Third Street promenade and expanded special activations and our entertainment zone. That alone is not sufficient. Through Local Canvas, we are filling the empty storefronts with arts, makers' spaces, micro-vendors, and rotating pop-ups that show off local and global culture, and pairing it with a vacant property registration program that nudges landlords with a high number of code enforcement violations on empty properties to actually lease. We have also established a tenant improvement fund, tentatively branded as "from retail to restaurant" to convert vacant storefronts into more appropriate uses for the current consumer market.

The trees, the refreshed sidewalks, the libraries we reopened, the buzz coming with the big events, that's the foundation for making it a place people want to be, not just a place to shop. As we work to activate the downtown and capitalize on these major events, we need to show the business community that Santa Monica is a place that's clean and safe, and that residents and visitors alike flock to. We can further enhance the Promenade by creating paseos from Ocean Ave. up to and through the Promenade. This would also allow us to create a more active "town square" feeling where folks with gather in the downtown core.

5. 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?

18 months ago, the city was heading toward a projected deficit of nearly \$30 million, driven in large part by the legal settlements we're responsible for. We didn't close that gap by cutting our way out. The Realignment Plan built new, recurring revenue instead: a city ambulance transport program, a digital signage program, licensing revenue from the major events coming to town, increased parking fees downtown with a validation program for local businesses, a citywide fee study, and stronger business license collections, paired with tighter spending controls, including a council-directed hiring freeze, and reserves to steady us while those revenues came online. The general fund is now structurally balanced, assuming that our revenue projections hold, and we pass our parcel tax in November.

Short term, my job is to hold that balance in place without letting it come out of the programs people depend on. Schools, homelessness prevention, and affordable housing are the first things that tend to get squeezed when money is tight, and those are exactly what I'll protect. I'll keep our Measure GS dollars going to Renter Aid and right to counsel, protect the Housing Trust Fund, and pay back the GS/GSH money that was diverted. On schools, I support the November parcel tax and keeping up our funding partnership with the district. I do not want to stop giving money to our excellent schools and the parcel tax will enable us to continue funding out schools.

Long term, we have to continue growing our revenue base. A real recovery downtown and out on our corridors rebuilds our sales and hotel tax base. The World Cup, Super Bowl, and Olympics are a genuine revenue opportunity if we plan for them. My regional experience gives me a unique viewpoint into creative economic development programs, additional resources, and fiscal controls needed to ensure a balanced budget.

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?**

You can't have real public participation when the staff report is only made available the night before. Additionally, it's not fair to councilmembers who are trying to be well prepared for meetings. I want firm minimum posting times ahead of meetings, ideally a week before our meetings, earlier release on the big and complicated items, and plain-language summaries so residents can engage with what's in the report instead of fighting the process. People need time to actually read what we're voting on.

- 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.**

I have presided over the adoption of the City's current budget, at just over \$900 million. For the first time since the pandemic, we have enacted a proactive Capital Improvement Program. I helped right-size our budget by realizing an additional \$28 million that closed our structural deficit. At the County I've helped steer a revolving \$100 million affordable housing trust fund and have distributed over \$100 million in small business grants since the pandemic. Setting priorities, defending the core commitments, and getting scarce dollars to the highest need, that's work I've done, not work I'm promising to learn.

- 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?**

Trust comes from showing up, telling the truth about trade-offs, and being reachable. I run a no-wrong-door approach to constituent service, I bring the big proposals to the community early and often, and I explain my thinking even to the people who end up disagreeing with me. I insisted on a community engagement process as we deliberate how to shift our homelessness system of care. For the first time, any member of the public can sign up to attend office hours – no issue is off limits. I'll keep showing up in all our diverse communities and keep informing the public about each of our meetings and important happenings around the city as I do currently.

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

I represent the people who elected me, and I also owe them my honest read of the situation. Usually those line up, because I listen first and make decisions in line with what I'm hearing from community. When they don't, I say why, out loud, and I own the decision. The job isn't chasing the loudest voice in the room. It's making sure the residents with the least access get heard too, and then standing behind our decisions. I am committed to making policy decisions rooted in equity.

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 don't take developer or lobbyist money, because I want residents to know that when I'm at the dais, they're the only ones I answer to. But refusing money is just the floor. My commitment is to co-governance: we govern with community, not for community. That means residents are in the room while there's still a decision to shape, not reacting to a finished product. It's how we've approached the restorative justice work, where Pico and Belmar families are shaping the program, not just commenting on it. It also means removing the barriers that decide who shows up: meetings in the neighborhoods, translation, childcare, and paying residents for their time and expertise. The people closest to the problem are closest to the solution. My job is to share power, not just collect input. This process can sometimes be more time-consuming, but results in more representative outcomes.

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, and I have actively taken these steps since joining the council. This city displaced and disinvested in communities of color, through redlining, eminent domain, the freeway, the Civic Center, and I felt compelling to repair our past harms. I've championed the restorative justice work in Pico, including standing up a Restorative Justice Commission, and through Pico Corridors of Opportunity and my Harvard Just City Fellowship, we now have a summer fellow working to advance community ownership, community land trusts, shared equity, and economic opportunities specifically for descendants of the families who were harmed. An apology is a start. On

its own it's just words. Our council will allocate up to \$5.5 million to both monetary repair and additional wealth building opportunities for those who have been harmed.

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?

Keep the restorative justice and Pico Corridors work front and center, put real resources behind Black homeownership and business ownership, including a serious look at a commercial acquisition fund so community-serving businesses can own their space and build wealth, and hold ourselves to actual impact metrics using tools like Andre Perry's Black Power Scorecard, which I've used professionally, instead of settling for good 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?

The Latino community has traditionally been concentrated in the Pico neighborhood, however, with rising housing costs we have seen increasing displacement. This is why I asked for a local plan for SB 79 implementation to ensure we are protecting Pico renters. Additionally, I have ensured that our anti-displacement protections are layered together: rent control enforcement, right to counsel so no family faces eviction alone, and Renter Aid putting real dollars in tenants' hands. It means building community ownership through land trust and shared equity models so Pico families build wealth in place instead of being priced out of it. It means our Reconnecting Pico work to repair the freeway's harm, and corridor investment in small and immigrant-owned businesses to shore them up and ensure legacy businesses can stay in Santa Monica. I will ensure that the basics are done right: truly bilingual city services, outreach, and meetings, in the neighborhood, at hours working families can make. Representation isn't a seat at someone else's table.

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 to be a completely safe and affirming place for LGBTQ+ residents and visitors, and that's never been more than right now. That means protecting access to care and city services without discrimination, speaking up publicly against the state

and federal attacks coming down, supporting our LGBTQ+ organizations and events, and keeping our own policies and city workplace inclusive and affirming.

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?

I have unequivocally stood with our immigrant residents, workers, and visitors. Santa Monica has backed that up with action. When federal immigration enforcement hit our us last year, we created a flexible cash assistance program for impacted families, administered through a trusted nonprofit partner, because families in crisis need rent, groceries, and stability right away, and they need it from someone they trust, not from an office they may be afraid to walk into. That design choice was intentional so individuals did not need to give personal identifying information to the City. I support our sanctuary protections and firm limits on local cooperation with federal immigration enforcement, funding for immigrant legal defense, and know-your-rights outreach in the languages our community speaks. City services, parks, libraries, and schools stay safe and open regardless of status. No one should be too afraid of deportation to call for help or walk their kid into school.

Public Safety

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

We've made real headway. Violent crime and burglary are down 12.5%, arrests are up, and we hit full sworn police staffing for the first time in over twenty years, with a new downtown substation to go with it. And we didn't stop at enforcement, we built out unarmed and co-response capacity too through our Advanced Provider Unit, our Therapeutic Transport Team and additional capacity in our Police departments. We treat safety as interdisciplinary approach.

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

Two. First, property crime and organized retail theft. These are regional operations, not local ones, and they keep landing on the small businesses that can least absorb the losses. Having our police department fully staffed for the first time in over twenty years means we have more eyes on the street. However, I do understand with the influx of major events and people visiting Santa Monica, we need to ensure the SMPD have the resources needed to keep everyone safe.

Second, behavioral health crises keep falling to first responders taking valuable time away from their ability to respond to life and safety matters. An armed officer is the wrong answer to a mental health call. SaMo Bridge has shown what the right response delivers as we've been able to connect 462 people to services in year one. This gives our police officers the opportunity to immediately place individuals in diversion programs. I want to keep expanding co-response and alternative crisis response so the right professional shows up for the right call, and continue to work with the County to provide behavioral health services in Santa Monica so our system connects to the treatment beds and services that only the county can provide.

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

I want to expand our co-response model that pairs behavioral health professionals with first responders, strong accountability and transparency, and sworn officers spending their time on actual police work instead of crises a clinician should be handling. The Therapeutic Transport Team partnership with LA County DMH and the Advanced Provider Unit are the direction I want to keep heading.

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

Our police department will have the resources it needs to succeed. We restored full staffing for the first time in over twenty years, we have been welcoming an influx of people to our City, and I don't want to undermine our safety. But funding the department well and asking it to do everything are two different things. Today we ask officers to be mental health clinicians and social workers, while pulls them from the policing work we staffed up to do. I'd build a structure for what I believe belongs alongside sworn officers: unarmed and co-response capacity, prevention, and county behavioral health dollars funding clinical care. This will free up our officers to do the work of public safety, not mental health crisis response.

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

I'm committed to Vision Zero and the safe-streets work behind it: the Santa Monica Boulevard Safety Study, protected bike infrastructure, safer crossings, slower speeds on our most dangerous stretches. With millions of visitors about to arrive for the events, moving people around safely without a car is both a safety win and a climate one. I sent the Santa Monica Boulevard safety study back to staff to ensure it was as ambitious as possible. I have said publicly that we made a commitment vision zero 10 years ago, yet

we have not seen a reduction in pedestrian and cyclist deaths and serious injuries. We have to prioritize safety first.

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. Our public schools are a major factor as to why Santa Monica is such a desirable community to live in, and need to be maintained and uplifted. Steady local funding is critical to ensure that the schools don't have risk any cuts due to the City's financial position.

- 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. I will support continuing the Master Use Facilities Agreement past its current expiration to keep the partnership and the funding going, which our schools rely on in balancing their budget.

- 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, I'm open to it. Passing the parcel tax is only one step in delivering a balanced budget. Our quality schools are part of what drives our economy. I'd support sensible additional city support for our schools once the current agreement runs out, within a responsible budget.

- 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?**

The city and SMC spent decades in an often adversarial relationship, and today we're genuine partners. I have a strong working relationship with the entire Board of Trustees, including Board President Dr. Sion Roy. We collaborate openly, and we solve problems before they become disputes. The best example of where we're headed is the work we're doing together right now to develop high road career pathways into the life sciences industry, so Santa Monicans can train at SMC for good jobs with family-

sustaining wages in a sector that's growing here on the Westside. I want to build more of that.

SMC is one of the strongest engines of economic opportunity that we have, and the city should be connecting it to everything else we're working on: workforce development for the industries we're attracting and shared facilities and programming that serve both students and residents. The progress of the last decade happened because people on both sides chose to work together and as a council we will continue to do so.

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. I'll keep Big Blue Bus a willing partner for free any-line, any-time student transit for SMC students. I'm proud of the work BBB has done across the region to provide an accessible and reliable transit experience. I believe it's one of the best mobility and affordability investments we make.

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

Yes, when it's needed and the college can make a compelling financial case that there is a necessary capital project that lacks sufficient funding. We must support a state of the art college, as SMC is an economic and educational anchor for the whole city.

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.

Our Sustainable Water Infrastructure Project (SWIP) is cutting edge and extremely important to our city. The SWIP treats wastewater, stormwater, and urban runoff to better than drinking water standards in an underground facility in our civic center, and it's a big part of why a city that imported all of its water in the 1990s now a majority of our water locally. The zero-emission Big Blue Bus transition is also a critical project - transportation is our biggest emissions source, and I've advocated at the state level, most recently at CARB, to protect the funding that keeps that transition on schedule.

Our Climate Action and Adaptation Plan commits us to cutting emissions 80 percent below 1990 levels by 2030, and we must expedite our work toward building electrification. I want to see the City build tree canopy and park access in the

neighborhoods that are most park poor and have the greatest environmental burden, and I want to see us do serious climate resilience planning for heat and coastal change. Santa Monica wrote the country's first sustainable city plan in 1994 and we need to stay at the cutting edge of sustainability.

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.

Big Blue Bus is our anchor mobility program, and my top mobility priority is keeping reliable and on schedule for a zero-emission fleet. When the state considered changes that would have undercut the funding formula, resulting in less funding available for Santa Monica priorities, I testified to CARB against the proposed rule. Affordability matters just as much as electrification, which is why free student rides and keeping fares low are part of the commitment, because people need to be able to afford and rely on our transit system. Transportation constitutes 60 percent of our citywide emissions, so we are trying to convert every trip possible to shared transit or other mobility options. Alongside BBB, Vision Zero and our bike and pedestrian network are the core programs: safer crossings, slower speeds where people walk, and Safe Routes to School.

In the future, I want to advocate for protected bike lanes that connect as a network instead of ending in places that doing lead to other networks of protected bike lanes, transit priority on Lincoln so buses stop sitting in the same traffic they're supposed to be the alternative to, and stronger first-and-last-mile connections to our three E Line stations. And with the World Cup here now and the Super Bowl and Olympics coming, we need a real plan to move visitors by transit rather than car, so these can be legacy improvements for the city on a going forward basis.

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 part of Santa Monica's DNA as a global city, and I treat them as core city business. We opened the Santa Monica City Gallery at Bergamot this spring, the city's first municipal gallery, and selected 24 arts partners, including 18th Street Arts Center, for five years of city-sponsored cultural programming planned with the arts community, not sprung on it.

On Bergamot, I'm committed to maintaining the artist community there. Any redevelopment deal should be predicated on artists returning to their tenancies at the

rental rates they're paying today. Housing and the arts are not enemies, and I won't let them be played against each other.

Beyond that: activate the empty storefronts downtown and on the Promenade with galleries, makers' spaces, and rotating pop-ups that put local artists and the cultures represented here on display. I want to ensure we keep Frieze in Santa Monica by finding it a permanent home at the Airport. I look forward to continued activation of our parks as gathering places. I want the City to subsidize affordable maker and exhibition space. I would also bring back street fairs and cultural events on the Promenade and the Pier, in addition to our parks.

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

I always adopt each budget on a case-by-case basis depending on that year's financial conditions and projected revenue. As we continue to recover economically, I would commit to grow the arts budget as our recovery progresses. The arts took a hard hit when the City had to make difficult cuts during the pandemic, and as revenue comes back I want to continue exploring artist-in-residence partnerships with our schools.

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?

I'm against it as I've said publicly. A two-thirds requirement on every local tax would kneecap our ability to fund schools, affordable housing, homelessness prevention, the basics, and it's been designed to guard the wealth of a few at the community's expense.

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?

I understand that this ballot initiative is not moving forward this November. However, I would have supported the ballot measure if it were to go forward. I believe that if you want to impose a new supermajority requirement on the electorate, the proponents should have to pass their ballot measure by that same supermajority. Right now, 50 percent plus one of voters statewide can hand permanent veto power to one third of voters.

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?

I am against it, and I'll ask my supporters to vote no. Requiring voter ID is not a democratic value and has previously been used to suppress a diversity of voices and maintain dominant power structures. Voter ID requirements suppress the voices of residents who have been historically marginalized and it's unnecessary and creates artificial barriers to voting.