

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



Name: _____ Danny Ivanov _____

Email address: _____ divanov@law.gwu.edu _____

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

Please email completed Questionnaire and Additional Materials to
smrrinfo@gmail.com

Your Candidacy

1. Why are you running for City Council?

I'm running because the fundamentally American ideal of social mobility that we've come to expect – the concept that we expect to do well but we expect our kids to do better – we're losing it, and we're losing it in Santa Monica in an even more profound way than other parts of the country given how unaffordable it has become to live here. At 30, instead of thinking about home ownership like previous generations, I find myself scraping by. I want to be a voice for my generation by being on the front lines of making the necessary long term investments that we need to begin to turn the tide on our affordability crisis.

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

I am an attorney with extensive experience in solving complicated legal problems and interpreting the application of statutes, regulations, and legislation; I have invested time in our community formerly serving as VP of Political Action of the Santa Monica Democratic club; and I am a public servant currently serving as Chair of our Rent Control Board in which I will have completed a full 4-year term by November.

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

During my tenure on the Rent Control Board, I have a proven track record of results taking bold steps to address unaffordability including implementing measure RC to provide much needed relief for our renters after facing the threat of the largest rent increase in decades, banning banked rent increases, and increasing the amount of money tenants can recover in disputes with their landlords to keep up with inflation for the first time since 2016. My elected experience in local government, time invested in this community, relationships with key groups and stakeholders across the City that will enable me to build winning coalitions, and legal skillset uniquely position me to be an effective councilmember that can start getting things done on day one.

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?

My top goals in this campaign will be tackling our cost of living crisis with bold

solutions to make Santa Monica more affordable and accessible as well as economic development and revitalizing our local economy by attracting more business investment to our City. To achieve these goals, I will be focused on bringing together key groups and stakeholders across our City so we can build winning coalitions to actually implement policy measures through Council. I will work with anyone, anywhere, at any time for the betterment of our City.

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
Equality California

I completed questionnaires for these three groups and will provide them with this questionnaire.

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

My main funders consist of small grassroots donors.

My endorsements are as follows:

Hon. Kay Ambriz, Vice Chair-Santa Monica Rent Control Board, SMDC VP Programs
Susan Sheu, SMDC At Large Member
Michelle Grant, Chair No Kings SM
Melissa Goodman, Executive Director, Center on Reproductive Health, Law, & Policy at UCLA Law School
Naomi Goldman, Principal NLG Communications
Hon. Dr. Tom Peters, Vice Chair SMC Board of Trustees
Rana Kirkland, Former Chair SMDC D&I Committee
Brian Stedje-Stroud, Chair Santa Monica Public Safety Reform and Oversight Commission

I have now raised over \$20k.

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

NO

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

professional endeavors.

Santa Monica Democratic Club, Member (Former VP of Political Action)
Santa Monicans for Renters Rights, Member
Stonewall Democrats, Member
Westside Young Democrats, Member

SMRR

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

I have been a member of SMRR since 2022 and was proud to earn SMRR's endorsement in my campaign for the Rent Control Board in 2022. Since I was elected, I have enjoyed attending SMRR meetings the last few years and providing updates on key business and votes during my tenure on the Rent Control Board.

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 YES (I have already been doing that as a member of the RCB)

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

Absolutely YES (I have already been doing that as a member of the RCB)

Rent Control and Tenants Rights

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

Of course. During my tenure on the Rent Control Board, I have always fought for ways to protect and expand our rent control charter and fight back against any efforts to weaken it as was last attempted in the summer of 2022. As a renter in a rent-controlled unit myself and Chair of the Rent Control Board, this is also an issue that is deeply personal to me. Rent Control allows our seniors and those on fixed incomes to age in place with dignity. It provides our young families and young professionals some stability to be able to put down roots in our community and save for home ownership one day if they so choose. Rent Control is the single greatest tool that we have to make our City accessible to all and not just a select wealthy few. I am proud of my record on the Rent Control Board to protect and expand rent control and fight back against any efforts to weaken rent control back in 2022.

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

I recently voted YES to advance to the City Council the proposed charter amendments that included both administrative changes as well as a package of tenant protections. I hope to see the Council approve these proposals to get on the November ballot later this month. I believe this package of amendments, in particular those related to small rental debts and familial occupancy, will strengthen our charter and empower our rent control tenants.

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

YES. Throughout my tenure on the Rent Control Board, I have had countless instances of constituents reaching out to me directly to bring to my attention issues with harassment from their landlords, amenities in disarray that continued to go unrepaired, or just to ask questions on how to navigate an issue with their landlord. I either answered the constituent's questions and guided them on how to address the issue or connected them with the relevant resources and staff at the Rent Control Agency or City Attorney's Office to provide them with the help and relief they needed.

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?

In 2022, I rallied outside City Hall against Councilmember Negrete's proposal to means test and gut rent control. That year, I also supported Measures GS and RC. During my tenure on the Rent Control Board, I have been a reliable vote in favor of proposals to strengthen and protect rent control including the most recent package of administrative and tenant protection charter amendments I voted to send to Council.

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

I believe the recent package of tenant protections I voted to send to Council would be a great next step in both strengthening our rent control charter while also expanding the tenant protections available to our rent controlled tenants.

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 an independent agency with its own budget for a reason. Agency staff are the “subject matter experts” on the rent control law and must be consulted on any proposed changes that the Council contemplates making.

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.

It is important to me that whenever we replace old buildings with new ones or have new construction that we prevent the temporary or permanent displacement of tenants as much as possible. I strongly supported and applaud SMRR for the anti-displacement protections SMRR lobbied for and ultimately got into the SB79 bill with the help of Assemblymember Matt Haney. That gave us another tool in preventing displacement in addition to those in SB330 as well as the local anti-displacement protections we have here in Santa Monica. If there are steps we can take here locally to go even further to prevent displacement, I would absolutely be supportive of those efforts.

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. When it comes to affordable housing specifically, we have to leverage our city owned land at sites like 4th/5th and Arizona where we are not subject to inclusionary zoning limits. On private development where we are subject to inclusionary zoning limits, we have to leverage public financing like our Measure GS dollars to encourage private sector investment by working with developers and instilling confidence that the projects will pencil out. I would also seek to expand the off site affordable housing pilot program approved by the Council by expanding eligibility.

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 am committed to making sure that we get the airport closed by December 31, 2028 per the terms of Measure LC. The aviation industry is going to make well-funded efforts to delay or stop closure of the airport. Let's make sure we're united in beating back those efforts, getting the airport closed, and then let's have a community conversation on what comes next. That does not mean that a park proposal, housing proposals, or revenue generating ideas cannot be part of the conversation in the future. Regardless, any proposed plans will take years to come to fruition even after closure. There is no reason to bind ourselves to any litmus tests now. Let's keep our eye on the ball and not put the cart before the horse.

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)?

Absolutely YES

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

As a general principal, I support using our public land whenever possible to increase our deed restricted affordable housing stock. As a guide, I look forward to seeing what other public land will be identified in the next housing element and let's see through the proposals identified in the current housing element.

I do believe that our housing crisis is a supply issue and that means that we need to build housing at all income levels. Increasing our deed restricted affordable housing stock must absolutely be a priority but some market rate housing also needs to be part of the equation as well.

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; YES; I want the primary focus of new housing construction to be in our downtown and along our commercial corridors because as I have previously stated this is an economic development issue as well. If you build more housing downtown and along our commercial corridors, you're naturally going to generate more foot traffic to patronize our businesses. In other words, let's build where it makes sense.
- b. Pico Boulevard; NO
- c. Ocean Park Boulevard; NO
- d. Wilshire, Santa Monica, and Colorado Boulevards; (YES but only some of the stretches that are within DTSM for the same reasons identified in subpart a.)
- e. Main Street; NO
- f. Montana Avenue; NO
- g. single-family neighborhoods; NO
- h. multi-family neighborhoods; NO
- i. other commercial and industrial sites. NO

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.

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.

NO. I didn't think it had sufficient anti-displacement protections in place and would

have opened the door to vulnerable rent control tenants being displaced. But I supported the amended SB 79 once the anti-displacement protections that SMRR lobbied for got into the bill thanks to Assemblymember Matt Haney because I think it was a good compromise that balanced the needed interests to increase housing production while protecting vulnerable tenants from being displaced. I do believe that the adopted anti-displacement protections in SB 79 coupled with the local anti-displacement protections we already have locally here in Santa Monica and those in SB 330 are strong but of course there is always room to do more. If we as a City can go even further to provide greater protections I would absolutely support that.

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 absolutely because policy tools like Measure GS that create a dedicated funding stream to then fund the expansion of emergency rental assistance programs and right to counsel programs are crucial. To address housing unaffordability and production, there needs to be a concurrent, dual track focus on both increasing the number of housing units built at all income levels and stabilizing our most vulnerable rent-burdened residents.

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 absolutely. Same reasons as #9 above.

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 absolutely. Same reasons as #9 above. Expanding the POD program and our emergency rental assistance programs is a key priority of my campaign. We can expand eligibility beyond the current 2010 year threshold.

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

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

YES

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

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

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

NO because it would weaken the impact that GS funds have in our community. Some of the initiatives that GS is funding would need to be cut or scaled down if AB 736 passes.

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

I would only be open to amending Measure GS if we can find an alternative dedicated funding stream for affordable housing. As of now, I'm not aware of one.

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

YES. I'm not aware of an alternative dedicated funding stream at this time but would absolutely support efforts to find it such as working with our County and State regional partners for funds we can qualify for either through LA County or State grants.

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?

I publicly supported and endorsed Measure GS.

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?

We are falling short on meaningfully addressing our homelessness crisis. The congregate shelter model we are using with SAMOSHEL which has capacity for approximately 60 beds is not anywhere near the scale we need to solve this crisis. To adequately address our homelessness crisis, we have to implement a dual track strategy focused on both prevention and intervention. With respect to prevention, we have to expand our emergency rental assistance programs, expand our POD program (both eligibility and the amount of assistance participants can qualify for), expand our right to counsel program, and expand our diversion programs including STEP Court and SaMo Bridge so that we can get to individuals before they are caught up in the cycle of the criminal justice system. As for the intervention piece, we have to invest in transitional and permanent supportive housing with wraparound services (mental health, substance abuse treatment, job training, etc.)—and we can do it by leveraging public financing with our county, state, and regional partners like project homekey funding. Lastly, let's bring together a coalition of our City, County, State Partners and our business community together to work toward a reasonable target goal we can achieve (whether its reducing homelessness by 10 percent or 15 percent by 2030, etc.) and let's do it with compassionate and humane solutions so that we're doing it in a way that our city can be proud of.

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.

Absolutely YES. We need to ensure that we are preserving our housing stock for our residents not tourists. To beef up enforcement, we have to scale up staff resources and resources within the consumer protection division of the CAO. Perhaps this is also an area where we explore using some sort of AI tool to monitor and flag illegal online listings.

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

I support upzoning our downtown core with the potential for mixed use projects that contain a combination of commercial and residential spaces, such as apartments built above shops/businesses.

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 businesses are getting bogged down with bureaucratic red tape through the permitting process as well as simple conversions like outdoor dining that get caught up in red tape like years of studies, hearings, committee meetings, commission reviews, etc.

To create a vibrant local economy and empower commercial businesses on our boulevards, we have to modernize and streamline the amount of time the permitting process makes its way through city staff, pass the amended AB 1740 to cut the aforementioned red tape, and simplify our outdoor dining program through reduced fees.

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 only supported the economic development provisions of the original AB 1740. I did not support the housing provisions of the original AB 1740. I support the current version of AB 1740 because I believe it creates a mechanism and facilitates a timeline for the City to negotiate and implement a Local Coastal Plan ("LCP"). Once we get an LCP in place, we will be able to get rid of some of the onerous and duplicative regulations that are hampering our businesses.

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?

In the immediate term, we have to stabilize our long term tenants by expanding our emergency rental assistance programs, expand our POD program (both eligibility and the cash assistance participants can qualify for), expand our right to counsel program, strengthen / enforce tenant protections, and enforce our short term rental law so we are preserving our housing stock for our residents and not tourists. In the long term, yes we have to build more housing so that we can bend the curve on our affordability crisis.

In addition, we need to be attracting business investment to our City that creates good paying jobs that actually keep up with inflation with great benefits. When it comes to new construction and development in our City, we have to support project labor agreements with strong labor protections and wages / benefits for our workers.

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?

Everywhere that I have ever lived, I have been active in Democratic politics supporting pro labor candidates and policies and fighting back against union busting efforts like "right to work" laws. Recently, I spoke at Council to advocate in support of the former Rusty's workers during the lease negotiations with California Roadhouse on the pier to ensure that any finalized terms of the lease explicitly protected the former Rusty's workers in line with the worker retention ordinance the Council passed in February.

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?

Absolutely YES. Especially during current times where the cost of living continues to skyrocket with no end in sight and many of our workers in the middle class and those striving to break into the middle class are struggling with inflation on groceries, gas, etc., it is critical that we support policies that increase wages and benefits for our workers and protect their job security during these uncertain times. I would also support a Labor Peace Ordinance for businesses on our Pier if it can pass legal muster.

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 am a first-generation American. My parents came to this country as refugees with \$20 to their name. My parents' first jobs in this country were minimum wage jobs working for Burger King, delivering groceries, and working at a care home. Growing up, I watched my parents struggle and make sacrifices to make ends meet. I will never forget that. Workers can trust me because I will always bring that working class perspective from my life experience into the room when making decisions.

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 would pursue policies and strategies that focus on making Santa Monica more affordable and accessible by expanding our direct income support programs, building more housing in our downtown core to spur economic development along our promenade and commercial boulevards, and ensure clean and safe neighborhoods by reimagining our approach to homelessness as I outlined in Question #15. Cost of living, economic development, and public safety issues are oftentimes interconnected and we must keep that in mind when passing and implementing new programs.

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

I applaud investments from the realignment plan to set up a SMPD substation downtown

and to increase patrols / visibility in our parking garages and promenade as well as the capital improvements that are being made in DTSM. My criticism of the plan would be not from a substantive policy perspective but rather from a communication perspective. We can always do a better job of communicating the plan to our community so that both our residents and businesses know that we have heard their concerns and our implementing concrete, specific steps through the realignment plan to address them.

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?

With respect to the Promenade specifically, let's expand outdoor dining, partner with fine arts programs at SMC for music events, attract interactive experiences to "activate" the promenade (recent successes like the jazz fest and world cup watch parties come to mind), and upzone to build more housing downtown so we generate more foot traffic to patronize our businesses.

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?

To get our fiscal house back in order, we need to pass the parcel tax, lobby for AB 218 reform in Sacramento regarding the statute of limitations for civil lawsuits related to childhood sexual assault, pass the parcel tax, and be laser focused on economic development and business investment to get our sales tax and transient occupancy tax revenues back to prepandemic levels. My budget priorities will always include replenishing the housing trust fund and the expansion of emergency rental assistance programs because if we have to make tough decisions to tighten our belts budget wise, I will never do it at the expense of our most vulnerable.

City Governance and Budgeting

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

I acknowledge that staff time and resources in any public agency are scarce, so it may be easier said than done to take steps to better delegate the division of labor amongst staff to free up more time for staff reports to be developed and made public earlier. But this issue is of the utmost importance to ensure that the public can be better engaged in our process. I would meet with our City Manager and relevant staff to outline a concrete plan for how to free up more staff time and resources to place a greater focus on issuing timely staff reports.

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

Throughout my tenure on the Rent Control Board, I now have the experience of passing 4 fiscal year budgets, all of which have been either balanced or with a de minimis deficit. This experience included closed session budget study sessions, public hearings on the budget, and opportunities to ask questions of staff. I believe this experience will translate well when it comes time to pass budgets on our Council.

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?

If elected as a councilmember, I vow that I will be thoroughly well-informed and well researched on any issue I vote on and will offer an explanation for why I vote the way I do so the public can understand my thought process before making decisions. I will be accessible to organizations and groups in our community like SMRR and the SM Dem Club by engaging with the membership and offering updates on what is being worked on. I will also provide updates to the community on what issues are being worked on and their progress via email newsletters and social media.

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

The fundamental role of a public servant is to represent the public. Again, I vow to always have an open line of communication with my constituents so they can follow along and understand my reasoning behind my decisions and votes. My constituents will always know where I stand and why. Ultimately, if there are ever areas of disagreement, I will have candid and transparent meetings with my constituents explaining my reasoning to maintain their trust even if we may disagree on a specific policy.

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 absolutely. I would be interested in exploring mechanisms such as public financing through matching funds in our local elections with the goal in mind of enabling individuals from diverse socioeconomic levels to be able to afford to serve and get involved in local government.

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 absolutely. We need to ensure that we are investing our City resources equitably across all of our neighborhoods including the Pico neighborhood, not just in our Downtown and Promenade. There needs to be a greater emphasis on urban greening with a more equitable distribution of tree canopies and green spaces across all of our neighborhoods to ensure environmental justice. We should also be taking steps to make sure that individuals and families that were displaced by the Civic Center and I-10 freeway have priority on our affordable housing waitlists. In general, we need to be laser focused on affordability and cost of living issues so that we can make Santa Monica a more accessible and inclusive community for everyone.

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?

The City has taken some great strides in recent years with the Black Apology and settlement with the family of Silas White in the Ebony Beach Club case. But we can and should do more. We should look at the recommendations of the California Reparations Task Force to see what can be implemented in our City. These recommendations include not just direct cash benefits but things like tuition assistance, grants to black-owned businesses, right to return, and compensation for historical redlining and property seizure from eminent domain.

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?

Right now, our Latino community is being targeted and disproportionately affected by the federal immigration ICE raids. So our City needs to take the steps I outline below in Question #5 so our Latino community can know and trust that the City is on their side. In general, we need to be laser focused on affordability and cost of living issues so that we can make Santa Monica a more accessible and inclusive community for everyone, and this specifically includes investing in our Latino community by distributing our City resources equitably across all of our neighborhoods, including Pico, and not just DTSM.

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?

As the only member of the LGBTQ+ community in this race, this issue is deeply personal

to me. We have to make sure that we're not just advocating for the LGBTQ+ community once a year during Pride month but every month. To do that, the City should be partnering with LGBTQ+ organizations like the Los Angeles LGBT Center and Equality California in their statewide advocacy on issues like increased funding for LGBTQ+ community centers, expanding access to PrEP, and gender affirming care. We should also be encouraging our local employers to ensure that comprehensive gender-affirming care and access to PrEP is included in all employee health benefit programs and that staff undergo LGBTQ+ inclusion training.

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?

Whenever ICE or any federal agency engages in unconstitutional violations to target our immigrant communities, our City must fight back with litigation in the Courts either as a party when appropriate or as an intervenor as the City has done in the Vasquez Perdomo v. Noem case. Our elected officials need to be vocal in communicating to our immigrant communities what their rights are and what to do in the event of an ICE raid such as earlier this year when there was a raid at a car wash in the Pico neighborhood. Otherwise, I agree with the SMPD's stance not to engage in civil immigration enforcement and the stance our City has taken to not cooperate with federal immigration enforcement, unless done so under SB 54 in the event an individual has been arrested for criminal activity.

Public Safety

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

We have made some progress on public safety especially in our downtown core in recent years but there is still so much work that needs to be done. I applaud investments from the realignment plan to set up a SMPD substation downtown and to increase patrols / visibility in our parking garages and promenade.

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

We are not doing enough on homelessness as our SAMOSHEL model only has capacity for about 60 beds. That is not even a drop in the bucket for what we need to meaningfully address the homelessness crisis so we need to find a way to scale up our approach and move toward permanent supportive housing with wraparound services. Further, I am very concerned about the amount of businesses that continue to close and the amount of vacant storefronts along our promenade and our boulevards like Wilshire. I worry that it creates a perception of disorder in our downtown that discourages businesses to invest and tourists to visit. I would address this by taking steps to revitalize our promenade and commercial boulevards with

some of the policies I have outlined earlier in the questionnaire.

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

I have a holistic approach to public safety. On the front end, yes, we need to make sure that our police department is fully funded so that SMPD is able to be fully staffed and fill vacancies as needed. But we can't just stop there. More police alone is not the answer. We have to do more. On the back end, we have to make long term investments in non-violence programs, after school programs, mental health programs, etc. Both of these steps require additional funding and need to be done simultaneously. Keeping in mind the budget constraints that we have, we have to make sure SMPD has the tools it needs to succeed in the short term while also making the long term investments we need.

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

Keeping in mind the budget constraints that we have, I would seek to increase funding for SMPD's community policing initiatives like its Neighborhood Resource Office Program.

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

We have to be fully committed to implementing the Vision Zero Model. This includes simple capital improvements like cross walk and signage modernization, sidewalk repair, safety barrier installation, diverters, enhanced lighting, etc; daylighting; curb extensions to shorten pedestrian crossing distance and reduce vehicle turning speed; and expanding our protected bike lane infrastructure. In general, I always believe in consulting experts so I will be guided by policy recommendations from the National Association of City Transportation Officials ("NACTO") to continue the City's focus on pedestrian and bike safety. If we take these steps to make our residents feel safe, we will get buy in from the community to make active mobility like walking and biking not just "policies" but a part of our City's "culture."

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. We need to make sure we have a dedicated funding stream to support our public schools and this will help shore up our City's finances. I have already endorsed it in my capacity as Chair of the Rent Control Board and have coordinated with the campaign to help canvassers access my apartment building.

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 absolutely. We need to make sure we have a dedicated funding stream to support our public schools. Our public schools are some of the best in the state and country because of the unique funding mechanism we have through the MUFA.

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?

I would need to see the specific proposals offered, but YES I am always interested in finding any and all tools to increase funding for our public schools.

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?

I already have a productive working relationship with several members on the SMC Board of Trustees. I would leverage those existing relationships to collaborate and work on shared goals whenever possible and would also seek to build productive working relationships with members of the Board that I don't know as well.

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

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

YES

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.

The City's Sustainable City Plan and Climate Action and Adaptation Plans are some of our most important sustainability programs and we have to make sure that we are meeting our target benchmarks under those plans. Our community garden program is also very important and I hope to see it expand with more sites opening up across the City. In addition, I'd like to see us continue to Invest in renewable energy

sources as much as we can to further drive down greenhouse gas emissions, design more sustainably by increasing the number of LEED certified buildings and construction projects in the City, expand our protected bike lane infrastructure, and expand our tree canopy program. I also applaud Big Blue Bus on working to get to zero emissions with full electrification and would like to see the City also work on improving our electric vehicle infrastructure.

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.

Our City's commitment to implementing Vision Zero as well as our Pedestrian and Bike Action Plans are some of our most important mobility programs. We need to continue making capital improvements like cross walk and signage modernization, sidewalk repair, safety barrier installation, diverters, enhanced lighting; daylighting; and curb extensions to shorten pedestrian crossing distance and reduce vehicle turning speed. We also need to continue expanding our protected bike lane infrastructure. We've made great progress in recent years with safety projects on Ocean, Broadway, and Colorado. Let's do more and fill the gaps.

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?

We have so much talent in our fine arts programs at SMC and we need to harness it. Whether it's partnering with SMC fine arts programs to put on performances to "activate" the promenade or collaborate on City sponsored events, we have to provide our talent at SMC with greater opportunities to increase their exposure and recognition by partnering with the City whenever possible. I would also seek to collaborate with the Arts Commission on new proposals that would be feasible to implement and provide greater exposure for art and artists in Santa Monica.

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

YES, keeping in mind the City's budget constraints, I would seek to increase funding for our grant programs to nonprofits for events that support arts and culture in Santa Monica when possible.

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. This would be a cynical backdoor attempt to overturn Measure GS and would

make it significantly harder to pass and implement the proposed parcel tax to fund SMMUSD. YES, I would encourage others to vote the same way I do.

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 because this ballot measure would retain the majority vote requirement for passage of state and local initiatives. But my understanding is that it will no longer appear on the ballot as part of a recent legislative compromise. YES, I would encourage others to vote the same way I do if it appears on the ballot.

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's elections are already secure. Elections officials verify voter identity at every stage of the process — at registration, at check-in, and during ballot processing. Voters' signatures are verified on every mail ballot. It's a solution in search of a problem and would only create barriers making it harder to vote that would disproportionately affect our most vulnerable communities especially in rural parts of the state. YES, I would encourage others to vote the same way I do.