

Ericka Lesley
Santa Monica City Council 2026

Santa Monicans for Renters' Rights
City Council Questionnaire 2026



Name: Ericka Lesley

Email address: erickalesley2024@gmail.com

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

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

Your Candidacy

1. Why are you running for City Council?

I am running for City Council because working class residents in Santa Monica deserve a strong voice at the decision making table, and throughout my service on the Rent Control Board, I have worked to be that voice.

As the first Black woman elected to the Santa Monica Rent Control Board, I have used my position to help residents navigate complex systems, advocate for policies that better serve working families, and ensure that communities too often overlooked are included in decisions that affect their daily lives.

My experience on the Rent Control Board has given me a firsthand understanding of the challenges facing our city from seniors living on fixed incomes and families struggling with the rising cost of living to long term residents at risk of displacement. I have seen how policy decisions impact people's lives, and I have learned that effective leadership requires both listening and action. I am running to bring that experience, advocacy, and commitment to the City Council so that Santa Monica remains a place where everyone, not just the privileged few, has the opportunity to thrive.

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

My qualifications for this office are grounded in a combination of public service, policy expertise, and community leadership. I bring more than a decade of experience advocating for residents, a strong foundation in public policy through the Santa Monica College Public Policy Institute, and a proven record of leadership with the Santa Monica Malibu Unified School District, local community organizations, and the NAACP.

As a working class commissioner for the Rent Control Board, I have first hand experience navigating complex policy issues, building consensus, and making decisions that protect working families and preserve housing stability. Throughout my career, I have worked closely with residents, stakeholders, and community leaders to address challenges, advance equitable solutions, and ensure that voices too often left out of the conversation are heard. I understand the issues facing our community because I have spent years working directly with the people most affected by them, and I am prepared to bring that experience, perspective, and commitment to the City Council.

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

What sets me apart is that I didn't discover these issues when I decided to run for City Council. I have been doing this work for years.

My campaign is built on a record of service, not promises. As a working class resident and former Chair of the Santa Monica Rent Control Board, I have worked directly with tenants, seniors, working families, and small property owners to address housing instability, affordability, and displacement. I have consistently advocated for practical solutions that protect residents while strengthening our community.

That experience has given me a firsthand understanding that housing affordability, homelessness, public safety, and economic opportunity are interconnected challenges that cannot be solved in isolation. I know how City policies affect people's daily lives because I've been on the front lines helping residents navigate those systems.

I am running to bring that experience, responsibility, and community first leadership to the City Council. I won't be learning these issues on the job. I will be building on a proven record of listening, leading, and delivering results for the people who call Santa Monica 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?

The top priorities of my campaign are affordability, homelessness, and public safety, three issues that are deeply interconnected and have a direct impact on the quality of life for Santa Monica residents.

On affordability, I am committed to protecting rent controlled housing, expanding deed restricted affordable housing, particularly on publicly owned land, and preserving Santa Monica as a city where working families, seniors, and long term residents can continue to live and thrive. We cannot build a healthy community if the people who work here can no longer afford to stay here.

On homelessness, I support a coordinated regional strategy that combines compassion with accountability. We must increase access to permanent supportive housing, mental health services, and substance abuse treatment while also ensuring public spaces remain safe, clean, and accessible for everyone.

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 have sought the endorsement of The Santa Monica democratic Club & I have attached a copy of the completed questionnaire.

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

My campaign has been supported by a growing coalition of elected officials, community leaders, and local advocates who share a commitment to housing stability, equity, and strong neighborhoods.

Endorsers and supporters include Dr. Richard Tahvildaran-Jesswein, Santa Monica Malibu School Board Member; Nichelle Henderson, Los Angeles Community College District Trustee; Joel Khoury, former Rent Control Board Member; Brittani O'Hara Grant, Councilmember; Kathryn Kosmeya Dodge, Disability Commissioner ; Amber Sellers, Commissioner from Lawrence, Kansas; and Bobby Scott, Mayor of Center Point, Alabama.

These endorsements reflect broad confidence in the values driving this campaign, particularly around renters' rights, affordability, and community centered governance.

From a financial standpoint, the campaign continues to build steady grassroots support. Contributions reflect a base of small dollar donors alongside support from local and regional allies. Our focus has remained on expanding participation and maintaining a donor base rooted in residents who are directly engaged in the issues facing Santa Monica.

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

As a rent control Commissioner, I do not think that it is proper for me to accept donations from paid lobbyists or developers.

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

Santa Monicans for Renters Rights (former steering committee member, civic engagement), The Santa Monica Democratic Club(civic engagement), The Santa Monica Area Interfaith Council (community engagement), The Westside Rev Dr. Martin Luther King Jr Coalition (Chair of the Community Light Award Committee, community engagement), NAACP (former executive board member,civic engagement), Downtown Santa Monica (former board member, civic engagement), PTA(former Parliamentarian, community/ civic engagement), InterculturalEquity& Excellence District Advisory Committee (Chair, civic engagement), BAAPAC (Vice Chair, community engagement), AASSSPG (Vice Chair, community engagement), Local Control Accountability Plan committee (community/civic engagement), Santa Monica Mid City Neighbors (Executive board member, community engagement), The Congressional Black Caucus(civic engagement), Small Cities Council (Civic engagement), The New Frontier Democratic Club(Executive board member, civic engagement), The African American Chamber of Commerce (community engagement), The Santa Monica Chamber of Commerce(communitiy engagement), The Santa Monica Black Agenda (Chair, community engagement), National Black Caucus (Regional Director, civic engagement)

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 for seven years. I have served on the steering committee, phone banked, canvassed, supported local and national measures supported by SMRR, helped tenants obtain rental assistance during covid along with other SMRR members, I have provided assistance in exposing discriminating rental practices within Santa Monica.

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 will continue to attend the SMRR steering committee meetings and provide a report from the council

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

Yes, I pledge to continue to discuss major policy issues related to my office with SMRR leaders as I have done in the past.

Rent Control and Tenants Rights

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

Yes. I strongly support Santa Monica's rent control law, and my time serving on the Santa Monica Rent Control Board has only reinforced that belief.

I've seen firsthand what rent control means to the people who rely on it. I've listened to seniors who have been able to age in place because their rent remained affordable, working families who could keep their children in the same schools, and residents with disabilities living on fixed incomes who would have had nowhere else to go if they had been priced out. Those aren't abstract policy discussions, they're real people whose housing stability depends on these protections.

I've also seen what happens when the law isn't followed. Tenants often come to the Board confused about unlawful rent increases, registration issues, or their rights under the law. Those experiences have shown me that strong enforcement and clear communication are just as important as the law itself.

Santa Monica adopted rent control because the private market alone was not preserving affordable housing, and that reality has not changed. Housing costs continue to outpace wages, and without rent control, many of the teachers, service workers, seniors, artists, and longtime residents who make this city what it is would be forced to leave.

I support rent control because I've seen it work. It protects housing stability, preserves the diversity of our community, and gives people the opportunity to remain in the city they have invested their lives in. My commitment is not only to defending the rent control law, but to ensuring that it is enforced fairly, administered effectively, and strengthened where necessary to meet today's challenges.

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

Serving on the Santa Monica Rent Control Board has given me a clear view of where our law works well and where it can work better. The framework is strong, but I've seen too many cases where the challenge isn't the law itself, it's enforcement,

communication, and access. One change I would support is giving staff the resources they need to investigate complaints and resolve cases more quickly. When tenants are dealing with an unlawful rent increase or retaliation for asserting their rights, delays can have real consequences. The longer a case sits unresolved, the greater the hardship for the tenant. I've also seen how confusing the process can be for both tenants and small property owners. We ask people to navigate legal requirements that aren't always explained in plain language. I support simplifying notices, forms, and educational materials so everyone understands their rights and responsibilities before problems escalate into disputes. Another area that deserves attention is strengthening protections against harassment and retaliation. In many cases, tenants don't report violations because they're afraid of losing their housing. A law is only effective if people feel safe using it. My experience has taught me that protecting renters isn't just about passing good laws. It's about making sure those laws are enforced consistently, understood by the people they affect, and administered in a way that earns public trust. Those are the improvements I would continue to champion.

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

Yes. My work protecting tenants began before I was elected to the Rent Control Board and has continued throughout my time in office. During the COVID 19 pandemic, I worked directly with tenants who were at risk of losing their housing because they couldn't access emergency rental assistance. Many weren't denied because they were ineligible, they were overwhelmed by the process, didn't know where to apply, or faced language and technology barriers. I helped residents navigate the system, complete applications, gather documentation, distributed food to tenants, and connected tenants with available resources so they could stay housed.

As a Rent Control Board Commissioner, I've focused on closing gaps in our policies where I saw tenants falling through the cracks. I authored the policy prohibiting rent banking because I believed tenants should not be hit with large, unexpected rent increases after periods when increases were restricted. I also authored stronger privacy protections for survivors of domestic violence so they can seek help from the Board without fear that sensitive personal information will become public. I've also pushed the Board to expand outreach beyond our traditional approach. Too many renters didn't know we existed until they were already facing a crisis. That's why I advocated for multilingual outreach and educational materials that meet people where they are. If tenants don't understand their rights or don't know the Rent Control Board can help, those protections don't mean much. The biggest lesson I've learned is that protecting tenants isn't only about writing good policy. It's about making sure people can actually use the protections the law provides. That has guided my work from my first day in public service.

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?

Santa Monica renters and their allies can look to my four years of service on the Rent Control Board as clear evidence of my commitment to renters' rights and the integrity of our rent control system. During my time on the rent control board, I have worked to expand community outreach and ensure that tenants, especially those who are often overlooked are informed, supported, and included in the process. I have consistently advocated for equitable and inclusive practices that strengthen access and accountability within our rent control system.

I have also helped identify gaps in existing policies as housing conditions and community needs have evolved, and worked to elevate solutions that better protect working class residents, seniors, and long term tenants. In addition, I have supported efforts to recruit and advance strong staff leadership to ensure the Rent Control Board is equipped to meet the challenges of the next decade with fairness, equity, and stability at the center.

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

Serving on the Rent Control Board has made it clear that most of the problems tenants face are not theoretical they show up in very specific, often urgent situations: a rent increase that doesn't appear to follow the law, a tenant who doesn't know they were supposed to be registered, or someone afraid to challenge a landlord because they're worried about retaliation. One of the clearest gaps I've seen is the time it takes to resolve violations. When a tenant comes forward about an unlawful rent increase, the harm is immediate, but the resolution is not. I would focus on strengthening enforcement capacity so cases move faster and outcomes are more consistent. Predictability matters both for tenants trying to stay housed and for landlords who want clear expectations. I've also seen how often tenants misunderstand what they're being told by landlords not because they aren't engaged, but because the notices themselves are written in legal language that doesn't reflect how people actually live and communicate. I support requiring notices that are straightforward, translated when needed, and actually explain, in plain terms, what is changing and what rights the tenant has in response. Another pattern that comes up repeatedly is fear of retaliation. Even when tenants know their rights, many hesitate to assert them because they don't want to risk their housing. Stronger anti-retaliation enforcement has to be part of the system, not an afterthought, especially for long term tenants, seniors, and residents with limited housing options. What my experience has taught me is that rent control only works when tenants can realistically use it when violations are addressed quickly, information is understandable, and people feel safe coming forward. Those are the areas I would continue to strengthen. I would focus on strengthening both

enforcement and transparency to ensure rent control protections are meaningful and consistently applied.

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. In practice, when changes are made without input from the Rent Control Board or the people who work directly with tenants, the Council is missing the conditions on the ground that shape how those policies actually function.

On the Board, we see where the system holds and where it breaks. We hear from tenants when something in the law looks straightforward on paper but produces confusion, delay, or unintended consequences once it's applied. That kind of feedback doesn't come through abstract policy discussion; it comes through cases, hearings, and day to day administration. When major changes are considered without that lens, you end up with gaps between intent and implementation. I've seen policies look balanced in theory, then create friction in practice because the operational realities weren't part of the conversation early enough. Rent control works best when the Council, the Rent Control Board, and tenant advocates are in the same room before decisions are locked in. Not after. By then, you're usually trying to fix what could have been avoided.

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

Preserving controlled units and keeping people in their homes.

Once a rent controlled unit turns over, the affordability is gone. That's not theoretical, it shows up in the cases that come before the Board. A tenant moves out under pressure, or after a buyout conversation they didn't feel fully equipped to navigate, and the next listing comes back at a completely different price point. That one vacancy resets the baseline. I've also seen how displacement rarely happens as a single event. It's gradual. One household leaves, then another in the same building, and suddenly a community that had been stable for years is gone. By the time a redevelopment project is finished, the original renters aren't coming back. The replacement units don't serve the same income mix, and the gap between what was there and what's built widens every cycle. That's the part that sticks. It's not just housing stock, its continuity. Schools, routines, support networks. Once those controlled units are lost, they don't return in any meaningful way.

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. Santa Monica needs more deed restricted affordable housing, and the pace of production has not matched the urgency of what we're seeing on the ground. The opportunity right now is in the tools the state has already made available. Laws like AB 2011 and SB 6 open up commercially zoned corridors that have sat underused for years. I've seen how long it takes projects to move through traditional rezoning processes by the time they clear, costs have shifted, financing has tightened, and momentum is lost. These newer pathways cut through that bottleneck. Public land should also be doing more of the work. Sites the city already controls shouldn't sit idle while we talk about solutions. They should be part of a deliberate pipeline for permanently affordable housing, not occasional one off decisions. And then there's the process itself. I've watched strong projects slow down not because of opposition, but because of avoidable delays in permitting and coordination. That kind of lag adds cost, and in affordable housing, cost is the difference between built and stalled. Nonprofit and mission driven developers have been the most consistent partners in actually delivering units that stay affordable. They need clearer pathways and fewer procedural hurdles if we want to scale what's already working.

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?

The proposed initiative to allow a combination of a Great Park and up to 3,000 units of below market rate housing on the future Santa Monica Airport site reflects two of the city's most significant priorities: expanding affordable housing and preserving large scale public open space. Given the scale and long term impact of this decision, it warrants a careful and fully transparent public process. As currently envisioned, the proposal would allocate roughly 25% of the site for housing and preserve the remaining majority as parkland and open space. It also raises complex questions around affordability requirements, infrastructure capacity, long term maintenance, and alignment with Measure LC, which governs future use of the site following airport closure. Any final decision should be grounded in robust community engagement and a clear evaluation of feasibility, including how housing affordability is defined and enforced and how the Great Park would be funded and sustained over time. The goal must be to ensure that whatever is ultimately built reflects community priorities and delivers lasting, equitable benefits for current and future residents.

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

Yes. I support using the publicly owned sites identified in the Housing Element to

achieve the City's deed restricted affordable housing goals, whether those units are built on the identified parcels or through an equivalent strategy that delivers the same level of affordability. My commitment is reflected in my record. As a former board member of Downtown Santa Monica, I supported the conversion of underutilized public property into affordable housing and welcomed the development of new deed restricted units. I believe public land is one of the City's most valuable tools for creating permanently affordable housing, and it should be used strategically to help working families, seniors, and other residents remain in Santa Monica.

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

I support identifying additional public land for deed restricted affordable housing, including the parcel at 1333 4th Street as a potential site for development. To move this forward, the City should begin with a clear inventory of publicly owned land to determine which parcels are no longer essential for municipal use and are suitable for housing development. From there, we must ensure the legal framework is in place through surplus land policies, zoning adjustments, or a dedicated affordable housing program to allow those sites to be used for housing. The next step would be to structure the disposition of the land in a way that prioritizes public benefit, such as a sale, lease, or ground lease at below market value specifically tied to the production of affordable units. The City would then issue a competitive solicitation process to select qualified affordable housing developers with a proven track record.

Finally, strong deed restrictions or long term regulatory agreements must be recorded to ensure permanent affordability, including limits on rent increases and resale values, so that these homes remain accessible to working families for generations.

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

Santa Monica has an abundance of market rate housing. What we are in desperate need of is affordable housing. With approximately 5 - 6,000 vacant market rate units the question of affordability comes into play. There is no shortage of market rate units. The shortage is for affordable housing units. To support our work force, seniors, families, and low income residents.

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; I approve area wide upzoning in this area as the infrastructure supports additional housing units without destroying neighborhood character.

b. Pico Boulevard;

No additional upzoning on this Boulevard. We need to expand into other areas of the

City.

- c. Ocean Park Boulevard; No, I would not approve upzoning on this Boulevard.
- d. Wilshire, Santa Monica, and Colorado Boulevards; I approve corridor upzoning on Wilshire & Santa Monica Blvd; these streets can support additional infrastructure. However I don't support additional upzoning on Colorado Boulevard.
- e. Main Street; I approve of mixed use upzoning only between ocean park & Kinney St in the commercial corridor.
- f. Montana Avenue; I approve mixed use upzoning only within the commercial corridors.
- g. single family neighborhoods; I don't support upzoning in single family neighborhoods to preserve the neighborhood integrity
- h. multi family neighborhoods; I support the upzoning of accessory dwelling units. I approve of ADU's in these areas to preserve the neighborhood integrity while adding additional units.
- i. other commercial and industrial sites. I strongly support area wide upzoning on our commercial and industrial sites. These spaces can support additional infrastructure capacity and assist with the creation of new community spaces.

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.

I support Santa Monica's inclusionary housing requirements because they ensure that new market rate development contributes to meeting the City's affordable housing needs and helps maintain a more economically diverse community. I also believe our current requirements should be strengthened. I support increasing the inclusionary housing requirement to 30 percent, consistent with the standard established under former Proposition R. As housing costs continue to rise, we should maximize opportunities to create permanently affordable homes while ensuring new development contributes meaningfully to addressing our housing shortage.

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 did not support SB 79 in its original form because it lacked sufficient protections against displacement, particularly in communities like the Pico neighborhood that are already experiencing significant housing pressure. Without strong safeguards, policies that create new development incentives can unintentionally accelerate displacement and neighborhood change. We have seen historically that when redevelopment incentives are introduced without robust tenant protections, they can contribute to rent increases, speculative property activity, and the gradual erosion of long standing communities. When those pressures intersect with low income

and rent burdened households, the risk of gentrification increases significantly. In my view, the anti displacement provisions as originally drafted did not go far enough. Protections that apply only at the point of demolition are not sufficient to address the broader, indirect pressures such as rising rents, tenant harassment, and speculative acquisition that often displace residents long before redevelopment occurs. Santa Monica should go further than SB 79 in protecting existing rent controlled housing and tenants. That means strengthening safeguards that stabilize neighborhoods early, preserve existing affordable units, and ensure that policy changes do not inadvertently accelerate displacement in the communities we are trying to protect.

9. Do you support city financing of emergency assistance to renters at risk of losing their homes, such as the recently adopted Santa Monica Renter Aid program? Why or why not?

Yes, I strongly support city financing for emergency rental assistance programs like Santa Monica's Renter Aid program, and I support expanding access to reach more rent burdened households. When residents are paying 30 to 50 percent or more of their income toward rent, even a small financial shock can result in displacement. Emergency assistance is a critical intervention that helps stabilize households before they fall into homelessness. I would prioritize expanding eligibility to include working families who earn too much to qualify for traditional affordable housing but still struggle to keep pace with rising rents, as well as seniors living on fixed incomes. To fund this expansion, I would explore sustainable revenue sources such as a long term vacant property fee, ensuring that underutilized assets contribute to housing stability for 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. I strongly support providing free legal counsel to lower and moderate income renters facing eviction. Tenant protections are a fundamental part of any effective housing strategy because preventing displacement is one of the most effective and fiscally responsible ways to reduce homelessness and avoid the far greater public costs of crisis response. Expanding the City's right to counsel program helps keep families stably housed, protects long term tenants, and ensures a fairer legal process for renters who often face significant disadvantages in eviction proceedings.

To fund this expansion, I would prioritize securing available state and county resources, including eviction prevention and tenant defense grants, while exploring sustainable local funding options. Investing in eviction defense not only protects residents, it strengthens neighborhoods, preserves community stability, and saves public dollars over the long term.

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

Yes. I support increasing local funding for ongoing income support programs for severely rent burdened households, including programs like Preserve Our Diversity (POD) for seniors. Ongoing assistance is most appropriate for households experiencing structural rent burden where the gap between income and housing costs is persistent and not likely to be resolved through short term intervention. This is the core rationale behind programs like POD, which provide stability for residents on fixed incomes. I would also support expanding eligibility to include other households facing similar structural challenges. This includes non-senior adults with disabilities living on fixed SSI or SSDI incomes, as well as extremely low income working families particularly single income households employed in essential service and care sectors where wages have not kept pace with housing costs. Expanding support in these targeted ways strengthens housing stability, reduces displacement risk, and reflects the real economic conditions facing many long term Santa Monica residents.

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? b. Do you pledge to do so in amounts that include interest on the funds? c. Do you pledge not to further divert or take 2016 Measure GS/GSH funds from the Housing Trust Fund?

a. I support repaying the Measure GS/GSH funds that were diverted from the Housing Trust Fund, as the City's fiscal condition improves. Voters approved these revenues to expand affordable housing and provide assistance to severely rent burdened households, and those commitments should be honored.

b. Repaying the diverted funds with interest to fully restore the Housing Trust Fund and preserve its long term capacity to meet the purposes voters intended is the right thing to do and this is the reason that I support this.

c. Yes. I oppose any future diversion of Measure GS/GSH revenues from the Housing Trust Fund. Protecting these dedicated funds is essential to maintaining public trust and ensuring we continue investing in affordable housing and homelessness prevention.

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, I do not support AB 736.

What concerns me most is the direct impact it would have on Measure GS and the programs voters explicitly chose to fund. Measure GS was structured to generate local resources for homelessness prevention, rental assistance, right to counsel, the preservation of affordable housing, and local school funding. Those are not abstract policy goals, they are the systems that keep people housed when they are on the edge of losing stability. The city has already allocated the deployment of these funds in ways that can possibly show results, from renter assistance to eviction defense and early intervention efforts. AB 736 would significantly restrict that revenue stream at a time when demand for those services is not going down.

There is also a broader issue of local control. Transfer taxes are one of the few tools cities have to respond to their own housing and homelessness pressures. A statewide cap that narrows how those locally approved funds can be used doesn't reflect the conditions on the ground in places like Santa Monica.

And finally, there is no clear evidence that limiting this revenue would lead to increased housing production. What it does do, very clearly, is reduce the resources available to address displacement, prevent homelessness, and preserve existing tenancies.

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

Based on the early years of implementation, I believe Measure GS should be reviewed to ensure it is being implemented as voters intended and that its impacts are transparent, accountable, equitable, and effective. If changes are

warranted, I would support clarifying and narrowing the allowable uses of Measure GS funds so they are more directly aligned with core community priorities. That includes protecting diversity, equity, and inclusion initiatives, strengthening support for our public schools, expanding rental assistance for residents at risk of displacement, and investing in programs that improve quality of life for working families. Any amendments should strengthen accountability, increase public confidence, and ensure Measure GS dollars are used in ways that directly benefit the residents and communities the measure was intended to serve.

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

Yes. I support pursuing additional local, state, and federal funding to strengthen homelessness prevention and affordable housing programs rather than relying solely on local revenues. I would prioritize maximizing available resources through programs such as California's Homeless Housing, Assistance and Prevention (HHAP) program, which provides flexible funding for homelessness prevention, outreach, interim housing, and permanent housing solutions. I also support leveraging federal Emergency Solutions Grant (ESG) funding to expand eviction prevention, emergency shelter, rapid re housing, and other critical services.

At the local level, I support identifying sustainable revenue sources that protect existing residents and help prevent homelessness before it occurs. Investing in prevention and affordable housing is not only compassionate, it is one of the most fiscally responsible ways to reduce long term public costs while strengthening community stability.

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

My commitment to expanding deed restricted affordable housing and income support programs is demonstrated by both my record and my lived experience. As a Commissioner of the Santa Monica Rent Control Board, I have consistently advocated for policies that protect tenants and preserve affordability. Throughout my public service, I have supported efforts to increase permanently affordable, deed restricted housing because I believe public investment should create housing that remains affordable for generations not just for a limited period.

I also understand the importance of income support programs because I have experienced housing instability myself. That perspective has shaped my work advocating for working families, seniors, students, and residents living on fixed incomes. As a City Council member, I will prioritize expanding the City's stock of deed restricted affordable housing, strengthening tenant protections, pursuing every available state and federal funding opportunity, and protecting programs that help residents remain housed and economically secure. Affordable housing and income

stability are essential to preserving Santa Monica as an inclusive community where people of all incomes can continue to live and thrive.

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

Santa Monica has taken important steps to address housing affordability and homelessness, including strong rent control protections and a well established Affordable Housing Trust Fund. These investments have helped stabilize many residents and preserve existing affordable housing in an increasingly high cost region. However, homelessness continues to grow at a pace that exceeds the City's current capacity to respond. While service investments and housing initiatives are important, they are not yet meeting the scale of need.

To strengthen our response, I would focus on two priorities. First, deepen regional coordination with Los Angeles County and surrounding cities to ensure a more unified and equitable system of housing and service delivery, with shared responsibility across jurisdictions. Second, accelerate the production of affordable housing by streamlining permitting and reducing unnecessary regulatory delays that slow development. A more effective strategy requires pairing strong tenant protections with faster housing production and true regional collaboration so that Santa Monica is not addressing this crisis in isolation, but as part of a coordinated regional solution.

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

Yes, I support Santa Monica's short term rental laws because they preserve our limited housing supply for residents, protect neighborhood stability, and uphold the intent of our rent control and tenant protection policies. The City's ban has already been tested and upheld in federal court, so the legal foundation is sound — the challenge now is enforcement capacity, not legal authority. I would strengthen enforcement by increasing compliance staffing, maintaining a prohibited properties list, requiring booking platforms to proactively remove illegal listings, and improving coordination between Code Enforcement, Planning, and the City Attorney's Office.

There's also a time sensitive opportunity here: Santa Monica just signed an MOU with the California Coastal Commission to finally complete its Local Coastal Program. The Commission has historically favored permitted, regulated vacation rentals over outright bans in the coastal zone, so as this LCP process moves forward, I will

advocate directly with the Commission to ensure Santa Monica's enforcement authority over illegal short term rentals is preserved and strengthened, not weakened, in the final agreement. Getting this right before the process concludes matters more than ever with the 2028 Olympics approaching and short term rental demand about to spike.

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

I support modernizing Santa Monica's commercial zoning to encourage vibrant, neighborhood serving businesses while reducing unnecessary barriers for small business owners. That includes streamlining permitting, allowing greater flexibility for adaptive reuse of vacant commercial spaces, expanding opportunities for mixed use development in appropriate areas, and updating parking and other outdated requirements that can unnecessarily increase costs without improving community outcomes.

I also support zoning changes that make it easier for locally owned businesses, arts and cultural organizations, and neighborhood serving retail to thrive. Our commercial corridors should be active, welcoming, and economically resilient.

At the same time, I would oppose zoning changes that reduce public oversight, displace existing residents or small businesses, or prioritize speculative development over community needs. Any changes to development standards should include meaningful community engagement, protect neighborhood character where appropriate, and ensure new development contributes to affordability, sustainability, good jobs, and long term economic vitality.

My approach is to support smart, balanced growth that strengthens our local economy while preserving the qualities that make Santa Monica a great place to live, work, and do business.

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?

We should focus on cleaning up our boulevards, branding our vacancies with public art boarded windows to activate vacant spaces, removing graffiti and replacing dead or dying landscaping. These investments in the appearance of our corridors will help attract new businesses.

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?

No, I did not support the original version of AB 1740. My concern was that it would have

weakened the authority of the California Coastal Commission, which plays a critical role in protecting coastal access, environmental resources, and long term coastal planning.

As a coastal city, Santa Monica has a responsibility to set a high standard for responsible development. I was concerned that diminishing the Commission's oversight could have broader regional consequences, potentially encouraging higher density coastal development in ways that undermine environmental protections and public access.

While I understand the intent behind efforts to streamline housing production, any reforms must be carefully balanced to ensure they do not come at the expense of the coastal protections that serve all Californians.

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?

Making Santa Monica more affordable requires lowering the cost of opportunity, not just the cost of housing.

First, I support creating a City backed small business incubator that offers shared commercial space at below market rates. This would reduce barriers for entrepreneurs, strengthen locally owned businesses, create good paying jobs, and ensure our business community reflects the diversity of Santa Monica.

Second, we must invest in our workforce by expanding access to micro credential and workforce training programs in growing industries such as clean technology, healthcare, and digital careers. We should also explore portable benefits and other protections for gig workers and part time employees, who are increasingly essential to our local economy but often lack the stability and benefits of traditional employment.

Many of these initiatives can be funded by pursuing state and federal workforce development grants, leveraging public private partnerships, and strategically using existing economic development resources. Investing in local businesses and workers strengthens our tax base, supports economic mobility, and makes Santa Monica a more affordable and resilient place to live for working families.

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?

Protecting workers' rights has been a consistent part of my public service long before I became a candidate for City Council.

As a former union member, I understand firsthand the importance of collective

bargaining, fair wages, safe working conditions, and the right to organize. Throughout my career, I have stood alongside working people by advocating for policies that expand economic opportunity and protect workers from exploitation. I have worked in partnership with labor organizations, including UNITE HERE Local 11, and have consistently supported efforts that strengthen workers' voices in the workplace.

In my leadership roles, I have also worked to improve workplace conditions by supporting professional development, promoting equitable employment practices, and ensuring workers have access to the resources they need to succeed. As a City Council member, I will continue to support workers' right to unionize, advocate for strong labor standards in City contracts, and champion policies that protect wages, workplace safety, and dignity on the job.

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

Yes. I support these policies because they recognize that Santa Monica's economy depends on the people who keep our hotels, businesses, and public spaces running every day. A living wage, the freedom to organize without employer interference, and job retention protections help create economic stability for workers and their families while strengthening our local economy.

As a former union member and a longtime advocate for working families, I believe worker justice should remain a core value of our City. Protecting worker's rights is not only the right thing to do, it also reduces turnover, improves service quality, and helps ensure that the people who work in Santa Monica can afford to remain part of our community.

I would also support expanding labor standards to more sectors where legally appropriate, strengthening enforcement of wage theft and labor law violations, increasing outreach so workers understand their rights, and prioritizing responsible employers through the City's contracting and procurement process. We should continue partnering with labor organizations, employers, and community stakeholders to ensure Santa Monica remains a city where every worker is treated with dignity, has a voice on the job, and has the opportunity to earn a living wage.

3. What can you point to that should give Santa Monica workers and their allies

confidence that you are committed to worker rights, a living wage, and the right to unionize?

My commitment to workers' rights is demonstrated through both my actions and my lived experience. As a union member, I understand firsthand the importance of collective bargaining, fair wages, safe working conditions, and the fundamental right to organize.

When UNITE HERE Local 11 hotel workers went on strike, I didn't just express support, I joined them on the picket line because I believe workers deserve dignity, respect, and a fair share of the prosperity they help create. Standing with workers during difficult moments is not new for me; it reflects the values that have guided my public service long before I ran for City Council.

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?

First, we should invest in small business growth by creating a city supported incubator that provides shared commercial space at below market rates. This would reduce barriers to entry for entrepreneurs, support local innovation, and help ensure our business community reflects the diversity of Santa Monica.

Second, we need to better support workers in a changing economy. That includes expanding access to micro credential and workforce training programs in emerging sectors like clean technology and digital industries, creating clear pathways into well paying, future oriented jobs. At the same time, the City should explore portable benefits and protections for gig and part time workers, who are too often left out of traditional employment systems.

Together, these strategies can help build a more inclusive, resilient economy that works for both businesses and working families.

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

In my view, the Realignment Plan has had mixed results. While increased

coordination and visibility in downtown can be helpful for certain public safety concerns, there are still significant gaps in how the plan is addressing quality of life issues across the broader community.

In particular, illegal dumping remains an ongoing problem that has not been sufficiently resolved. Additionally, there are concerns that increased police presence concentrated in the downtown area may be contributing to the displacement of certain activities into adjacent neighborhoods, shifting rather than fully reducing impacts.

If changes were made, I would focus on a more balanced, citywide approach to implementation, one that addresses enforcement and cleanliness issues like illegal dumping more directly, while also ensuring that public safety strategies do not simply relocate challenges from one area to another.

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?

To address commercial vacancies and ensure the long term vitality of Downtown Santa Monica, I would pursue a phased, activation to stability strategy over the next four years.

Phase 1: Immediate Activation.

Launch high energy, destination driven events to quickly draw people back downtown. This could include an open esports tournament with pop up vendors, local food, and public viewing spaces—activating vacant storefronts and creating immediate foot traffic.

Phase 2: Cultural Investment.

Partner with local artists and cultural organizations to host festivals, art installations, and performances that establish Downtown as a hub for creativity and community. These efforts would not only fill empty spaces but also build a distinct identity that attracts residents and visitors year round.

Phase 3: Sustained Community Use.

As new housing comes online, align programming with the needs of residents by expanding family oriented events, markets, and public space activities. The goal is to create consistent, everyday foot traffic that supports small businesses and fosters a sense of belonging.

By sequencing activation, cultural investment, and long term community programming, we can turn vacancies into opportunities and build a downtown that is vibrant, resilient, and economically sustainable.

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?

As a Councilmember, I would focus on strengthening the City's fiscal health through a combination of responsible revenue generation, strategic prioritization, and long term financial planning. In the short term, that includes improving enforcement and compliance in areas such as short term rental regulations, where stronger enforcement can recover significant lost revenue. It also means making disciplined budgeting decisions that prioritize core obligations while eliminating inefficiencies. In the long term, I would work to diversify and stabilize revenue sources so the City is less vulnerable to economic downturns and cyclical budget pressures. At the same time, I would ensure that fiscal discipline does not come at the expense of our commitments to public schools, homelessness prevention, and affordable housing. These are essential investments in community stability and should remain protected even during periods of tightening budgets. Ultimately, sound fiscal management requires clear priorities, transparent decision making, and a commitment to balancing immediate needs with long term sustainability.

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 would pursue a policy requiring staff reports to be publicly released at least one week before City Council meetings whenever practicable. Providing council members and the public with adequate time to review complex issues leads to better decision making, more informed deliberation, and stronger public trust.

In addition to posting staff reports on the City's website, I would expand outreach through email blasts and other digital communication channels so residents are aware of upcoming agenda items and have meaningful opportunities to participate before decisions are made. Transparency should be proactive, not reactive. Ensuring timely access to information empowers residents to engage thoughtfully in the policymaking process and strengthens public confidence in City Hall.

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.

As a board member for multiple organizations, including Downtown Santa Monica, I have experience reviewing budgets, allocating resources, and helping set strategic priorities to ensure fiscal responsibility and long term organizational sustainability. In that role, I have worked collaboratively to evaluate funding decisions, balance competing needs, and direct resources toward programs and initiatives that generate value and support organizational goals. This experience has strengthened my ability to analyze budgets through both a fiscal accountability lens and a community impact lens. If elected, I would bring that same disciplined, data informed approach to City Council ensuring that public funds are allocated responsibly, priorities are clearly defined, and investments reflect the needs of residents while maintaining the City's long term financial health.

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?

As a Councilmember, I would build and maintain trust through consistent, transparent, and accessible communication with residents. That means being present and engaged in the community on a regular basis attending neighborhood meetings, hosting office hours, and creating multiple pathways for residents to share concerns and receive timely responses. I would prioritize proactive communication so residents are informed early about key issues and decisions, not after the fact.

Equally important, I would ensure that community input is not just heard but reflected in policy decisions. Trust is built when people can see a clear connection between what they raise and how their City government responds. My commitment is to be accessible, accountable, and responsive so residents feel genuinely represented in the decisions that shape their daily lives.

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

I believe that the wishes and needs of the constituents should take priority along with thoughtful consideration of independent judgment.

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. City Councilmembers have a responsibility to guard against the disproportionate influence of wealthy stakeholders and well resourced interests in local decision making. Public policy must reflect the needs of the entire community, not just those with the most access or influence. To ensure residents with fewer resources have an equally meaningful voice, I would prioritize expanding accessible and transparent community engagement. This includes holding regular community meetings in different neighborhoods, providing multiple avenues for input beyond formal hearings, and ensuring materials and processes are accessible to renters, working families, and historically underrepresented communities. Equity in governance requires more than openness it requires intentional outreach and decision making processes that elevate the voices of those most directly impacted by City policies.

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. I support the City taking meaningful, sustained action to address the ongoing impacts of past racism. That means making equity a core part of how we govern not just a statement of values. For Santa Monica's Black community, that includes preserving and honoring Black history, expanding access to economic opportunity and community resources, investing in historically underserved neighborhoods, and ensuring that City policies are informed by and reflects those most impacted. We must also evaluate City decisions through an equity lens so we can address disparities, rebuild trust, and create opportunities for every resident to thrive.

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

As a Councilmember, I would ensure the City doesn't simply engage the Black community during moments of crisis or celebration, but builds consistent, meaningful partnerships that shape policy year round. That means preserving and honoring Santa Monica's Black history, investing in economic opportunity, supporting community based organizations, and addressing the lasting impacts of historic inequities.

Equally important, I believe no single person or organization speaks for the entire Black community. We must intentionally engage the full diversity of Black voices

across generations, neighborhoods, incomes, and lived experiences to inform decisions. I will also advocate for greater representation on boards, commissions, and advisory bodies so Black residents have a meaningful seat at the table where decisions are made. When people are heard, represented, and invested in, we build a stronger, more equitable Santa Monica for everyone.

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?

As a Councilmember, I would ensure the City builds consistent, meaningful partnerships with Santa Monica's Latino community not just during times of outreach, but as a core part of how we govern. That means expanding access to economic opportunity, supporting culturally responsive services, investing in Latino owned businesses and community based organizations, and addressing barriers that have limited opportunity for too many families.

Equally important, no single person or organization speaks for the entire Latino community. We must intentionally engage the diversity of Latino voices including immigrants, multigenerational families, workers, youth, seniors, and Spanish speaking residents to ensure City policies reflect their lived experiences. I will also advocate for greater representation on boards, commissions, and advisory bodies so Latino residents have a meaningful role in shaping decisions. When every community has a seat at the table and the resources to thrive, Santa Monica becomes stronger, more inclusive, and more equitable for everyone.

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 a Councilmember, I will work to ensure Santa Monica remains a safe, welcoming, and affirming city for LGBTQ+ residents and visitors, especially at a time when LGBTQ+ rights are under increasing attack nationwide. Our City must continue to lead with courage by protecting the rights, dignity, and well being of every resident. That means strengthening and enforcing local nondiscrimination protections in housing, employment, and public accommodations while ensuring City services are inclusive and accessible for everyone, particularly transgender residents and LGBTQ+ youth, who often face greater barriers and vulnerability. I also support investing in LGBTQ+ affirming mental health services and partnering with trusted community organizations that provide direct support and advocacy.

Santa Monica should continue to stand firmly for equality by ensuring our local policies and resources protect and not undermine the rights of LGBTQ+ people. By listening to the community, investing in inclusive services, and defending equal

protections, we can ensure Santa Monica remains a place where everyone is treated with dignity, feels they belong, and has the opportunity to thrive.

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?

As a Councilmember, I will work to ensure Santa Monica remains a city where all residents regardless of immigration status are treated with dignity, respect, and fairness. Everyone should feel safe accessing City services, reporting crimes, seeking assistance, and participating in civic life without fear.

I support policies that ensure City personnel, funds, and resources are used to serve our community not to carry out federal immigration enforcement activities. To the fullest extent permitted by law, I support limiting immigration enforcement activities on City owned property and requiring a valid judicial warrant before federal agents are granted access to non-public City facilities or records.

Protecting immigrant communities is not only about legal safeguards; it's about building trust. By partnering with community organizations, ensuring residents know their rights, and maintaining clear policies that prioritize public safety and equal access to services, Santa Monica can continue to be a welcoming city that stands up for the rights, dignity, and well being of everyone who calls our community home.

Public Safety

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

Santa Monica is safer today than it was just a few years ago, thanks in part to a fully staffed Police Department and the dedicated work of our first responders. While those improvements are encouraging, public safety requires a broader approach than policing alone.

We must continue addressing the growing challenges of mental health crises, the intersection of homelessness and public safety, and increased wildlife interactions. A truly safe city invests in prevention, behavioral health services, and coordinated community based solutions alongside effective law enforcement.

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

address this?

The trends I find most concerning are the increase in wildlife interactions, the growing number of mental health crises, and the intersection of street homelessness and public safety. These issues require thoughtful, coordinated responses rather than one size fits all solutions.

I support expanding the deployment of mental health responders and social workers, including pursuing available funding through the Department of Mental Health to strengthen crisis response services. We should also use data to measure outcomes tracking crisis calls, repeat calls for service, and the effectiveness of interventions to ensure resources are being deployed where they have the greatest impact. In addition, I support increasing the number of animal control officers to better respond to wildlife related incidents and improve public safety for both residents and animals.

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

I support the increase of community policing and the expanded crisis/HLP response teams with mental health professionals instead of armed officers for some calls.

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

As a Councilmember, I would advocate for strategically reallocating portions of the police budget to expand the Homeless Liaison Program (HLP) response teams and increase the number of trained mental health responders. Investing in these specialized services improves outcomes, connects people to the support they need, and allows law enforcement to focus on public safety responsibilities.

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

As a Councilmember, I would take a comprehensive approach to improving pedestrian and bicyclist safety that combines education, infrastructure improvements, and data driven decision making. First, I would support ongoing public education campaigns for drivers, cyclists, and pedestrians to reinforce safe behaviors and shared responsibility on our streets. Safety requires all users to understand and follow the rules of the road. Second, I would strengthen emergency

response coordination and crash reporting systems so that high risk intersections and corridors can be identified more quickly and addressed through targeted improvements. Using timely data allows the City to respond proactively rather than reactively. Ultimately, improving street safety requires both cultural change and system level improvements that prioritize the protection of pedestrians and cyclists in every transportation decision.

Education

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

Yes, I support a parcel tax to fund SMMUSD. Strong public schools are foundational to a healthy community. A parcel tax provides a stable locally controlled funding source the district can count on.

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?

I support continuing the Master Use Facilities Agreement between the City and the School District beyond its current expiration date, including in the event that the 2026 Parcel Tax does not pass.

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?

If the 2026 Parcel Tax passes, I would support additional City funding for the School District after the current Master Use Facilities Agreement expires, provided it is fiscally responsible and reflects the City's budget capacity. I believe we should continue investing in our schools while ensuring the City's long term financial stability.

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?

As a Santa Monica College alumna, I value the strong partnership between the City and the College. As a Councilmember, I will maintain open communication,

strengthen collaboration on shared priorities, and support initiatives that expand educational opportunities, workforce development, and community partnerships that benefit students and residents alike.

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?

As a parent, I’ve seen how critical reliable, fare free transit is for students getting to class, work, and back home safely. I will continue to ensure the City remains a committed partner in sustaining that access for SMC students.

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

I support additional bond funding for Santa Monica College when there is a clear, demonstrated need and strong accountability for how the funds will be used. Santa Monica College is a vital pathway to workforce development and economic mobility, and investing in modern facilities, classrooms, and student services helps expand access, support student success, and meet the needs of our growing community without increasing costs for students.

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 most important environmental and sustainability efforts include water conservation programs, the transition to renewable energy, and policies that encourage green and energy efficient construction. These initiatives are essential to reducing environmental impact and advancing long term climate resilience. Moving forward, I would like to see the City expand outreach and public education around water conservation programs to ensure residents and businesses are fully aware of available tools, incentives, and best practices. Increasing participation is key to maximizing the effectiveness of these efforts. In addition, I support continuing to strengthen sustainability standards in new development and accelerating the transition to cleaner energy sources so that Santa Monica remains a leader in environmental stewardship.

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.

In my view, one of the City's most important mobility programs is Metro Bike Share, which provides an accessible, low emissions transportation option for residents and visitors while encouraging more sustainable ways to experience and move through Santa Monica. I also support continued efforts to improve safety and accountability within our shared mobility system. This includes strengthening safeguards around scooter use, such as geofencing near K-12 school campuses to help prevent underage use and reduce the risk of accidents in high sensitivity areas. More broadly, I would like to see the City continue expanding safe, equitable, and sustainable transportation options that reduce emissions while prioritizing the safety of pedestrians, cyclists, and students.

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?

Expand and strengthen the work already happening through Downtown Santa Monica (DTSM), with a clearer focus on local artists getting consistent, visible opportunities not just one off placements. That means building out structured programs that regularly feature Santa Monica artists in public spaces, storefront activations, and city supported events, rather than relying on ad hoc selections. I've seen too many talented local artists struggle to find stable platforms here, even while we have underused commercial space and public programming dollars that could be doing more. I would also prioritize creating a dedicated initiative to showcase local work in a way that is predictable and recurring, rotating exhibitions, performance opportunities, and paid commissions that treat artists as part of the city's cultural infrastructure, not just supplemental programming. The goal is to make it easier for artists who live and work here to stay here, create here, and be seen here.

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

As we become more fiscally sound, we can explore a program to increase funding for the Arts in Santa Monica.

State Ballot Measures

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

No. I do not support the Howard Jarvis measure, or any proposal that would require a two thirds vote for every new local tax. In practice, that threshold makes it significantly harder for cities to respond to local needs and fund core services whether that's housing, homelessness prevention, infrastructure, or public safety. It shifts the balance away from local decision making and limits the tools cities rely on to address real time challenges.

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)?

No, I do not support this measure.

Supporters of this type of requirement generally argue it creates consistency in how voting rules are changed and ensures that significant procedural changes reflect broad agreement. Critics argue it can make it more difficult to adjust governance rules over time, since higher thresholds can be harder to meet by design and may limit the ability of a simple majority to enact changes to voting procedures. Ultimately, voters will need to consider whether this approach appropriately balances stability in election rules with flexibility in democratic decision making and the ability to update governance structures as needed.

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, I believe that this ballot measure takes our country back to the Jim Crow era. Given the significance of any change to voting requirements, it is important that voters have access to clear, accurate information about what the measure would do, how it would be implemented, and what safeguards would be in place to ensure all eligible voters can participate without undue barriers. Broad public education and transparent discussion are essential so that residents can make an informed decision based on the full scope of potential impacts.