

**Santa Monicans for Renters' Rights
Rent Control Board Questionnaire - 2026**



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

Please email completed Questionnaire and Additional Materials to
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Your Candidacy

1. What is your understanding of the role of a rent control board member?

To safeguard the Rent Control Board laws (controlling rent increases, tenant protections such as eviction protection, anti-harassment measures, anti-discrimination, financial support programs) and any amendments that benefit the renters in Santa Monica while ensuring that owners can obtain a fair return. A Rent Control Board Commissioner should be an advocate for their community while working alongside stakeholders to ensure that our rent control laws remain strong and effective. Rent Board Commissioners also need to be fair and impartial decision-makers who can work effectively with both tenants and owners.

2. Why are you running for Rent Control Board?

To help my neighbors rebuild a community that self-advocates. I would use my position on the Rent Control Board to ensure that our rent-control laws remain strong, and I want to empower my community to be protected by the very strong renter protection laws that already exist. I want all Santa Monicans to know that they can speak to trusted officials without fear of retaliation. We are stronger as a community who knows that there are people that support and care for us.

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

As a renter in the Pico Neighborhood, I understand the experiences and challenges faced by the thousands of Santa Monicans who rely on rent control to stay in their homes. While this is my first time running for office, I have been a longtime community advocate, and I have been working behind-the-scenes for many years to fight against evictions and displacement, especially in the Pico Neighborhood. I have also worked alongside other community members to educate renters about their rights.

My professional experience will also help me succeed as a Rent Control Board commissioner. I have worked in the customer service industry for most of my life. I

will always show people that I see them, being empathetic and helping them find a solution while safeguarding the Rent Control Board's mission.

4. What sets you apart from the others running for Rent Control Board?

What sets me apart is that Santa Monica is my hometown. I lived here in the 80's when it wasn't safe to be outside after 6pm because you could get shot just by walking down Virginia Park. Even though it wasn't safe at night, we had a sense of community. We knew all of our neighbors and walked to school together with all the other children from 20th street and Michigan to 14th and Pearl. As I mentioned in a previous answer, I have been working behind-the-scenes as a community advocate for renters. My community trusts me to be an honest and responsible public servant, and my lived experiences will allow me to be an effective leader for our city's renters.

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 asked the Santa Monica Democratic Club for their endorsement and attached you will find the completed questionnaire.

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

I have been endorsed by the following elected officials:

Santa Monica City Councilmember Ellis Raskin
Santa Monica City Councilmember Barry Snell
Santa Monica Rent Control Board Vice Chair Kay Ambriz
Santa Monica College Trustee Dr. Luis Barrera Castañón

I will be announcing more endorsements soon.

Additionally, I have spoken with my neighbors and the people I have known for years at the grocery stores, small businesses in the Pico neighborhood and if endorsed by SMRR and the Democratic Club they are excited to support me. I have not raised any money and will not until I know that I have secured the endorsements of the two most important and respected organizations in Santa Monica.

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.

I have been working behind-the-scenes as a community advocate for renters for many years. I have been helping renters to learn about their rights, and I have helped residents stand up to landlords who were violating the law.

I was on the PTA board as vice-president then as president as well as president of ELAC committee at Edison Elementary school now Edison language academy between 1998-2002. We were involved in fundraising for the PTA as well as for the school. We would make tamales for the festival and asked Gilbert's, one of our beloved neighborhood restaurants for food donations and every year they would be so kind to donate. I attended many school board meetings and translated for parents who didn't speak English but wanted their voices to be heard, and their concerns to be addressed.

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 aware of SMRR's community advocacy for many years. SMRR's pro-renter advocacy has aligned with my own behind-the-scenes community advocacy. Thanks to SMRR's leadership, my family and I have been able to live in the safety and security of rent controlled apartments. Since becoming more closely involved in formal politics, I have started working more closely with SMRR-endorsed leaders, and I started attending SMRR Steering Committee meetings this year. I plan to stay involved in Santa Monica's for Renters Rights because this organization supports my rights.

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

Yes

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

Yes

Rent Control and Tenants Rights

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

Yes. It is a safeguard for our most vulnerable residents in Santa Monica. Rent control promotes community cohesion by ensuring that families can stay in their homes on a long-term basis. I know how important it is for our city to protect families from being priced-out of Santa Monica, and rent control is a crucial tool for protecting the integrity and diversity of our neighborhoods.

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

Yes, I have taken a proactive role to protect tenants in Santa Monica. Here are a couple of examples. In one case, the owner of a couple of apartment buildings on Pico Blvd. was negligent in repairing the units for her tenants. I went with them to City Hall and filled out the complaint forms. There were 8 tenants at the time. Upon receiving the notice her handyman fixed everything the inspector had found not being up to code or working. This made the tenants feel safe just by me going with them to exercise their rights.

To give another example, one of my neighbors' rent was increased at the beginning of the year and she came to me to help her read the paperwork and upon doing so they had miscalculated her rent and I advised her to go to the office and show them proof. She did and her rent was adjusted.

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

I'm truly committed to renters rights because I'm already empowering my community to exercise them. I have been an advocate for renters' rights and rent control on an informal, behind-the-scenes basis for many years. Now, I am running for a seat on the Rent Control Board to be an advocate in a more formal setting.

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

To improve I would work with our allies in the State Legislature to advance laws that would repeal or reform Costa Hawkins, and to strengthen protections I would work with the code enforcement division because some of the buildings under rent control look like they are falling apart. The addition of the Neighborhood Coordinator position will certainly help improve workflow and the relationship between Code Enforcement and the Rent Control Agency, and I will work closely with all city departments to facilitate better working relationships.

Also, it is crucial that the Rent Control Agency provide renters with up-to-date information so that residents are aware of their rights, and so that landlords are aware of their responsibilities. The Rent Control Agency does a good job of

communicating with most residents, but I will work to continue to build trust with community members and fill in the missing gaps by connecting with residents who need additional information or assistance.

5. 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

6. 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.

My priority is to have the people who have a place they call home be able to keep it. We have to make sure that we are not building at the cost of our most vulnerable community members. Even temporary displacement can have long-term impacts. If residents are offered temporary relocation, they may not return to their original homes.

7. Did you support the original version of SB79, which lacked effective anti displacement protections and protections for rent controlled housing stock?

No.

Why or why not?

Because of the lack of protections for renters.

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

It is definitely better than the original version. It has the protection for most of the rent controlled housing stock, but single-unit and two-unit properties are not protected, and hundreds of rent controlled units could be lost as a result of SB 79. While I am glad to see that fewer rent-controlled properties qualify under the version of SB 79 that was approved, there is still far too much risk of displacement and gentrification. Some of the heights were reduced, though I would have preferred that all the heights would have been reduced.

8. Do you support the City's laws regarding short term housing, corporate housing, AirBnb? Why or why not?

Yes. Both AirBnb and corporate housing provide a strong incentive for landlords to evict and displace long-term tenants in favor of short-term rentals. Our city has appropriately limited these types of uses to protect neighborhood integrity. AirBnb would make living in Santa Monica even harder due to all the tourism and apartments or rental houses would sit empty most of the year.

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? Yes
Why or why not? This is essential to help families keep the place they call home.

10. Do you support city financing of free legal counsel to all lower and moderate income renters facing the threat of eviction? Yes
Why or why not? Many people do not understand their legal rights, and many people cannot navigate the legal system without the help of an attorney. There are people that without it would become homeless.

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? Yes
If so, what additional households do you believe should receive ongoing income support? Anyone who is severely rent burdened.

12. 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? No

Why or why not? Because it eliminates all the hard work that was put into passing Measure GS and the benefits it brings to the community. As a matter of policy, corporations that profit from real estate sales should pay their fair share to support community services, and I do not support legislation that would limit the ability of local governments to pass appropriate transfer taxes.

b. Do you support any other changes to 2022 Measure GS (if so, specify what changes)? Why or why not? No, it has been successful thus far as it stands.

c. Do you support finding some other local funding source for homelessness prevention and affordable housing programs? Yes

If so, what source?

In Santa Monica, we have leveraged a range of existing funding sources, but we need to ensure that the funds that are deposited into our Affordable Housing Trust Fund are actually used for their intended purpose (housing and homelessness prevention). We need to rebuild that fund, and that fund should not be used for other purposes. We need to work with State and Federal leaders to find additional funding for affordable housing and homelessness prevention, which could come in the form of bonds or other grants. I am also interested in looking into other types of special districts that can help fund these efforts.

For affordable housing, something like the pilot program AHPP could be successful if implemented correctly. If a developer wants to build they have to commit to building affordable housing first. I support laws that make developers pay their fair share to support affordable housing and homelessness prevention.

For homelessness I think we need to seek donations from private entities because homelessness has many components. From people who need a safe place to live and get a fresh start to people with mental health and drug addiction problems. Some of these people have been homeless for such a long time that they are not able to maintain an apartment and end up on the streets again. I think that is more complex. We need after shelters a place where they can live but for it to be maintained by someone else and a cooking facility where they can have a meal without having to burn the place down.

State Ballot Measures

1. Do you support the Howard Jarvis measure (or any substitute for that measure) to require a two-thirds vote on any and every form of new local tax? No

Why or why not? I do not support the effort to raise the threshold for voter initiatives that bring in local revenue. As it is today, families can't afford to live in cities like Santa Monica. This would make it harder for the people who are leaving here to stay here.

Will you actively encourage your supporters to vote the same way as you on this measure? Definitely

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? Yes

Why or why not? I think if you are proposing a change in the rules then you should

follow the rules yourself.

Will you actively encourage your supporters to vote the same way as you on this measure (assuming it appears on the ballot)? Yes

3. Do you support the measure to condition the right to vote on new voter identification requirements? No

Why or why not? It is difficult to get people to go out and vote as it is, by doing this they are just putting more restraints on people to exercise their right to vote. It would also supersede SB 1174 (2024) which prohibits any jurisdiction in the state of California from adopting a local law that requires voters to present ID before voting. We have this protection in place for people with disabilities and people who mail in ballots, without the protections less people would be physically able to go out and vote.

Will you actively encourage your supporters to vote the same way as you on this measure? Yes, because when we register to vote we present all the identification required. What this measure does is that it declines the number of voters that show up as it has shown in the data report from the states that have adopted it in the past.