

2024 SM DEMOCRATIC CLUB CANDIDATE QUESTIONNAIRE

Candidate Name: Phillis Dudick

Campaign Email Address: phillis4rentcontrol@gmail.com

Candidate's Occupation: Santa Monica Volunteer

Candidate's Employer: Formerly City of Los Angeles

1. What qualifications do you bring to this office?

I bring experience in the public sector following a career in public service, having worked with culturally and economically diverse communities in Los Angeles, a broad base of demographics, including the senior population. I have interfaced with governmental departments and agencies, such as LA Housing Authority, legislative offices and representatives, volunteers, coordinated special events, and developed community partnerships bringing people together through outreach and leadership.

2. Why are you running?

I am running as a candidate for the Rent Control Board out of deep concern for renters rights in Santa Monica, especially after becoming involved as an advocate for Measures RC and EM on the 2022 ballot.

I would like to use my outreach skills to further public understanding of the Rent Control Law, its benefits and protections and resources available leaving no one behind.

3. What are the top issues of your campaign? How do you plan to address those issues once elected?

I pledge to protect and preserve rent control for current and future tenants, to be a conscientious steward of the Rent Control Charter, City regulations and state laws, and protect renters from the worst aspects of speculative real estate

4. Please list individual/organizational endorsement.

Santa Monica Councilmember Carolyn Torosis, RCB Commissioner Anastasia Foster, RCB Commissioner Kurt Gonska, RCB Commissioner Danny Ivanov, Kay Ambriz, Former SM Social Services Commissioner and RCB Candidate, Bill Davids, Rent Control Advocate, Adrienne Omansky, Director, Stop Senior Scams Acting Program

Mercelle Barber, Jeff Brecht, Jason Cagan, Melissa Castellanos, Pilar Castellanos, Nancy Coleman, Fran Flyness, Norma Kirkwood, Caroline Lenher, Anika Paris, Andrew Reiler, Susan Rubinyi, Karen Ulberg

5. How long have you lived in Santa Monica? Where else?

I am a long-time Santa Monica resident currently residing in a rent controlled building since 1989.

I grew up in San Diego and have lived in the Los area with brief stints in San Francisco and Coldwater, Michigan. I have fond memories of my childhood in a midwestern immigrant community before moving to San Diego at age 6.

6. Will you pledge to serve on the Rent Control Board for a four-year term?

YES

CAMPAIGN FINANCE

1. How much money have you raised for your campaign to date?

My Campaign Committee is in process.

2. How much money do you intend to raise?

Advised \$5,000 to \$6,000

3. Candidates for local office often choose not to take campaign contributions from particular types of organizations or industries. Are there any such sources from which you would decline donations? If so, which?

I will not accept contributions that could represent a conflict of interest as a RCB member, or conflict with my values.

PARTY/ACTIVISM

1. How long have you been a registered Democrat? Have you ever been registered as a member of another political party, or Decline to State? If so, which party and why?

I am a life-long Democrat and have not registered with another party or Declined to State.

2. What is your experience with political activism? Have you ever volunteered or worked for a political campaign other than your own, and in what capacity?

I advocated for Measures RC and EM through phone banking, door-to-door and personal contact, and advocated for Measure GS. I served as House Party Coordinator for a political campaign, produced entertainment for a political fund-raiser, coordinated celebratory events, door-to-door campaigning, and phone banking.

I have also served as a poll worker for over 15 elections, including Presidential.

3. Which political candidates have you endorsed or publicly supported in the past? Please list as many as possible, especially where you endorsed in a contested primary.

President Joe Biden, Former Secretary of State Hilary Clinton, Former President Barack Obama, Governor Gavin Newsom, Former Governor Jerry Brown, Congressman Ted Lieu, Former Congressman Henry Waxman, Senator Bernie Sanders, Senator Adam Schiff, State Senator Ben Allen, State Senator Tom Hayden, State Assemblyman Rick Chavez Zbur, Santa Monica City Councilmember Carolyn Torosis, LA City Councilmember Bill Rosendahl, LA City Councilmember Mike Bonin, among others.

4. Have you ever signed for or publicly supported efforts to recall a public official from office? If so, please list the name(s) of officials and why you felt they should be recalled.

NO.

5. Please list any organizations with which you are a member, including any leadership position you have held in each organization.

North of Montana Neighborhood Association (NOMA) Board Member, Annenberg Beach House Docent Program and a founding member of the Beach House Docent Council, Advocacy and outreach as a member of the San Vicente Historic Courtyard Coalition, Arts as Healing Creative Team (Annie M. Edlen Foundation)

As a long-time member of the Santa Monica Conservancy, I also serve on the Program Committee, have coordinated numerous events with the Docent Council, Make Music Day Chair in NOMA, as well as participating with NOMA in supporting community issues, programs and events.

I am a member of SMRR, attend SMRR Steering Committee Meetings and a member of the Santa Monica Dem Club.

6. Please confirm you have read the latest version of the California Democratic Party Platform as found below. List any items in the CDP with which you disagree.

I have reviewed the Platform and find it an inspiring document.

SOCIAL JUSTICE

1. Which groups of Santa Monicans currently face significant challenges in terms of housing discrimination?

Low-income and voucher renters, people of color, senior citizens, people with disabilities and families with children have been affected.

2. How would you use your position on the Rent Control Board to assist systematically disadvantaged groups of Santa Monica residents.

I would use my voice to reach out to marginal communities to put forward information and resources for support.

I would want to hear and understand their stories and experiences to bring forward for review to find ways to strengthen renter protections.

RENT CONTROL

1. What do you see as the mission or purpose of the Rent Control Charter, both at its founding and in its present form?

The purpose of Charter is to insure predictability and rent stabilization, to protect renters from unlawful eviction, harassment, discrimination and other unlawful practices, regardless of age, income, ethnicity, orientation or social status.

Rent Control laws and regulations are as relevant today and they were 45 years ago when our Charter was adopted.

2. What are the biggest challenges to keeping tenants in their homes in Santa Monica?

Affordability, withdrawing units from the market, the Ellis Act, speculative real estate, Costa-Hawkins. Staying aware of current trends, especially unethical and illegal practices.

3. Do you feel Costa-Hawkins and/or the Ellis Act need reforms, and if so, what are some examples of those reforms?

The Justice for Renters Act, if passed, would restore authority to cities with regard to vacancy decontrol. This could open the door to meaningful dialogue to identify possible modifications for renter protections, while at the same time guaranteeing a just and fair return for owners, as prescribed by law.

Since Costa-Hawkins was instituted in 1999, there has been no opportunity for negotiation.

The Barrington Plaza is a court case we are watching closely as it challenges the way in which the Ellis Act has been used to evict hundreds of tenants.

4. Are there any current trends in real estate speculation patterns that you see as an issue for the spirit of the Charter?

There have been cases where speculators purchase occupied buildings and attempt to empty those units using aggressive buyout offers, harassment and intimidation in some cases. They have removed amenities, and in other ways, tried to make life uncomfortable. This is not in the spirit of the Rent Control Charter.

BALLOT MEASURES

1. Do you support the Justice for Renters Act?

YES

2. Do you support the repeal of Article 34?

YES

3. Do you support the initiative to require new local taxes to pass by a two-thirds vote?

NO

4. Do you support the potential measure to amend Prop 47?

NO

5. Do you support the proposed amendments to Measure GS to exempt multifamily housing?

NO

ADDITIONAL QUESTIONS

1. Should the Rent Control Board be allowed to add ballot measures directly to the ballot without City Council approval?

YES

2. Should the Rent Control Board's term limits be extended to 3 terms instead of 2 terms?

As elected officials, the term of office should be in line with other elected positions.

3. What role do you believe the Santa Monica Democratic Club should have in our City?

The Santa Monica Democratic Club has played, and continues to play, an extremely important role in Santa Monica life. The efforts of leadership to bring important local and state issues to the fore, to inform, to provide an opportunity for residents to interface with City and state officials, to bring forward concerns and questions is a bedrock of the democratic process.

4. If elected, how would you attempt to interact with the Santa Monica Democratic Club and other political organizations to ensure buy-in on new proposals?

I believe working together for common cause and the common good with those of shared values is an extremely important means to accomplish goals. I would strongly support such endeavors. For years I have been inspired by Margaret Meade's well-known quote, "Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has."

5. What is the most important topic that was left out of this questionnaire?

None.