

2026 Rent Control Board Candidate Questionnaire Santa Monica Democratic Club

Thank you for your interest in the Santa Monica Democratic Club endorsement. Candidates seeking the endorsement of our Club must complete and return the following questionnaire. Only registered Democrats are eligible for our consideration. Submitting this questionnaire constitutes acknowledgment that its contents are now part of the public record and may be reproduced and distributed by the Santa Monica Democratic Club.

Please send the completed questionnaire to smdemocrats@gmail.com by 11:59pm on June 8, 2026. Interview appointment times with our Executive Committee will be scheduled on a first come first served basis for the weekend of June 20/21 as the questionnaires are returned. None of these questions shall be construed as litmus tests. There are no questions that must be answered a certain way to be considered for our endorsement.

General Information

Candidate Name: Soledad Marcial

Email Address: smarcial1271@gmail.com

Candidate's Current Occupation: Student, Homemaker

Candidate's Employer: N/A

Campaign Contact Person (if other than candidate): Campaign Manager: Kaitlyn Marcial
(email: marcialkaitlyn@gmail.com)

1. What qualifications do you bring to this office? The commitment of safeguarding the beliefs in which the Santa Monica rent control board was founded.

2. Why are you running? To maintain the policies in which the rent control has operated by.

3. What are the top issues of your campaign, and how do they differ from other candidates in this race? How do you plan to address those issues once elected? The main and most important issue is to maintain policies in place to safeguard the people who are under rent control units. As well as adapt new policies that would benefit renters in the city. The way I plan to address the issues is by being impartial on cases brought up to the rent control board not only for tenants but for landlords as well.

4. Please list all endorsements received to date (individual and organizational). I'm seeking endorsements from SMRR and the Democratic Club, as well as small business owners in and around the community.

5. How long have you lived in Santa Monica? Where else have you lived? I've lived in Santa Monica most of my life. I went to Will Rogers Elementary school(1980-1983), John

Adams(1983-1986), SAMOHI(1986-1990), and did some classes at Santa Monica College, with a short period of living in south central LA (2006-2017)due to the rise in rent and not being able to afford living in Santa Monica at that time of my life, due to my work in Santa Monica came back and currently residing in a rent control unit (2018-Present).

6. Will you pledge to serve on the Rent Control Board for your entire four year term? Yes and when or if the amendments to the Rent Control Charter change term limits is approved I am committed to serve said term.

7. What is your history of watching, attending, or speaking at Santa Monica Rent Control Board meetings? (If incumbent, prior to your own service.) I have watched some meetings, I have not attended any meetings because I have not had any official business before the board. I am aware of the proposed amendments for Article XXIII(Housing Policies) and potential Article XVIII(Rent Control)

Campaign Finance

1. How much money have you raised for your campaign to date? None

2. How much do you intend to raise by Election Day 2026? \$1172 is the bear minimum to run for election. Candidate filling \$25, Nominating Petition \$2, Nominating Packet \$45, Candidate Statement Fee \$1100.

3. Candidates for local office often choose not to take campaign contributions from particular types of organizations or industries who are out of step with their own values. Are there any such sources from which you would decline donations? If so, which? Party / Activism . At this point I would not take any donations from developers whose only goal is to build more housing without committing to assigning a percentage of their development towards affordable housing.

Party / Activism

1. How long have you been a registered Democrat? Have you ever been registered as a member of another political party, or as Decline To State? If so, which party and why? I have been a registered democrat for 29 years.I have been registered as a democrat since 1997. I have not been registered as a member of any other political party.

2. What is your experience with political activism? Have you ever volunteered or worked for a political campaign other than your own, and if so, in what capacity were you involved? Political activism in a form of supporting the democratic beliefs on social media and within the community. I have been a part of the boycotts to all the businesses that support president Trump. For example: Boycotting Starbucks for not being transparent on their political stance which tends to be in alignment with Trump. Boycotting any business that has ties with ICE. Have not worked in a political campaign other than my own.

3. Which political candidates and/or ballot measures have you endorsed or supported

publicly in the past? Please list as many as possible, especially where you endorsed during a contested primary. Since 1997 I have endorsed measures on the ballot that have been endorsed by Democrats as well as supported any candidates that have run for office in alignment with the support of said party . Not only in Santa Monica but also when I lived in Los Angeles.

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 the officials and why you felt they should be Recalled. No, I have not signed for or publicly supported efforts to recall a public official from office.

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

I have been on the PTA board as the vice-president, President, President of the ELAC Committee at Edison Elementary school now Edison Language Academy between 1998-2002. As a president of the PTA I was involved in fundraising for the school as well as asking for donations for events from the local Restaurant Gilberts who always were kind to donate food for all of our festivals. I would speak with the parents and request their help to make tamales for our festival to raise money for the PTA and the school. I attended school board meetings and translated for all the non english speaking parents so that they have a voice even if they didn't speak the language.

6. Please confirm that you have read the latest version of the California Democratic Party Platform, as found below. List any items in the CDP Platform with which you disagree.
<https://cadem.org/wp-content/uploads/2026/02/CDP-Platform-2026-FINAL-Platform-Adopted-2.22.26.pdf>

I have read the latest version of the California Democratic party Platform and in agreement with said version.

Tenant Protections & Rent Control

1. What do you see as the mission or purpose of the Rent Control Law in the Charter, both at its founding and in its present form? The mission or purpose of the Rent Control Law in the Charter when founded was a response to protect the severe housing shortage that threatened seniors, minorities and students. As it stands now with the adjustments. Each September the rent ceilings typically adjust on the formula tied to 75% of the percentage change in the regional consumer price index. Its mission is still to protect the threatened population of seniors, minorities and students.

2. What are the biggest challenges to keeping tenants in their homes in Santa Monica? The biggest challenge, the threat of the Ellis Act, rent increases and displacement of rent control renters.

3. In light of the Justice for Renters Act failing to pass, and similar recent efforts to reform state housing laws falling short, how should the Rent Control Board operate effectively

within the constraints of laws such as Costa-Hawkins and the Ellis Act? Should further attempts to repeal/reform these laws be pursued? Working with developers whose vision aligns with benefiting the community in which they will be part of. Definitely further attempts to repeal/reform these laws should be pursued, especially now with the newer generations whose goal is to protect the least fortunate population amongst the community.

4. What types of legislation or other factors do you believe may threaten the stability of Rent Control housing in Santa Monica? Factors that would threaten the stability of the Rent Control housing in Santa Monica are for developers whose only goal is to make money without giving back to the community building affordable housing.

5. Which communities in Santa Monica are most at risk of housing instability or displacement, and how would you use your position on the Rent Control Board to address these challenges? Hard working low income families, seniors and students. As in the past the founding members believed that advocating for those groups in our community was, is and would always be the mission.

6. How do you think Santa Monica should address situations where tenants face eviction over small rental debt. Prohibiting evictions based on non-payment of rent when less than 150% of rent is owed. Protecting and promoting housing stability and preventing homelessness when a tenant experiences a short-term loss of income or increased expenses and needs a little more time to get back on their feet.

7. Do you believe tenants in rent controlled units should have the right to add additional family members to their household without facing eviction? Why or why not? Yes, my belief is that tenants in special circumstances should have the right to add additional family members to their household without having to face eviction. I will give you a personal experience: one of my brothers who had been healthy all of his life and had an amazing career in the commercial making business one day experienced a seizure. He was taken to the hospital from that day forward. It was a very difficult time in our lives to navigate. He was out of work when he was diagnosed with epilepsy and while applying for disability which he was denied until recently, we had to struggle to keep him housed. He couldn't move in with me because I live in a rent control unit and he didn't have any income to stay in his apartment.

8. Did you support SB 79 before it included any protections for existing rent-controlled housing and its tenants? Why or why not? Do you believe the anti-displacement provisions of SB 79 as adopted go far enough? Why or why not? Do you believe Santa Monica ought to implement greater protections for existing rent-controlled units and their tenants than SB 79 provides? Why or why not? No, because it threatened the demolition of existing affordable housing apartments. I feel that we gain a lot with the protections for existing rent-controlled housing. Could we have done more? Possibly yes but we are making changes in small ways that make a big impact. We must keep moving forward in the right direction.

Policy Implementation

9. The Rent Control Board often serves a quasi-judicial role in hearing petitions and interpreting regulations. How would you approach making fair, consistent decisions in cases where tenants and landlords present competing claims? There is always more than one version to a situation (story) but we have to look at it from a neutral perspective and see what the hard facts show. Making an impartial decision has to be done by seeing the facts.

10. Based on the first few years of implementation, how do you assess Measure GS? Are there any adjustments or clarifications you believe should be considered? If so, what and Why? I believe it is working but not to a full potential. My belief is that the California Billionaire Tax Act will help Santa Monica.

Ballot Measures

1. Do you support the California Billionaire Tax Act, which would impose a one-time emergency 5% tax on those worth more than \$1B? Why or why not? Yes, due to the success with measure GS my belief is that the California Billionaire Tax Act would benefit many.

2. Do you support the state ballot measure which would require voters to present government-issued identification when casting ballots? Why or why not? No, It's already hard enough to get people out to the polling place to cast their vote, or send it in the mail and the measure would only add an unnecessary layer to it.

3. Do you support the proposed state taxpayer initiative which would limit the ability of local governments to raise revenue through certain taxes and fees including real estate transfer taxes? Why or why not? No, there is a gray area in raising money through certain taxes and fees including real estate transfer taxes. It is best to be transparent in order to maintain integrity.

4. Do you support the proposed parcel tax to fund SMMUSD? Why or why not? Yes, is necessary for SMMUSD due to the expiring of the City Master Facilities Use Agreement funds.

5. Do you support the proposed ballot measure which would set aside 25% of the airport land for 3000 units of affordable housing, in addition to the remainder which would become a Great Park? Why or why not? No, my belief is that we have enough land that could be used to build more affordable housing without having to jeopardize the impending airport closure.

Additional Questions

1. Should the Rent Control Board have the authority to place measures directly on the ballot without City Council approval? Why or why not? No, I believe that having checks and balances is what makes us better at what we would like to accomplish without having absolute power.

2. Should term limits for the Rent Control Board be changed? Why or why not? Yes, if it's to serve a longer term due to acquired knowledge in the first serving term.

3. If elected, how would you attempt to interact with the Santa Monica Democratic Club and other political organizations to ensure community buy-in on new proposals? When I truly believe in something I work hard to find ways for people to see the benefit in the new proposal.

4. What is the most important topic that was left off of this questionnaire? The most important topic missing is how to get the community more involved in a way that is easy for them to understand any new proposals and its benefits. The way to communicate the information that would have people drawn to it and spread the word out, because we make them feel they are the ones making an impact in the community.

5. Please describe whether and how you used generative AI tools in preparing your responses. If elected, how would you use these tools in governance, if at all? I didn't, but open to learning if it would help more people, the people I'm advocating for on a grander scale.