



**WEST LA DEMOCRATIC CLUB
APPLICATION FOR CONSIDERATION OF
ENDORSEMENT AND CANDIDATE QUESTIONNAIRE**

MIKE NEWHOUSE

I declare under penalty of perjury under the laws of the State of California that I am a registered Democrat and that the statements in this document and those in any attachments are true and correct. If any part of this application or any information provided during the endorsement process is found to be false, it may be cause for an immediate revocation of any endorsement. I understand that my application is available to any WLADC member upon request.

Signature of Candidate

Mike Newhouse

Print Full Name

12/24/25

Date

Please provide written answers to the questions below:

1. Why are you running for this office?

If spent a lifetime working "for free and for fun" on behalf of my community, whether as President of the Venice Neighborhood Council, founder of the Westside Regional Alliance of Councils (WRAC), as a Board Chair or Member of numerous non-profits, as President of the West LA Area Planning Commission (appointed by Mayor Garcetti), as Vice-President of the LA City Planning Commission (appointed by Mayor Bass) and as an adjunct Professor of Law at USC.

However, I've not only become gravely concerned by the Administration's external attacks on our California Values, but I am also very alarmed by our own failures to protect and advance the California Dream.

We have let partisan politics and a lack of common sense and compromise stand in the way of fostering an environment that encourages and enables small businesses, and the 45% of all jobs that those businesses create, to form and thrive.

We have a housing crisis, because we have made it next to impossible, from an entitlement standpoint, to actually build that housing. On a related issue, we have neutralized the potential of public transportation (and getting cars off the road to mitigate climate change) by stopping the very housing that will allow people to live closer to where they work.

We have allowed neighborhoods to become less safe, and less insulated from natural disasters. We don't properly fund first responders and we refuse to acknowledge that streets are simply not for living and that we can't house people or treat mental illness or addiction if we continue to allow people to live and die (averaging 7 people a day in LA County) on the streets.

We claim that climate change and preservation are main priorities, but we allow stormwater runoff to close our beaches for days afterward, we underfund our urban and state parks, we don't plant enough trees, and we have driven most manufacturers of renewable energy equipment and infrastructure out of the state with a regulatory environment which is counterproductive.

At the end of the day, through decades of well-meaning policy, we have created scores of unintended consequences. I want to help refocus us on business, jobs, housing, infrastructure, public safety, and the environment while defending our California Values to the death. In short, I'm a 1992, Bill Clinton, Blue Dog, "It's the Economy Stupid" Democrat!

2. What are your top 3 issues? Include the role that a State Senator can take in addressing those issues and the specific steps/plans you have.
 - a. Business and Jobs
 - b. Housing/Infrastructure
 - c. Public Safety and Homelessness
 - d. Environment

See responses to question 3. below for specifics steps/plans.

3. What do you envision for your first bill package?
 - a. Working with Sen. Blakespeare on SB 16 (or likely a new numbered bill) which is a comprehensive statewide homelessness bill which is currently a two year bill that will likely not pass this session.
 - b. Authoring a statewide Adaptive Reuse ordinance.
 - c. Authoring a statewide density bonus for affordable "for sale" units to compliment the current density bonus for affordable rental units and to generate billions in additional property tax revenues.
 - d. Working with Sen. Umberg on amendments to the CARE Courts Act and WIC Secs. 5150/5250 to expand the definition of covered diagnoses to beyond schizophrenia and related disorders so that we can expand the scope of treatment for those who need it.
 - e. Working to amend SB 79 to exclude RD 1-2 zoning and avoid displacement in working-class single-family neighborhoods, to add an affordability requirement and to allow adequate time for municipalities to enact Housing Elements that meet the goals of SB 79 prior to a blanket imposition of the law on those communities.

- f. Commissioning a legislative study on new revenues generated from potentially expanding the scope of state offered insurance policies for coverages that private insurers no longer offer and increasing coverages/limits under the CA Fair Plan.
- g. Authoring a statewide bill requiring end of pipe controls on stormwater outlets and reuse of a portion of the runoff for non-potable uses.
- h. Authoring a statewide bill to exempt qualifying new and existing small businesses from state taxation for a period of 3-5 years to incubate those businesses and free up capital to expand and hire additional employees.
- i. Author a statewide infrastructure overhaul bill to create a generation of jobs repairing our badly neglected highways, waterways, conduit, transportation, state parks, digital and other infrastructure.
- j. Author a statewide bill requiring binding arbitration as a fundamental right for all public safety personnel (police and fire, etc.) who (because of the nature of their work) do not have the right to strike and to create a statewide rebuttable presumption standard for injuries to these same personnel.
- k. Author a statewide bill to earmark ongoing funding (as part of Prop 98) for vocational training classes in middle and high school.

4. Do you have any mentors in the State Senate? Who?

In the legislature in general, Asm. and Speaker Pro Tem Josh Lowenthal, Asm. Rick Zbur, Sen. Catherine Blakespeare, Sen. Tom Umberg, Sen. Ben Allen. And, for many years, Sen. Tom Hayden was a good friend and mentor, especially on environmental issues.

5. How much do you expect your campaign to cost? How much money have you raised? How do you plan to fund the rest of your budget?

\$1million. I have raised \$400,000 to date. I will continue to raise from a robust donor network cultivated over the last three decades in public service and from the ever increasing PACs who are supporting the campaign.

6. Who do you see as your main opponents in this election?

In no particular order, Brian Goldsmith, Sion Roy and John Erickson.

7. Please list your top five (5) individual and organizational endorsements.

Individuals: Assembly Speaker Pro-Tem, Josh Lowenthal, Asm. Rick Zbur, Calabasas City Councilmember Ed Albrecht, LA City Planning Commission President, Monique Lawshe, Redondo Beach Mayor Pro Tem Scott Behrendt, Redondo City Councilperson Zein Obaji Jr.

Organizations: IBEW 47, PORAC (largest law enforcement association in the state), LA Airport Police Officers' Association, Gardena Police Officer's Association, LA Coastal Protection Coalition.

8. How long have you been a registered Democrat? Have you been registered as a member of another political party? If so, which party and why?

I have been a registered Democrat my whole life and I have never been registered as a member of another party.

9. Please list any Democratic clubs and/or organizations with which you are a member, including the length of your membership and any leadership position you have held in each Democratic club and/or organization.

I am a member of every Democratic Club in the District (for various lengths of time) and currently serve on the Board of this organization.

10. Please list any organizations you are a member of, including the length of your membership and any leadership positions you have held in each organization.

Since I am running my small business law practice and running for office, I currently only serve on the board of this club and am a member of all of the Democratic Clubs in the District. In the past I have served on: Venice Neighborhood Council, WRAC, Sierra Club Angelus Chapter, Heal the Bay's Legislative Committee, Venice Arts, Venice Chamber of Commerce, Sherman Oaks Chamber of Commerce, Venice Canals Association, CPAB, Santa Monica PONY Baseball and Santa Monica NFL Flag.

11. Please feel free to include any other information you would like us to know about you.

I think it's important to note that while "affordability" has become a political buzz word it is very real and is not conceptual for me. While I come from a great family and my father was a good man and a hard worker, he suffered from severe mental illness and addiction issues, which led to us losing our family home and business when I was 13 and ultimately led to his suicide.

While he spent most of my high school years in and out of jail, I went to work sweeping floors to help my mother pay rent and raise my significantly younger brother and sister while she worked two jobs. I consistently worked two jobs at a time during high school while playing football and baseball.

We were evicted from numerous homes and apartments in the subsequent years at a time when tenant rights were non-existent. But, I worked hard, cobbled together academic scholarships and grants to help pay for college, and made ends meet working as a carpenter ... a trade learned from my grandfather who was a Union Carpenter and that I honed in school shop classes. To this day, I still remodel homes

for a small rental business my wife and I have in addition to our small law firm and real estate brokerage businesses.

While I've worked hard to earn a good life with my wife and children, I remember my own "affordability crisis" like it was yesterday. It made me what I am, and I'm grateful for it. But, I 100% identify with Californians who are struggling to pay rent, buy groceries and keep gas in the tank. I think this life experience helps make me uniquely qualified to serve in the legislature, at this particular time.


Candidate's Signature _____