



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

JIMMY BIBLARZ

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.

A handwritten signature in black ink that reads 'Jimmy Biblarz' in a cursive script.

Jimmy Biblarz
February 17, 2022

Candidate Questionnaire

In order to focus on specific questions pertaining to the office you are seeking, please provide written answers to the questions below (please use a separate page if necessary):

1. Statement of Viability – 250 words or less

I am the most progressive candidate who can win this highly competitive race. Our message of affordability and structural and permanent solutions to the housing and homelessness crisis is resonating with voters' deep frustration with the status quo. My roots in the community are deep, having gone to K-12 LAUSD schools here. My academic training and community organizing background have provided me the tools necessary to develop research-driven policy rooted in community needs, and to mount a winning campaign.

We have put together our fundraising program entirely in-house up to now. Our independent fundraising has begun to attract attention from more professional fundraisers; we have secured a top LGBTQIA+ fundraiser and are excited about expanded fundraising opportunities. We are confident in our ability to raise the funds necessary to win this competitive election.

Furthermore, we have an experienced team running operations and a top-tier pollster. CD5's post-redistricting demographics are in our favor: LA's largest LGBTQIA+ population, 70% renters (half of whom are rent-burdened), 40% people of color, and 80% Biden voters. We have crunched every number there is to crunch (electoral returns, Census data, demographics) and know exactly what our path to victory is. We are building a people-powered campaign rooted in grassroots organizing, door-knocking, and meeting voters where they are. We are building a campaign community that wants real change in West LA.

2. What are your top issues?

1. ***Reimagining the Los Angeles urban form*** to include denser housing, universal public transportation, and walkable streets. Educating people that the transition in urban form is the single most important policy we can pursue locally to reduce greenhouse gas emissions and stop climate change. Designing a more rational housing system by making housing cheaper and easier to build. Creating a funding mechanism for building more permanently affordable housing. Shifting explicit and de facto subsidies away from single occupancy vehicle transportation to public transit and bikes. Investing in multimodal complete streets with rapid signal-priority bus lanes, protected bike lanes, pedestrian-friendly crossings, and mixed commercial-residential housing. Increasing walkability and pedestrian street life to promote feelings of public safety.

2. **Tackling our street homelessness crisis** through non-judgmental and effective investments in permanent supportive housing, dignified and private short-term housing options, direct cash transfers to currently unhoused individuals at the bottom of the income distribution, sustained, individualized outreach, and the adoption of a fully-throated housing first model that eliminates onerous restrictions on housing. Tackling street homelessness means centering the voices and needs of queer and BIPOC unhoused Angelenos, and making sure that policy is tailored accordingly. This will only work, though, coupled with structural changes to the housing market that prevent people from being pushed into homelessness (as discussed above).
3. **Leading the country on alternatives to policing and incarceration.** Investing heavily in unarmed crisis response models, getting police out of schools, transit, and traffic enforcement. Promoting non-carceral diversion programs. Rejecting police-forward interventions in poverty and homelessness (like 41.18) as counter-productive, costly, and unjust. Investing in the health and educational resources that form the core of true public safety.

3. **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?**

We need a total budget of \$400k to advance to the general election. We expect to raise \$240k and be supplemented by \$161k from the LA matching funds program. We have raised \$180K thus far.

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

Sam Yebri & Katy Young Yaroslavsky

5. **What are the top three (3) items you expect to accomplish at the completion of your first term of office, if elected?**

Invest in homeless street engagement teams and get permanent supportive housing units online more quickly. In every place we have seen real inroads toward ending homelessness (Bakersfield, Boston, Riverside, among others), there are commonalities: **a genuine housing first model, permanent supportive housing for the long-term unhoused, and financial support for the more newly homeless.** Underlying all of these, though, is the presence of trained, well-compensated, consistent social workers who can build trusting relationships with unhoused people and design individualized housing plans that work for each individual. LAHSA's frontline teams are some of the most under-paid professionals in the county. The churn is incredible, with few employees lasting more than six months. Council offices have had real success with hiring social workers onto Council staff. They are able to coordinate services across agencies and serve as the point person for unhoused folks; they learn each other's names and faces.

In conjunction, We need to make PSH much easier to build – that requires investing in modular construction, permitting master leasing between nonprofits and builders to get units online fast, rezoning to allow shared housing for the chronically unhoused, facilitate the use of federal vouchers to ensure every federal dollar is being spent, and streamlining the process for adaptive reuse. It also requires that we demand competitive bidding processes for HHH units; right now, the City Attorney's office allows construction contracts to go out no-bid, dramatically increasing the per-unit cost of construction.

Begin amending the city zoning protocol to allow mixed commercial-residential (mixed use) development in CD5, via legislation, and through councilmember discretionary approvals. West LA has successfully blocked virtually all new housing production for 30 years, despite being home to some of the largest job centers in the city (UCLA, Cedars Sinai, Beverly Center, LACMA, Century City, and the Wilshire Corridor, among others). We need more housing in high-opportunity, job-rich areas, immediately. Many streets in CD5 (Pico, Robertson, Westwood) are currently zoned to allow for only commercial real estate. This is a wasted opportunity – these streets are thoroughfares, transit accessible, and connect people to jobs. I will introduce an ordinance that allows for 3-4 stories of residential development atop existing commercial units, opening up the opportunities CD5 provides to more people to live closer to work, reduce the need for cars, support local businesses, and re-open closed or for-lease storefronts.

Pass an ordinance to reduce City Council's land use power. Land use process reforms are pivotal for improving urban policy. Right now, land use power flows through each city council office; they are small fiefdoms. The power of the individual council member creates the conditions for quid pro quo corruption. When all development – from home remodel variances to a 500+ room hotel – needs a single councilmember's approval, graft is bound to be endemic. City Council members should not have that kind of green light/veto power over new projects. I pledge to pursue an ordinance that devolves land use power to appropriate civil servant agencies. The City Council should set policy, of course, but it should not be in the business of approving or rejecting every individual project or granting ad hoc variances as individual members see fit.

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

Equality California; Run for Something; Victory Fund (in final stages; waiting on final board sign off); UC-AFT/California Federation of Teachers (in final stages; waiting on final board sign off)

David Vela, LA Community College Board; Denise Eger, Rabbi and Founder, Kol Ami LGBTQ+ Temple; Patric Verrone, Former President, Writers Guild of America; Dana Cuff, Directory of cityLab, UCLA; Jane Blumenfeld (Former Deputy Director of the Los Angeles Department of City Planning and Head of the Citywide Planning Division)

7. 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?

Since I turned 18 and registered to vote.

8. 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.

Stonewall Democratic Club – Member
LA County Young Democrats – Member
Avance Democratic Club – Member
Miracle Mile Democratic Club – Member
LA Forward Action – Member
Heart of LA Democratic Club – Member
West Hollywood/Beverly Hills Democratic Club – Member
West LA Democratic Club – Member
Westside Young Dems – Member

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

Jewish Vocational Services SoCal
Hamilton High School Alumni Association
Harvard Club of Southern California
Harvard Gay and Lesbian Alumni Club
LA Taco Member
National Lawyers Guild
LGBTQ California Bar Association
Abundant Housing LA
Streets for All

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

I am running to make Los Angeles a place where everyone can afford to thrive. Today, thousands of LA renters are one paycheck away from eviction. As severe, hundreds of thousands of workers are being priced out of the city, county, and often, Southern California. This is unsustainable for a functioning, thriving, and inclusive economy. If we don't act decisively, and quickly, to ensure that housing is accessible for Angelenos across the income spectrum, and that wages keep pace with increases in costs of housing and living, LA will become a place that only the 1% can afford to live in, rather than an engine of social mobility that California has long been promised to be.

Los Angeles has experienced massive job growth in the last 40 years. New jobs require new housing that is relatively close to people's places of work. Housing production, especially for lower wage workers, has not kept pace with job and population growth. Increases in housing supply, transportation, and infrastructure are necessary for a growing city. When you have such an extreme mismatch between the number of jobs and housing supply, it creates incredible levels of inequality, higher than any point since before World War II. The disconnect between housing and jobs is what has caused the rise in poverty, housing precarity, tenants on the brink of eviction, housing stress for almost everyone, and the runaway increase in homelessness. We need to realign equitable housing production and job growth and ensure that people's wages keep pace with housing costs. This is a baseline reality and determinant of our urban problems; everyone running for elected office in Los Angeles must understand these forces.

I am laser-focused on how we can make LA a more affordable city. No body is better positioned to accomplish this than the City Council. City Council's powers over land use and zoning, wages, transportation, and homeless services have the capacity to dramatically remake the economic conditions for working people in this city. LA has experienced tremendous job growth in the past four decades. But wages have not kept pace with cost-of-living increases, especially for housing. Housing costs are 11x as high as they were in 1960, but wages have stayed largely flat in real terms. This is why it gets harder and harder to live here each year. We need bold, immediate action to reverse this terrifying trend.

I have experienced housing insecurity myself, a top issue for voters. When I was 12, my family was evicted from our small

duplex apartment in West LA's Pico-Robertson neighborhood, and the scars of it are very much still with our family. We were chased around the city by housing affordability and both of my parents struggled deeply with substance use in the aftermath. Luckily, they are both in long-term recovery now. Additionally, I have been studying inequality professionally for a decade as an academic, and have a track record of fighting for economic and racial justice as a lawyer. Our message is resonating because it comes out of lived experience. My roots in the community are deep, having gone to K-12 LAUSD schools here. My academic training and community organizing background have provided me the tools necessary to develop research-driven policy rooted in community needs, and to mount a winning campaign.

The District 5 seat does not come open very often; this is a once in a generation opportunity to see real progressive change in a part of town that will not automatically elect a progressive. We need people in government who understand the interconnections of our most pressing problems: climate, housing, transit, and wages. We need people ready to get to the heart of the issues and pursue structural change. CD5 is often a barrier to real change in the city (increases in housing supply, a wider transit network). The opportunity to shift the politics in this part of town contributed to my decision to run.