

Coastside Democrats Candidate Survey

An email address is required to ensure integrity. Please note this form in its entirety will be posted for Public Review.

Email *

deborah.ruddock@gmail.com

Thank you for your interest in applying for the endorsement of the Coastside Democrats. Please complete this submission by **Friday, September 4, 2026**. All Club members will vote on candidate endorsements.



Half Moon Bay (HMB) City Council

The HMB City Council sets priorities and policies, makes final decisions on all major City matters, adopts ordinances and resolutions, appoints the City Manager and City Attorney, and approves the annual budget.

The City of Half Moon Bay holds district-based elections for its five city council seats to staggered four-year terms. There are three districts up for election in 2026: Districts 1 (Brownstone), 4 (Ruddock), and 5 (Penrose).

1. Candidate Name *

Debbie Ruddock

2. As a Club under the California Democratic Party, we only endorse fellow Democrats. Please state how long you have been registered to vote as a Democrat: *

- ☒ Always been a registered Democrat
- ☐ Have been a registered Democrat for the last ten years
- ☐ Have been a registered Democrat for the last five years
- ☐ Just registered as a Democrat this election cycle.

3. I certify the information provided on this application and in any subsequent interview or written submission is true and correct. *

- ☒ Yes
- ☐ No

Statement Questionnaire

4. Why are you running for this office? *

Because I love my community and because there are important projects in process that I would like to see completed, including, but not limited to, affordable housing projects, city hall reorganization, Poplar Street dump cleanup planning and implementation, SAM Army Corps project, federally funded SR1 traffic signal backup and emergency incident planning.

5. What will be your top priorities if elected? *

Fiscal sustainability, emergency/evacuation planning, affordable housing, power reliability in South HMB, completion of the Eastside parallel trail south to Miramontes Point Road and Moonridge.

6. Please explain how your background and experience have prepared you for this office. *

I have spent 35 years personally and professionally working in coastal zone management, project management, and legislative affairs. I am current chair of the San Mateo County Flood and Sea Level Rise Resilience District (OneShoreline), represent the City on the City/County Association of Governments, and serve as a director of SAM. I have served six terms on the HMB City Council and served as an alternate on the Coastal Commission. I am the principal co-author of the HMB's growth management program, Measure D.

7. What do you see as the major issues on the Coastside? *

Balancing the need for more and more affordable housing with budget and infrastructure constraints and hazards like wildfire, flooding, and coastal erosion; emergency and evacuation planning; maintaining local control over land use.

8. Is there anything in your background which, if you receive the Club's endorsement, could cause embarrassment to the club? If so, please provide the details. *

No

9. Who is supporting your campaign at this stage (e.g., endorsements, donors), and are there any potential conflicts of interest we should know about? *

Local 467 Plumbers and Pipefitters Union, Sierra Club, Supervisor Ray Mueller, former Supervisor Dave Pine, and numerous other HMB residents. See the large list at www.deborahruddock.com. No conflicts.

Specific Questions for Your Office

10. For which District are you running? *

- ☐ District 1
- ☒ District 4
- ☐ District 5

11. Is the city in a financially stable position and, if not, how do you propose making it financially secure? *

The City continues to have a structural deficit after raising the sales tax but finances are stabilized at the moment. I negotiated an extension of the golf course fees for 10 years which will help. The Hyatt Place is expected to break ground in 2027 which, because of its location, will help with downtown revitalization and increase TOT. We have adopted an approach to 5-year forecasting that will be helpful. Unfortunately, it appears we will not see full restoration of Vehicle In-Lieu Fees, but we continue to partner with the County to resolve this issue with the State.

12. What is your position on the use of Flock cameras in our community? *

The City will hold a workshop on the issue in September. Our pilot with Flock ends October 1 unless renewed. Because of the Brown Act I cannot say how I will vote here, but I have become deeply concerned about continued surveillance.

13. What is your plan to protect our farmworker community from ICE harassment? *

The City works with the County, Sheriff's Office, and our non-profit partners to coordinate response. We stand with them against ICE, but ICE is not just a problem for farmworkers but for many folks in our community.

14. How do you think HMB should address the healthcare needs of coastal residents? Do you support an Urgent Care facility on the Coastsides? A Healthcare District? *

Ultimately I think we will want to look more closely at a Coastsides Health District to meet more than emergency and urgent care needs.

15. Homeless encampments and long-term parking of RVs/campers are difficult issues. How do you think the city should address these problems? *

The City continues to work with Abundant Grace and Pacifica Resource Center on addressing homeless encampments and RV issues, as well as with the County. We have chosen to support working closely with partners on encampment issues rather than using heavy-handed tactics, but are enforcing RV parking consistent with local rules. The number of persons in encampments appears to be declining. The City supported the transitional housing project (Homekey) known as Coast House.

16. Given the statewide push for more housing construction, and the need on the Coastsides for more housing (both market rate and low income), what is your position on the city's housing element and mandates from the state? *

I support the Housing Element as conditionally certified. We are working closely with both the Commission and HCD to achieve compliance with mandates.

17. What is your position on the 555 Kelly affordable housing project for senior farm workers * including the "Let the Voters Decide" referendum related to it?

I supported the project as originally envisioned, and voted to approve it in 2024. I voted against the ground lease and other implementing agreements because I do not believe they protect the City's interests. My written remarks are publicly available. I have said publicly I will support whatever the voters decide in November.

Submit When Finished

Click Back to return to a previous question. Click Submit when you are done.

Feel free to contact demclubcoastside@gmail.com if you have any questions.

Final results will be posted on <https://coastsidedems.org>

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