Dear Candidate,

Thank you very much for responding to this questionnaire!

We are a non-partisan partnership of housing and homelessness providers and advocacy organizations with a combined substantial presence in Seattle. We will use your responses as part of an online Voters’ Guide on Housing and Homelessness, which we’ll publish to coincide with ballots arriving in mailboxes in mid- to late July.

Because we all are from 501(c)(3) organizations, we are unable to make endorsements; but we will share the questionnaire results with thousands of people interested in housing and homelessness.

Please complete and email this form in Word or PDF format to Catherine Hinrichsen, Seattle University, at hinrichc@seattleu.edu by 5 p.m. Thursday, July 12, if you would like to be included in the Voters’ Guide.

● If you send it as a pdf, please ensure your links are live.
● Please either attach a photo or indicate you give us permission to use a photo from your campaign website.

Please direct any questions to Catherine. Thank you!

In addition, please save the date: We will invite the candidates who advance to the general election to a Seattle Mayoral Candidate Forum on Housing and Homelessness, Tuesday evening, Sept. 12 (tentative) at Seattle University. More details will come after the primary.

Questions begin on the next page.

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1 We decided to cancel the forum previously scheduled for July 12 after counsel advised us we would need to invite all 21 candidates, per IRS regulations for 501(c)(3) organizations. We determined that a discussion with up to 21 candidates would not be productive. We are distributing this questionnaire instead.
Seattle Mayoral Candidate Questionnaire on Housing and Homelessness,
Summer 2017

Prepared By: Solid Ground and Seattle University’s Project on Family Homelessness, in partnership with Housing Development Consortium and Seattle-King County Coalition on Homelessness

Candidate’s Name: Cary Moon
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Candidate Photo: • Attached or • Permission to use photo from website

There are seven questions. You may choose to skip a question; if so, please indicate that you choose not to answer. Please limit your answers to 150 words each (about 1,000 characters, including spaces).

Question 1. King County and the City of Seattle have recognized that the crises of affordability and homelessness are complex, regional issues that require regional solutions, exacerbated by the threat of potential drastic HUD funding cuts. If elected, how would you work with other regional leaders and the state and federal governments to identify, enact and implement innovative, forward-thinking solutions to decrease homelessness and increase affordability?

Please answer here, limit 150 words. (150/150)

We need to work at three levels to address the affordability crisis: stop the speculation overheating our market, expand affordable housing, and build the missing middle of workforce housing.

1) I will propose a tax on corporate and non-resident ownership of housing, a tax on vacant properties, and an additional REET on luxury real estate to deter speculation.

2) I will plow proceeds into the production of affordable non-profit and public housing -- seeking suitable sites on surplus public land as viable and lead a regional effort to expand the state housing trust fund, and organize the philanthropic sector to focus on housing production. We can work with communities to focus new housing in neighborhoods facing the most displacement pressure.

3) I will improve our land use code and permitting process to add more housing options for multifamily infill development: community land trusts, duplexes, backyard cottages, rowhouses, co-housing, co-ops, clustered housing, and congregate housing.
Question 2. What is your position on the policies contained in the Housing Affordability and Livability Agenda (HALA)? What do you agree with? Disagree?

Please answer here, limit 150 words. (148/150)

HALA was a good first step, and I support the upzones and MHA requirements, but there is more to do to improve housing affordability in Seattle. Cities that have solved the escalation problem show that long-term, having a significant portion of public and nonprofit housing is an essential counterbalance to achieve stability in housing costs; we should aim to increase production four-fold. In Single Family zones we should pursue viable low-rise multifamily housing options for working people in the “missing middle” as described above, while maintaining the unique cultural character of neighborhoods. We need to both change the land use code in SF zoning to allow more types of multifamily options, and review and improve the permitting/SEPA/design review process to simplify entitlement for quality projects. We should implement targeted taxes to deter corporate and non-resident real estate speculation, and plow the proceeds into affordable housing production.

Question 3. How would you balance the disagreement and anger expressed by some neighborhood residents towards increased density and affordable homes in specific areas of the city, with our unprecedented growth and need for increased housing options that must be shared equitably across the city?

Please answer here, limit 150 words. (145/150)

I support more flexible land use codes in all zones. We have more land allocated to Single Family zoning than in any point in our city’s history, and this limitation is problematic. The starting point is reframing the question constructively: how do we ensure our neighborhoods are welcoming to folks at all income levels and stages in life? What lower cost and multifamily housing types are a good fit with neighborhood character and culture? Invite people to be part of the solution, helping tackle the affordability crisis together, working toward a future city that is inclusive and diverse. We must make a broader range of low rise multifamily housing forms more viable and increase the range of housing types being built. We also must revise the Condo Act to rebalance liability risks; the dearth of new condominiums is further limiting the supply of starter homes.
Question 4. Did you vote for the Seattle Housing Levy in 2016? Why or why not? What kind of funding mechanism do you believe is best to generate money for housing and homelessness services?

Please answer here, limit 150 words. (117/150)

Yes, I proudly voted for the housing levy. We must address root causes of the surge in homelessness to get ahead of the problem; our housing affordability crisis, defunding of behavioral health and addiction services, and the difficulty securing stable employment are all contributing.

We need to assess the duplication of efforts and inefficiencies in our system, and collaborate across agencies and service providers to optimize the most effective solutions. I would work to find efficiencies with the existing budget, focus on solving the problem upstream, and focus philanthropists on funding the most effective solutions. And I would implement targeted taxes or other mechanisms to deter corporate and non resident real estate speculation to fund affordable housing.

Question 5. Given that half the residents of Seattle are renters, what tenant protections -- above and beyond what the city has already done -- would you push to enact to ensure that potential tenants are being treated equitably?

Please answer here, limit 150 words. (150/150)

We need to increase tenants’ rights to provide stability and protections to renters. The Seattle Renters Commission is a good first step, but we can do more to empower the voice of renters. We need to create a Renters Bill of Rights, where we lay out equitable standards that renters can expect. We need to set up legal assistance for low income people facing code violations, disputes, and the threat of eviction. We need to fund enforcement for renter protections. We need to identify better methods to prevent evictions of families with children and safeguard transitional housing for families and victims of domestic violence. We need to examine best practices for rent stabilization across the world, and figure out how to make it work in Seattle. And fundamentally, we need to exponentially expand affordable housing from only 6% of Seattle’s housing market toward a goal of four times this share.
**Question 6.** Virtually every city in Washington has responded to the growing homelessness crisis by criminalizing behaviors such as sitting, lying or sleeping in public. If elected, (a) will you work to repeal and/or mitigate the impacts of ordinances that criminalize homelessness in Seattle, and (b) will you oppose attempts to introduce such ordinances?

*Please answer here, limit 150 words. (150/150)*

Yes. Poverty is not a crime, and we must vigilantly protect the human rights of the poor and vulnerable as we work to offer suitable shelter to our houseless neighbors. We need to address root causes of our homelessness surge to get ahead of this problem and collaborate across agencies to find the most effective solutions to help people back into secure housing.

As mayor I will:

- **Prioritize long-term supportive housing options** and housing first approaches.
- **Provide more low-barrier shelters** that allow the right mix of options to match needs, like allowing pets and enabling couples to stay together.
- **Address the immediate need for emergency shelter** with temporary solutions like more self-governed tiny house villages hosted by churches and neighborhoods as we get more lasting solutions moving.
- **Expand shelters for victims of domestic violence** that are essential to their survival.
- **Invest in treatment** for mental health, drug and alcohol dependency.

**Question 7.** The recent tragic killing of Charleena Lyles highlights the issues of police accountability and the intersecting systems of care in our community whose failures led to her death, including housing, mental health, child welfare, justice and more. How would you address the failure of these systems to work together?

*Please answer here, limit 150 words. (150/150)*

I am feeling anger, rage, and grief at the tragic killing of Charleena Lyles. She needed help, and our systems failed her again and again. As a black mom of four experiencing the toxic stress of poverty, housing insecurity, domestic violence, fear of losing her kids, and suffering a mental health crisis, Charleena urgently needed the best care we could provide. But because we as a society have drained our funding for mental health care and social services, we had little to offer her.

As Mayor, I will redouble our commitment to do the transformative work to root out systemic racism, systemic wealth inequality, and ongoing societal injustice towards people of color. And work with progressive leaders across the state to build public will for progressive tax reform. We need sufficient revenue to fund the services we all know are essential to helping struggling neighbors get back on their feet.
Candidate Signature for verification (electronic is ok):

Date: 07/12/17

- END OF QUESTIONNAIRE –

Distributed on behalf of partners Solid Ground, Seattle University’s Project on Family Homelessness, Housing Development Consortium and Seattle-King County Coalition on Homelessness, by SU’s Project on Family Homelessness, Institute of Public Service, Seattle University/CASY 204W, P.O. Box 222000, Seattle, WA, 98122-1090.

Please return to: hinrichc@seattleu.edu by Thursday, July 12, 2017, 5 p.m. Thank you for participating.

Illustration of Seattle skyline by Mandy Rusch, SU ’17.