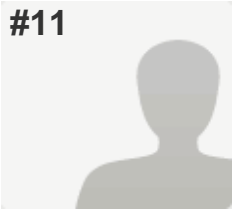


#11

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PAGE 2: Candidate Profile

Q1: Candidate Name:	Cary Moon
Q2: Campaign Email:	info@carymoonformayor.com
Q3: Campaign Manager:	Diane Bedwell and Kristin Elia
Q4: Consultant:	Moxie Media and Argo Strategies
Q5: Position Sought:	Seattle Mayor
Q6: Campaign Phone:	206-376-2594
Q7: Website:	www.carymoonformayor.com
Q8: Campaign Address:	
PO Box 9100, Seattle, WA 98109	
Q9: Campaign Amount Raised (as of date?)/Planned: (Continue to next page after this)	\$88,390

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Q10: What single issue is the most important motivator for your run for office? What proposals do you have for dealing with it?

Seattle has become one of the most expensive cities in the country. Over half of renters pay more than they can reasonably afford. Our housing costs are spiraling out of reach. Too many of us are living on the edge, just one unexpected bill away from not making rent and facing eviction. Working people, people of color, LGBTQ people, young families and seniors are being pushed out of our city. People who work in Seattle should be able to afford to live in Seattle. If we don't solve this problem now, in just a few years the majority of Seattle's workforce -- and our children -- will be forced to live outside the city. We have the tools to start fixing this problem; we just need the collective will and courage to stop favoring the interests of speculators and start putting people and families first.

My solutions are 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.
- Prevent evictions of families with children and safeguard transitional housing for families and victims of domestic violence.
- Exponentially expand affordable housing from only 6% of Seattle's housing market toward a goal of four times this share.
- Pursue viable alternative housing options for working people in the "missing middle" like duplexes, rowhouses, backyard cottages, congregate housing, community land trusts, co-ops and co-housing. These solutions can be done while maintaining the cultural character of Seattle's neighborhoods.
- Implement targeted taxes or other mechanisms to deter corporate and non-resident real estate speculation, commercial Airbnb operators, and the specific tactics used by outside interests to colonize our housing stock for their own gain. Targeted taxes can dampen price escalation while providing revenue for the affordable housing we need.

Q11: Is Seattle divided politically between renters and homeowners? What are the issues?

No,

Please explain

There are a lot of frustrations and tensions around identifying how Seattle can grow in a way that is inclusive and affordable. There is no one polarization that accurately and constructively describes the complicated dynamic. While homeowners may traditionally be defined as more conservative, that there are many more issues/identities that polarize voters than just this one.

Q12: Is Seattle divided politically between neighborhoods and developers? What are the issues?

No,

Please explain

There are a lot of developers, mostly small and local firms, that are trying to help be part of the solution by adding infill development and housing types that fit with local neighborhood character. There are many affordable housing developers who are also an essential part of the solution and respected across many communities. If there is a common enemy, it is the nexus of the finance industry and real estate speculators who are using our hot real estate market to escalate housing prices for their own gains without contributing anything to our well-being.

Q13: Do you support restoring the role of neighborhood community councils in the planning and zoning process vs “one size fits all” upzones? What is that role?

Yes,

Please explain

If the councils are reconstituted with more inclusive and reflective make-up, and if there are basic standards established where all neighborhoods agree to accept some share of growth and work constructively to identify viable solutions affordable to folks at a broad range of income levels.

Q14: Do you support the HALA Grand Bargain? Why?

Yes,

Please explain

I think HALA was a good first step, and there are many constructive ideas in the agenda that have not been implemented yet -- but there is more that we can do to improve housing affordability in Seattle. Please refer to the set of solutions I laid out in question #1.

Q15: Seattle is one of the few cities that does not charge one-time developer impact fee (e.g., 5%) to pay for infrastructure (schools, parks, streets) so that growth pays for growth, as provided in the Growth Management Act. Do you support developer impact fees for Seattle?

Yes

Q16: Most cities in our region use developer impact fees to pay for school construction caused by growth. What should Seattle do to relieve Seattle’s school capacity crisis (growing 1,000 students per year since 2010; short 600 classrooms)?

A NOTE FOR QUESTION 6: and it’s important to set them at the right level to establish funding for the park, school and street improvements we need without contributing to the problem of increasing rents.

Question 7: Impact fees can be part of the strategy, but we are so far behind in school funding (both capital and operational) impact fees will not be sufficient; we need a whole suite of solutions. At the state level, we need to pass new funding sources to comply with the McCleary decision. The city can play a stronger leadership role in organizing pressure on the legislature with other cities and the many advocacy groups pushing for solutions. We also need to join together to push for more progressive taxes statewide to create the revenue we need to fund all the priorities we care about: excellent schools, safe and secure infrastructure, rebuilding the social safety net. As mayor I would work with statewide efforts to craft a progressive economic vision and agenda to make the importance of investing in our shared future both visible and possible, and put every possible solution on the table: closing useless corporate tax loopholes, implementing a statewide capital gains tax, pursuing a high-earners income tax, making our B&O tax more steeply progressive, and considering higher estate and inheritance taxes. We must recommit to strong public investment in our future, and shake off the trickle-down austerity mindset that has clearly failed. Every child, no matter their zipcode, deserves the chance to fulfill their dreams.

Q17: Do you support increased city funds for the preservation of older, more affordable rental apartment buildings?

Yes

Q18: Does building more housing supply create more affordable housing? What should the city do to create more affordable housing?

Yes,

Please explain

Yes, if the housing we are creating is affordable; not if it's market rate. As mentioned above, we need to pursue a few front simultaneously. First, exponentially expand affordable housing from only 6% of Seattle's housing market toward a goal of four times this share. Cities that have solved the escalation problem show that a large and stable volume of public and nonprofit housing is an essential tool to achieving overall stability in housing costs. If we pursue freeing up surplus public land more assertively, and organize new financing/ revenue options for affordable housing production, we can speed the production of non-profit and public housing. Additionally, we need to increase the viability of multifamily housing options for working people in the "missing middle" like duplexes, rowhouses, backyard cottages, congregate housing, community land trusts, clustered housing, co-ops and co-housing. If we improve the land use code so it focuses on performance outcomes and is less proscriptive, if we improve the permitting/ design review/ environmental review process, we can make a broader array of more affordable housing types possible in our neighborhoods. Increasing the range of options is essential to find the balance between adding the housing we need for our growing population with maintaining the cultural character of Seattle's neighborhoods -- while keeping our housing stock in local ownership.

Q19: In the context of HALA, how do you define affordable housing? Low income housing?

While the affordable non-profit housing industry uses distinct definitions to identify what people every housing project is aiming to serve, it feels important to NOT focus on only one or two categories as rigidly defined because we clearly need housing affordable to folks at all levels of income ranging from zero income to 120% AMI. Let's acknowledge that the new housing being developed by for-profit developers, financed by for-profit banks, is only targeting the high end because that is where the biggest profit margins are, and the affordability requirements as set in MHA are only one tool in the tool box. We need to look at the housing gap for all income levels that are NOT being served, understand how the unserved populations intersect with the racial wealth and income gap, and expand solutions that will comprehensively increase housing across the spectrum.

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Q20: The HALA is virtually silent on livability. How do you define livability and what should Seattle do to increase it?

Compact growth, transit service and reliability, access to parks, walkability, mobility, economic activity, jobs/ housing balance, affordability, food access, sustainability, and resilience are all part of the larger urban planning equation. They're all layers of what makes a neighborhood or a city work, all important to optimize together. The HALA proposal primarily aimed at increasing housing supply, and the conversation and strategy need to be expanded beyond this one facet.

Q21: Is parking part of livability?

Respondent skipped this question

Q22: Would you sponsor a citywide conversation to establish a shared definition of livability?

Respondent skipped this question

Q23: Rents have been rising over 7% per year, despite tens of thousands of new units being built or permitted. In order to retain working class service-sector renters would you support a workable plan for rent stabilization (limiting rent increases), and/or would you lobby for changing the state law that prohibits it?

Yes

Q24: Seattle lacks 11,600 block-fronts of sidewalks, two-thirds of them north of 85th, dating to when the area was annexed in 1954. The Move Seattle Levy provides for 230 additional blocks of sidewalks over nine years.

Are sidewalks an element of livability?

Yes

Are sidewalks necessary for ADA accessibility?

Yes

Are sidewalks necessary for a 10-minute “walkshed” that defines an urban village?

Yes

Are you willing to make accessible, safe sidewalks for all a higher priority than in the Move Seattle Levy?

Yes

Q25: The city has been allowing greater building lot coverage and our tree canopy has shrunk to 28%. Would you restore a 40% tree canopy goal in the 2035 Comprehensive Plan and make sure the goal is reflected in the Municipal Code?

Respondent skipped this question

Q26: Do you support open space goals (per thousand residents) for Urban Villages which were removed from the 2035 Comprehensive Plan?

Respondent skipped this question

Q27: Would you support prohibiting RPZ passes to residents living in small efficiency dwelling units (e.g., micro-housing) designed for a car-free life (i.e., without parking and near public transportation)?

Respondent skipped this question

Q28: Would you support requiring some off-street parking for new development in Urban Villages?

Respondent skipped this question

Q29: The Mayor recently defunded Neighborhood and District Councils. Would you support re-establishing a role in city decision-making for these groups?

Respondent skipped this question

Q30: Describe your understanding of the causes of homelessness.

We need to address the root causes of our city’s surge in homelessness to truly get ahead of the problem. Our housing affordability crisis, the defunding of mental and behavioral health and addiction services, insufficient transitional housing, and the difficulty securing stable employment at a living wage are all contributing to this crisis. For long term and lasting solutions, these are the essential roots to strike.

Q31: Name two steps you would take to address the homeless crisis.

- Develop a shared strategy, and a collaborative effort across agencies and service providers, to streamline and coordinate the overall system. We must focus our resources and efforts efficiently on solutions we know work, and increase coordination. This includes working with shelter providers to identify how to help long-term residents transition to more permanent supportive housing, and ensuring the budget adequately funds outreach and caseworkers; they are essential to helping folks choose more stable, more secure housing and the treatment they need.
 - Aggressively expand housing first approaches like low barrier shelters and more self-governed Tiny House Villages hosted by churches and neighborhoods while also implementing more pro-active solutions to preventing evictions, especially for families and households headed by women.
-

Q32: If this is not your first election, what other offices have you run for? If it is your first campaign, what other campaigns (candidate or issue) have you participated in? What did you learn from those campaigns?

This is my first time running for office. I worked on the first two Sound Transit campaigns, on Greg Nickels' 2009 campaign, on Mike O'Brien's campaign for City Council, on Honest Elections Seattle, on Barack Obama's first campaign, on Brady Walkinshaw's campaign, and supported Bernie Sander's campaign. I led the 2007 No and Hell No campaign, fighting against the partial tunnel and elevated highway for viaduct replacement, and led the effort for the Streets and Transit alternative for viaduct replacement from 2005-2011, and also helped with the campaign against the deep bore tunnel in 2011.

As leader of the People's Waterfront Coalition, I received many awards for civic leadership, including Change Agent of the Year from Real Change, a Genius Award from The Stranger, and Citizen of the Year from Municipal League, among others. Our proposal won runner up in the Next Generation: Big Idea competition in Metropolis Magazine, was featured in a PBS Documentary Edens Lost and Found and dozens of local and national publications for leadership in sustainable ecological urbanism.
