Seattle needs a leader who can tackle the biggest problem facing the city - housing affordability and rising homelessness. As a candidate with a proven track record of getting affordable housing projects and emergency shelters sited, funded, and built, I am the right person for the job. I sit on the board of the largest affordable housing provider in King County, where I've learned the ins and outs of housing funding and collaborated with broad and diverse stakeholders on key housing policies. I've led campaigns that won millions in public investment for affordable housing and organized advocates to successfully secure affordable housing for working families and homeless seniors at a property owned by Sound Transit.

We need smart and decisive action to address the housing crisis, and I know we can deliver solutions quickly by supporting regional coordination and building more housing in more places. As a renter myself, I believe that everyone deserves a safe and affordable place to call home. It’s time to create a future where everyone can choose to call Seattle home, and I’m ready to lead the charge to make it happen.

Here's how.

**INVEST IN AFFORDABLE HOUSING.**

We are in a housing crisis because of decades of underinvestment. That's changing, but too slowly. I'll make it faster to build affordable housing and increase the city’s investment in the housing we desperately need.

- **Increase Jump Start dollars going toward affordable housing.** These investments were passed with the primary goal of supporting affordable housing. I’ll make sure we’re putting our money to use building more affordable housing while we look for creative ways to further invest in meeting the true housing need.
• **Support the Housing Levy renewal and facilitate implementation.** Seattle’s Housing Levy, up for renewal this year, supports thousands of units of new affordable housing, protects our existing housing with maintenance and operations, and invests in resident services to keep people healthy and housed. The proposal has not yet been finalized, but I strongly support a package that proposes substantial new investments in housing. When it passes and I’m elected, I will be deeply involved in implementing the proposal and ensuring these precious dollars are spent wisely and to the maximum benefit. I will also ensure these dollars create good jobs and that Housing Levy-funded projects include community workforce agreements, apprenticeship utilization, and priority hire.

• **Implement the social housing authority.** Our innovative new social housing program holds the potential to add a major new stream of mixed-income, permanently affordable housing. Realizing the vision will require a lot of effort from the City. I’ll roll up my sleeves and make it a reality by ensuring this idea receives the funding it needs to deliver on the promise of permanently affordable social housing.

• **Increase State funding.** In 2022, the State Legislature made historic investments in emergency and affordable housing - but it wasn't enough. We need the state to do more to address the housing crisis. I am encouraged by the Governor’s proposal to invest $4 billion in affordable housing over the next six years and will work with our legislative delegation for more resources and solutions.

• **Expand MHA.** Mandatory Housing Affordability (MHA) captures prosperity for the greater good by requiring market-rate projects to invest in housing affordability. It generates $100M/year and has created nearly 1,000 units of affordable housing across Seattle. However, it only applies to 6 percent of the residential land in Seattle. I’ll look to how we can expand MHA and support necessary growth.

**PLAN FOR THE FUTURE**

The Comprehensive Plan Update is our once-in-a-decade chance to guide City decisions about how Seattle will grow - where we live, work, and play, how we'll get around. The Urban Village strategy is 30 years old, and it's time to move beyond it. Currently, 70 percent of Seattle’s residential land is exclusively reserved for detached homes at suburban density. These policies have contributed to segregation, disproportionately lower homeownership rates for households of color, and force travel and commute patterns that worsen the climate crisis. I'll push for a Comprehensive Plan that builds a Seattle for the future - an equitable, sustainable, livable place, a true Emerald City.
• **Move beyond exclusionary zoning.** Our current zoning rules make it too hard to build the housing we need. We need to allow for more housing of all types in every neighborhood, including housing that is affordable for teachers, nurses, first responders and others living on middle incomes. I’ll push for zoning changes that the Urban Institute analysis showed can create room for 270,000 more homes than currently allowed. Creating opportunities for missing middle housing across Seattle will lay the foundation for a future where everyone who wants to can live and prosper here.

• **Build walkable neighborhoods.** You shouldn’t need a car to get a gallon of milk. I’ll push for zoning and permitting changes that make it possible to easily walk to neighborhood coffee shops, childcare, and corner stores. Great neighborhoods and thriving neighborhood business districts improve our quality of life, reduce traffic, and support small business owners.

**MAKE IT FASTER, CHEAPER, AND EASIER TO CREATE HOUSING**

The City needs to make it easier and faster to build housing by easing unhelpful restrictions and streamlining overwrought permitting and design review processes.

• **Create new affordable units in existing buildings.** The Multifamily Tax Exemption (MFTE) program creates thousands of affordable housing units but only applies to new buildings. I’ll work to expand that program to existing buildings that set 25% of the units at affordable rents. That’ll produce an estimated 3,000 units of affordable housing quickly and at an estimated cost of only $12 per person annually. This was a key recommendation of the HALA taskforce, and it’s long overdue for implementation.

• **Ease Parking Minimums.** When the city makes housing projects include parking, those projects take longer and cost more. It also furthers a car-based future a sustainable city needs to move beyond. I’ll stop the city from forcing unnecessary, expensive parking and push to ensure all neighborhoods have the transportation options they need to support growth sustainably.

• **Streamline Permitting and Review.** The City needs to make it easier and faster to build housing by easing restrictions and streamlining overwrought permitting and design review processes. In Auburn, every affordable housing project is guaranteed a six-month review; in Seattle, it can take two years! In a housing crisis, that’s unacceptable. I’ll push to create a centralized 'Housing Ombudsman' to speed up housing delivery. We need better design standards, so all projects start with a stronger baseline on the things that matter to neighborhoods - better sidewalks, tree canopy protection, etc. - and fewer overreaching guidelines about aesthetics so we can reduce reliance on Design Review processes.
REDUCE AND REVERSE DISPLACEMENT AND GENTRIFICATION

For Seattle to be an equitable, fair city, it has to be a place where everyone can live and prosper. That means our housing policies have to be explicitly designed for racial equity, preventing and reversing displacement and gentrification.

- **Invest in high-opportunity neighborhoods.** We need to concentrate on public investment in housing in high-opportunity communities to ensure equitable access to opportunity. I’ll ensure city investments incentivize and support affordable housing in these areas.

- **Create and support affordable homeownership.** Homeownership provides an opportunity to build wealth and pass on a better life to our children. BIPOC households, particularly Black households, have been systematically excluded from homeownership by decades of racist housing policies and practices. BIPOC families haven’t been allowed to build wealth through housing and the negative consequences span generations. I’ll push for increases in the City’s current down payment assistance and funding for homeownership projects. I’ll look to make City-owned properties available for Community Land Trusts.

- **Support additional investment in the Equitable Development Initiative.** I’ll work to support investment in the Equitable Development Initiative, which supports projects that promote strong communities and places with equitable access to cultural spaces and more. Another essential piece of this is supporting developers of color so that housing production and operation also create wealth in marginalized communities.

- **Automatically enroll eligible people in property tax deferral programs.** Seniors and people on fixed incomes are eligible for property tax deferral programs, but enrollment needs to catch up to eligibility. I’ll ask for ways to increase and streamline enrollment, with the ultimate goal of automatic enrollment.

- **Provide direct rental assistance.** Hundreds of people are evicted in Seattle yearly for owing less than $1,000 in rent. The social and personal cost of eviction far exceeds that, and I will push to increase the City’s investment in direct rental assistance to keep on the brink of homelessness people housed.

- **Implement eviction protections.** I’ll push for implementing the City’s still unrealized recommendations for supporting people facing eviction.
- Create a centralized process for assistance so that people can easily access rental assistance and stay housed.
- Reducing evictions for minor lease violations by preventing landlords from changing the lease terms after someone has already moved in.
- Ensure everyone has a fair day in court by creating a guardian ad litem for people with significant mental or physical impairments.

**SHELTERING AND HOUSING HOMELESS PEOPLE**

Homelessness is an outcome of our drastic housing cost increases, and the real solution is ensuring everyone has a safe place to call home. Homelessness doesn’t know city boundaries. But to truly tackle homelessness in the county we need all cities across King County to work together on the crisis. The King County Regional Housing Authority is the lead agency delivering homelessness response. The City should continue to fully invest in KCRHA and push for supportive City policies and investments.

- **Addressing the crisis in the crisis response system.** The City is investing in crisis response and policing alternatives but nowhere near the scale needed. We’ve got to truly invest in embedding co-responder mental health professionals with SPD. The City can partner with King County to scale up the Mobile Crisis Response Team, which currently has only 50 people for the whole county. The City can implement 988 as a dispatch tool to ensure that when people call for help, someone shows up and they are equipped to provide the aid that’s needed.

- **Increasing temporary, emergency response housing and shelter.** People need immediate support and safe places to get off the street - tonight. Immediate response, enhanced shelters, and temporary housing are critical first steps on people’s pathway to permanent, supportive, affordable housing. We need tiny house villages, hotels and enhanced shelters, crisis stabilization, and high acuity shelters - and we need them now. I will work to add more shelter and ensure the City meaningfully steps up by finding places for these community assets to operate.

- **Invest in property management and resident services.** Housing is the first step to stability, but it’s not the last. We need to invest in permanent supportive housing which includes wrap-around resident services for those with the greatest need. This helps ensure that once people get housing, they stay housed. This also applies across the affordable housing spectrum to give residents the skills, resources, and connections to thrive.