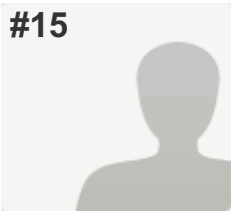


#15

**INCOMPLETE**

Collector: Web Link 5 (Web Link)
Started: Friday, June 16, 2017 10:29:54 AM
Last Modified: Tuesday, June 27, 2017 3:12:15 PM
Time Spent: Over a week
IP Address: 97.126.109.101

PAGE 2: Candidate Profile

Q1: Candidate Name:	Jon Grant
Q2: Campaign Email:	electjongrant@gmail.com
Q3: Campaign Manager:	Kate Brunette
Q4: Consultant:	WinPower Strategies
Q5: Position Sought:	Seattle City Council, position 8
Q6: Campaign Phone:	206-353-9740
Q7: Website:	electjongrant.com
Q8: Campaign Address:	
715 S Lane St, ste C Seattle, WA 98104	
Q9: Campaign Amount Raised (as of date?)/Planned: (Continue to next page after this)	\$200,000/\$300,000 (Democracy Voucher program)

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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?

Our top priority is affordable housing and implementing policies to prevent economic and cultural displacement. We have proposed a 25% mandatory affordability target for all new development, and the right for tenants to collectively bargain for long term rental agreements. The City of Seattle is far too reliant on regressive property taxes that squeeze out homeowners on a fixed income. We have proposed raising taxes on corporations to pay for affordable housing, passing a tax on non-resident home purchases by transnational corporations, and vacancy taxes to curb speculation in our housing market.

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

Please explain

I believe we can build a coalition of renters and homeowners who are dedicated to creating diverse, vibrant neighborhoods in every part of Seattle. Our proposal to raise taxes on corporations to build deeply affordable housing creates an intersection of mutual interest between homeowners and renters. Rather than relying solely on regressive property taxes to build affordable housing, both homeowners and tenants benefit by raising the corporate tax rate to fund deeply affordable housing. This creates more affordable rental housing without burdening homeowners to foot the bill. As Seattle adds over 100,000 new residents over 20 years, it is critical that we find an equitable balance between inviting new members to our community and protecting against displacement of low-income families and communities of color. Displacement due to skyrocketing housing costs is a real and growing problem in Seattle. When low and middle wage workers and families are forced to move farther away from their jobs, the long commute times and reliance on personal vehicles contributes to Seattle's carbon footprint and the suburbanization of poverty. A key issue our city is facing is that our electeds currently aide and abet the demolition of our affordable housing stock by private developers, rather than implementing preservation policies within our neighborhoods. Massively expanding the provision of city owned affordable housing is a key component to addressing our housing crisis.

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

Please explain

Private developers have far too much influence on City Hall. I am the only candidate who has taken a pledge to not accept campaign donations from developers. This pledge is not just words on paper; I have demonstrated it through actions. When Triad Capital Partners attempted to shake me down when I ran for office in 2015, I went public with their unethical demands and refused to betray the low income tenants who blocked their 400 million dollar condo development. We must break the cycle of wealthy developers buying seats on City Council so they can get deferential treatment from our policy makers. Seattle has given developers a free pass without requiring them to pay their fair share. In some parts of the city the affordable housing requirements are as low as 2% for each new building. We have proposed a 25% affordability mandate on all new development and require impact fees to pay for schools and sidewalks.

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?

Please explain

I support the restoration of the neighborhood community council's contingent on those organizations meeting strong requirements set out by the city to represent the full diversity of their community. The neighborhood councils historically have been overrepresented by homeowners, and underrepresented by communities of color as well as immigrants and refugees. I would support reinstating neighborhood councils in the planning process once they demonstrate a broader representation of their entire neighborhood's community. I think there is inherent value in having geographic based community input, since each neighborhood has different needs. It would greatly strengthen the hand of neighborhoods if they proactively seek an inclusive membership so future planning can benefit everyone who currently lives, or wants to live in a particular neighborhood.

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

Please explain

This is an area that I stand apart from other opponents in this race. I was one of the 28 appointed members of the Mayor's HALA committee, and the only member to abstain in voting for the proposal. The decision to abstain was intended to open up a space for the community to state the HALA proposals did not go far enough, and I released a comprehensive counter-proposal. Half of the committee was comprised by private sector developer interests and those views predominated the discussion. It was certainly a grand bargain for developers, but not our community. The keystone was the “Mandatory Housing Affordability” (MHA) policy that requires developers to build affordable units in their buildings in exchange for upzones. The HALA committee met for over 10 months and there was a vacuum of leadership from the Mayor's office to make the private sector pay their fair share. The original proposal was a ‘linkage fee’ that would have brought in potentially 1 billion dollars over ten years for affordable housing, which is a stark contrast to the final mandatory housing “grand bargain” proposal that would bring in over 400 million dollars less. As the head of the Tenants Union I had an obligation to my members and the broader community to call out this give-away to private developers who stood to reap fortunes from the deal in the midst of our worst housing crisis. I am skeptical of any politician who states that the HALA “grand bargain” is either satisfactory or sufficient. This would be like saying instead of fighting for a \$15 minimum wage, we should have settled for \$12 in Seattle. I am also skeptical of politicians who immediately point to the Seattle Housing Levy as an example of how good our city has been on housing. The levy is a critical tool, but it is still a property tax raised from the public, when what we need are politicians who are willing to make the private sector pay their fair share. I have put forward proposals to do just that. I explain this position in detail here:
http://www.electjongrant.com/25_percent

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)?

We should pass impact fees on new development immediately to accommodate the growing population of families with school age children. By not doing so we have essentially left hundreds of millions of dollars on the table over the last few decades. This amounts to an incredible lost opportunity, and there is no time better than right now to implement impact fees to address the shortfall in classrooms in our public schools.

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?

Please explain

I do not believe simply increasing the supply of market rate housing creates affordability. The housing market is geared toward producing luxury units targeted to wealthier tech sector jobs that are being created in our city. The city needs to become the countervailing force to the market with a lens toward displacement. A recent study completed by researchers at UC Berkeley found that subsidized housing has more than double the impact of market-rate housing in reducing displacement pressures at the regional level. Additionally, those researchers found that filtering is insufficient or ineffective in strong-market cities like Seattle and San Francisco in increasing supply of affordable housing. We know we cannot rely on supply-side economics to solve our housing crisis. Instead, we must implement robust demands on market growth to fund affordable housing. We need more housing to accommodate the tens of thousands of new residents but we must also protect existing affordable housing options and massively scale up construction of new affordable housing projects. We should set a 25% mandatory affordability target and raise taxes on major corporations to pay for affordable housing projects, including deeply subsidized affordable housing.

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

Affordable housing for anybody is defined as 30% of your income goes toward housing costs. It is crucial to recognize that Seattle's current median income is now \$80,000. Setting affordable housing targets at 60% of AMI will leave out Seattle's working class and working poor. We need to focus on affordable housing for ALL in Seattle. The city's definition of affordability disproportionately excludes communities of color, for example, when the area median income for an African-American household is about \$26,000 a year.

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

Livability means that all Seattle residents have equitable access to jobs and services, parks, schools, and open space, arts and cultural spaces, and healthy food options. As a city we need to ensure that every neighborhood in our city has these services, and that livability is equitably distributed to everyone, not just the wealthy.

Parking is a part of livability to the extent that individuals who lack affordable, accessible transit options to reach jobs, services and leisure activities frequently require personal vehicles. We must recognize that the real challenge is building out an affordable transit system that provides frequent, high quality service to every neighborhood in the city as well as robust cross-town options in addition to north/south routes.

Q21: Is parking part of livability?

Respondent skipped this question

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

Yes

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?

Yes

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

Yes

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)?

Yes

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?

Yes

Q30: Describe your understanding of the causes of homelessness.

Homelessness is perpetuated by a lack of affordable housing. While many point to mental health or addiction challenges, it is critical to recognize the primary reason people sleep outside is they do not have access to safe, affordable and secure place to sleep inside. This may sound obvious, but establishment politicians who collect special interest paychecks for their campaigns will never pursue real solutions. Our campaign is the only one to put forward a meaningful plan to create thousands of new affordable housing units through the creation of a municipal block grant funded by a corporate tax increase.

I have over a decade's worth of experience in the social service sector on homelessness prevention services. What I have learned is this: Politicians are quick to use buzzwords like we need to embrace "Housing First" models, but conveniently ignore the fact that there is no housing to begin with. We need political leadership to challenge the distribution of wealth in our city so that big corporations and developers provide the resources needed to build affordable housing. We know the federal government is withdrawing support for HUD housing, the state government is not going to be there for us either, it is up to us to create local solutions.

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

First we must immediately stop the sweeps. Sweeps only destabilize already vulnerable people and do nothing to better connect those people to services. I support expanding sanctioned encampments, especially low-barrier encampments, and potentially connecting encampments to safe consumption sites. Over the long term, I support raising taxes on major corporations to pay for expanding deeply subsidized housing with wrap-around services.

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?

I was recently the Outreach Director for statewide ballot Initiative 1433 to establish paid sick & safe leave and raise the minimum wage. In 2015 I ran for the same position, against incumbent Tim Burgess. I learned that we really needed a campaign public financing program to overcome corporate funded establishment candidates. I supported the passage of Honest Elections initiative, and our campaign is now the proof of concept for the Democracy Voucher program, as we have raised \$200,000 with almost 95% of our funds being publicly sourced from vouchers.
