



Seattle City Council Candidates (Citywide): Seat 8



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- Planning for Smart Growth:** Livability is a key part of the Mayor’s HALA initiative. However, a number of the neighborhoods slated for urban village expansion and rezoning to add density do not have tools to guide growth to build a livable community as we grow. Crown Hill Urban Village, for example, has not had a neighborhood plan since 1998. We do not have any design standards or planning that would lead to smart growth. Or any plans to protect local business or create a thriving Urban Village center.

How would you make sure all communities considered for expansion and being rezoned/upzoned to add density receive thoughtful community growth and design planning so we have a livable, functioning neighborhood?

Jon Grant	Teresa Mosqueda
<p>Growth is inevitable in our city. As we grow it’s crucial that we grow equitably and thoughtfully. However, it’s clear that our city officials have ignored community concerns in setting our policy. I was the only member on the mayor’s Housing Affordability and Livability Agenda to abstain from the final vote because I felt it did not go far enough to address community concerns about affordability. I support bringing back city funding for neighborhood councils and ensuring that funding is tied to ensuring that the neighborhood councils represent the diversity of residents in any given neighborhood.</p>	<p>Throughout my career, I have brought all parties to the table to best understand an issue and craft workable solutions. Simply creating more housing isn’t enough. We must enhance and create vibrant communities. By having creating affordable housing close to transit hubs, with accessible and affordable spaces for all community members to use. I have been there after the ink dries to ensure any policy that was developed as a coalition is effective. As your city councilmember I will work with neighbors, small business owners, and community members to ensure we plan for a livable, functioning neighborhoods that support healthy communities.</p>

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2. Transit/Mobility: When considering growth, it’s critical to consider a community’s mobility so residents can get to work and to services. In Crown Hill Urban Village we will not get light rail. We have good bus service, but Rapid Ride is already at capacity in peak hours and slow due to traffic – CHUV to downtown takes 50 minutes on the bus.

How will you make sure that neighborhoods experiencing growth also gain the transportation investments and planning to keep communities mobile – especially for Urban Villages like Crown Hill that are slated for tremendous growth but will not get light rail.

Jon Grant	Teresa Mosqueda
<p>We must be proactive about pairing growth in neighborhoods with infrastructure investments. Unfortunately, many growing neighborhoods have not received adequate transportation investment to match the increase in new residents. My affordable transportation platform addresses this issue by proposing to bring back the Employee Hours Tax to pay for local transportation investments. The EHT could bring in at least \$20 million a year to invest in equitable mobility investments. I also strongly support requiring robust community benefits packages alongside new development (for example the Convention Center Community Package).</p>	<p>It’s crucial that public transportation serves and connects ALL residents. We have seen some incredible investments in transportation in Seattle recently, but we must do more to ensure we invest in real and immediate transportation solutions in every community across our City. I have spent my career building healthy communities and look forward to continuing that work on the Seattle City Council. I will work closely with Crown Hill neighbors to ensure your community receives needed transportation investments and planning required to preserve and protect your community.</p>

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3. **Utilities/Basic Infrastructure:** The City has done an inadequate job of upgrading basic utilities and infrastructure in communities annexed from King County over the years. In Crown Hill Urban Village, this has left streets north of 85th Street without sidewalks and experiencing chronic storm water flooding that blocks pedestrian access and floods property.

What will you do make sure neighborhoods experiencing the growth get the money and investments needed to manage the extra burdens on inadequate infrastructure growth will bring?

Jon Grant	Teresa Mosqueda
<p>A central component of my platform is requiring impact fees on new development to pay for local infrastructure. Impact fees are authorized by the Growth Management Act to pay for infrastructure to accommodate growth. Yet, for decades Seattle has refused to require that growth pay for growth by passing impact fees. As a result, we left millions of dollars for basic infrastructure on the table. It's time for Seattle to do what 80 other Washington cities do: collect developer impact fees and use them for infrastructure like sidewalks. We can only do this by electing candidates who will stand up to developers and require them to pay their fair share. I'm the only candidate in my race who refuses donations from developers, corporations and CEOs, so you know I will be a strong advocate for bringing in the necessary funding to pay for infrastructure.</p>	<p>When we have an accessible network of sidewalks, parks, and community centers distributed equitably throughout Seattle, then we promote vibrant healthy urban spaces that promote public safety and a sense of respect and investment in our communities. I want every resident to feel safe, and enjoy our public spaces. I have a proven track record fighting for equity and opportunity and will continue to stand up for fair and equitable investments for every neighborhood on the City Council.</p>

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4. **Services and Concurrent Infrastructure to handle added density and growth:** Police 911 response time to Crown Hill Urban Village is already the slowest in the city – the *Seattle Times* reports 14 minutes to respond to 911. The City’s draft EIS statement reports that fire station coverage will be inadequate for safety. Schools are already overcrowded. Half the urban village – including parts of the 17th Ave Greenway and proposed new North Seattle Greenway - do not have sidewalks, forcing pedestrians to walk in the middle of the street.

How will you make sure Urban Villages that are slated to be expanded and upzoned and absorb much of the City’s growth are prioritized and receive the capital upgrades and City investments needed to support the growth and keep the neighborhood safe and functional?

Jon Grant	Teresa Mosqueda
<p>If we are going to focus growth in our Urban Villages, it’s crucial that we accompany that with investments in capital upgrades. Another critical use of impact fees is to address school overcrowding. In 2016, 53,102 students were enrolled in Seattle schools. Now we’re projected to have 54,373 students enrolled in the fall. The population increase is outpacing our projections over and over. We must use impact fees to build new schools and address the construction backlog in our existing schools.</p>	<p>Please see above.</p>

5. **Protect current residents from displacement:** Crown Hill Urban Village is slated for the largest expansion into single family area in the city. Additionally, current draft maps and rezoning proposals would replace single family homes with multifamily which can encourage teardowns of existing, older apartment buildings and current affordable housing, including single family housing used as rentals. Our neighborhood – particularly the neighborhood north of 85th – has high proportions of neighbors who are economically vulnerable and subject to displacement if their single-family rental is sold for redevelopment or their apartment buildings are renovated.

How will you address displacement concerns for neighbors who lose their housing to growth and development, as our Urban Village is upzoned and expanded?

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<p>My entire career I have advocated against the displacement of low-income families from their homes. In Ballard specifically, through my work at the Tenants Union we organized over one hundred tenants in the Lockhaven Apartments to fight against illegal evictions. With assistance from the Tenants Union the residents got a year-long stay on rent increases, tens of thousands of dollars in relocation assistance, and retracted dozens of evictions notices.</p> <p>It's crucial that as we grow, including through upzones, we require 1:1 replacement of lost affordable units. For more information about my platform of density without displacement, please read my op-ed with Councilmember Lisa Herbold on the subject: http://www.thestranger.com/slog/2016/08/01/24408802/guest-editorial-density-done-right-by-confronting-displacement.</p>	<p>Many low-income communities, communities of color, and our elders in Seattle are at risk of displacement. Displacement is a growing problem and some of our historic communities and long-time Seattleites are at risk of being priced out of their homes and neighborhoods. Many in our community who were affected by historic red-lining policies are now at risk again due to being priced-out of the community and pressured-out because of the lure of selling. Displacement occurs for far too many small business owners, especially women and people of color, who are getting priced out and pushed out of small retail spaces.</p> <p>On the Council, I will work to:</p> <ul style="list-style-type: none"> ● Expand investments in community land trusts, affordable co-housing projects, affordable housing co-ops, and incentivize accessory dwelling units where possible to create community and civic partnerships and win-win solutions to solve the crisis. ● Work with Council and the Mayor to bond against our voter-approved housing levy dollars to fund more affordable development projects. ● Help more low-income homeowners and seniors stay in their homes by increasing access to low-income and senior property tax exemptions or deferrals, and create more senior housing throughout our community. ● Develop Social Equity Impact Statements to evaluate new developments to see how they will affect Seattle's community, economy, housing affordability, & displacement. ● Support Seattle's Equitable Development Initiative to invest in our community infrastructure and cultural anchors that promote development done right.



About this Candidate Questionnaire

The Crown Hill Urban Village (CHUV) Committee for Smart Growth reached out to the 2017 campaigns for Seattle Mayor and City Council Positions 8 and 9 with five questions about managing growth and density in Crown Hill Urban Village, and other Urban Villages that will be re-zoned for mandatory affordable housing.

Questions centered around the candidate's positions on neighborhood planning in communities slated for growth, infrastructure, transit and service investments needed to manage the demands of additional density, and displacement of current neighbors at risk.

The Committee for Smart Growth does not endorse, support or recommend candidates. We are sharing information with our community. Each candidate's answers have been included verbatim with no edits or changes other than light formatting for better readability.

Thanks to all candidates who completed this survey and responded to community questions about issues impacting Crown Hill Urban Village as we work towards smart growth in our community.

We encourage neighbors with additional or follow-up questions to contact the candidate campaigns directly via their websites or attend any of the debates or events being held around the city featuring candidate discussions.

Who We Are

The Crown Hill Urban Village Committee for Smart Growth is a volunteer-based partnership of neighborhood organizations and neighbors working together for smarter growth in the Crown Hill Urban Village (CHUV) and the proposed expansion area. Nearly 600 neighbors who have joined our mailing list and more than 1400 follow on Facebook through Crown Hill Neighbors.

What We Do

Our goal is to make Seattle's growth something positive for our community. We do that through engaging our neighbors on opportunities to inform growth and change in CHUV, communicating priorities with the Mayor, City Council members and City Officials, and working collaboratively with other neighborhood groups and associations to share best practices and information.

Learn more about Crown Hill Urban Village at www.crownhillurbanvillage.org.