



Affordable Housing

I am a renter in and my parents are retired homeowners in District 6. I understand and experience the housing pressures facing families across the community. There are thousands of people moving to Seattle every year, and we must ensure we have enough homes for our new neighbors and community members. At the same time, we need to allow current residents to age in place. I will push for more income-restricted housing so low-income residents can count on sustainably affordable homes, I will incentivize more middle-income housing options through duplexes and triplexes, and I will help people at risk of eviction stay in their homes or find new ones quickly.

Build more income-restricted homes

We need to scale up the production of income-restricted homes in Seattle. One tool we can use is expanding the Multifamily Tax Exemption (MFTE) to include renovations of existing buildings, not just new construction. MFTE provides a tax exemption in exchange for setting aside 20-25% of the units as income- and rent-restricted. If a property owner wants to renovate their building, they should have the option of using this program to create more affordable homes. I will use my relationships in the state legislature to advocate for this change, and strengthen the program to ensure our communities see the most gain possible from it.

Another option for increasing the supply of affordable housing is to use the City's bonding authority. The City has the opportunity to borrow money at preferential rates, and can explore issuing bonds against the rents collected on finished mixed-income public housing. The City can also use excess revenue generated to acquire land and build homes affordable to teaching assistants, childcare providers, baristas, and many more of the workers which make our neighborhoods thrive. I will leverage this tool to its fullest extent to build more of the income-restricted housing our community needs, limiting reliance on regressive taxes and fees.

Re-legalize moderate density housing

As Seattle's population grows, the city needs to densify. We can do this by re-legalizing duplexes and triplexes across Seattle. Duplexes and triplexes were legal throughout the city until the 1950s, when residential zones across the city were down-zoned. This has led to a decrease in family-sized housing, and more abrupt and significant zoning changes to communities across Seattle. In District 6, we're already familiar with modest density: many blocks have duplexes, triplexes, and accessory dwelling units (ADUs) which pre-date the 1950s ban. Re-legalizing these moderate density options creates more opportunity for family-owned homebuilders to thrive in Seattle, while also creating more family-size units near schools and parks, homeownership opportunities for moderate-income households, and a way for seniors to downsize while staying in the neighborhoods they love.

Help people stay in their homes

One of the best ways to address Seattle's homelessness crisis is to prevent people from becoming homeless in the first place. People who can barely afford their housing are much more likely to fall into homelessness due to a job loss or other life event. I supported the increases in tenant protections which were enacted by the state legislature this year, including increasing the grace period before a tenant can be evicted from 3 to 14 days. As your councilmember, I will work to remove barriers preventing too many families from accessing housing, such as

working collaboratively for a portable screening application so tenants aren't forced to spend hundreds of dollars just to apply for an apartment.

I will expand the senior and disabled property tax exemption and ensure anyone who wants to age in place has the ability to do so.

We need to make a massive investment to create the housing stock we need. I will lead the way and prioritize making our city a place where everyone can afford to live in a safe, healthy home close to their job.