



**Seattle City Council Candidate Questionnaire on Housing and Homelessness,
September 2019**

Prepared By: [Resolution to End Homelessness, Seattle University's Project on Family Homelessness and Tech 4 Housing](#),
in partnership with [Housing Development Consortium](#) and [Solid Ground](#)

Candidate's Name: Tammy Morales

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There are six questions. You may choose to skip a question; if so, please indicate that you choose not to answer. Please limit your answers to 150 words each (about 1,000 characters, including spaces).

Question 1. Beyond making current programs more efficient, do you think we need to increase funding for housing for people experiencing homelessness? If so, where would you raise the revenue?

Please answer here, limit 150 words.

1. Yes. I believe that we are undeserving and underfunding our current approach for people experiencing homelessness. The McKinsey report from last year demonstrated that succinctly- we need to double our current investment and expand low-income and affordable housing. Our immediate response should be to address the root issues of the chronically homeless at the point of contact. I'm advocating for expanding LEAD while providing safe lots and shelters. We must also increase resources for permanent supportive housing. We can pay for it by redirecting funds away from Navigation teams, by reintroducing the head tax, and by pushing for progressive revenue options that don't burden fixed income or low-income households.



Question 2. What are your thoughts on the City's current implementation of encampment removals? In what ways would you improve the policies?

Navigation teams are not referring people to services. Instead, the notice periods have been continually reduced - sometimes to 30 minutes - and people are being moved with no real place to go. This is a human rights issue and a waste of funds. We should be providing monitored safe lots with hygiene services and waste removal along with funding shelter expansions while we build more permanent supportive housing, low-income housing, and affordable housing. At the same time, we ought to expand and fully fund LEAD so that we're beginning to address the root causes and offer folks needed support to stabilize their situation.

Please answer here, limit 150 words.

We cannot continue to push people around from one street to the other. By the city's own reports, the

Question 3. The City and State have introduced several new tenant protections in recent years. Do you think more work is needed to protect tenants and combat displacement? If so, what changes would you like to see?

Please answer here, limit 150 words.

As long as housing remains a scant commodity, we need to be shoring up tenant protections and combating displacement. Here's an example of how protections have to evolve: recently, we've been seeing reports of property managers forcing technological upgrades on tenants without their consent. Such upgrades would monitor their comings and goings through digital locks, their electricity consumption, among other surveillance that is *outside of the tenant's control*. The work is never over. While extending notice periods for eviction and rate increases is an important step, we have to focus on the displacement of existing residents as our population keeps soaring. It is critical that the vibrant and diverse communities of our city can rely on their existing support systems in the neighborhoods they've built. I'd like to invest in community land trusts, to pass legislation that would allow for a right of first return after property redevelopment, and to secure a permanent funding source for the Equitable Development Initiative.



Question 4. Homelessness and housing insecurity disproportionately affect people of color, LGBTQ communities, people with disabilities and other marginalized communities. What would you do to address these disparities?

Please answer here, limit 150 words.

I am acutely aware of how lack of housing affects people of color and marginalized communities. The historical and sinister efforts of redlining have prevented our communities from building wealth and padlocked success around racial lines. For LGBTQ and the differently-abled, their lack of familial and societal support have led to disproportionate representation among people experiencing homelessness- and for the nonbinary and trans communities, the lack of gender education has led to housing providers turning folks away because of fear-based and ignorant gender presumptions. Each issue has to be examined within the context of their root causes, but it's important to consider the holistic and intersectional aspects of their inequities. I want to address these disparities by centering their perspectives in our work- from expanding the advisory role of community-based commissions through the office of civil rights, to building wealth by expanding access to housing and support services, my goal is to center these issues in every conversation about the experiences of living in this city.

Commented [1]: Bravo!

Question 5. How would you adjust Seattle's land use and zoning laws? In particular, what changes, if any, would you want to see in neighborhoods currently zoned exclusively for single-family housing and in multi-family neighborhoods where we're making significant investments in transit?

Please answer here, limit 150 words.

Our city needs to build-in density that does not come at the cost of displacement. For SF5000 lots and neighborhoods, we can zone for missing middle housing like townhomes and triplexes that ensure there are affordable options for every income tier. We should allow for the construction of ADUs and DADUs that can help bring in revenue for property owners and expand rental options. As far as adding density near transit, one of the problems with MHA was that it led to speculative investment and kept property out of reach for community groups. I will advocate for transit oriented development and buildings that reserve at least 20% of units for affordable housing with a community preference rule.

Commented [2]: Interesting. Where did 20% come from?

Question 6. We know that it is cheaper to prevent people from becoming homeless in the first place than it is to support them to exit homelessness. What is your vision for homelessness prevention initiatives and services in our community?

Please answer here, limit 150 words.

My vision for preventing homelessness is to address the systems that put people in positions of housing insecurity. As our median income continues to rise and we continue to have a housing stock

Commented [3R2]: oops- I thought that's what I heard you say. Right now it's about 11% or they pay into a fund



shortage, we have to greatly expand the support needed for folks to maintain their place of residence. From tenant protections, to capital infrastructure and permitting process, all the way to economic development and job creation, we have many leaks in the pipeline that leads to folks falling through the cracks without a social safety net. We have the tools to prevent this- by supporting small businesses, low or no interest short term loans to cover rent through a municipal bank, by mandating health insurance coverage and benefits, lobbying to expand unemployment benefits. Ultimately, I'd like to move towards a right to shelter so that nobody who has fallen on hard times will be without a bed and wraparound services.

Candidate Signature for verification (electronic is ok):

A handwritten signature in blue ink, appearing to read "D. Morales".

Date: _____

- END OF QUESTIONNAIRE -

Please return to: hinrichc@seattleu.edu, cc lacey@seattleu.edu, by 5 p.m. Friday, Oct. 4, 2019. Thank you for participating.

Distributed to all 2019 Seattle City Council general election candidates on behalf of partners Resolution to End Homelessness, Seattle University's Project on Family Homelessness, Tech 4 Housing, Housing Development Consortium and Solid Ground, by SU's Project on Family Homelessness, Institute of Public Service, Seattle University/CASY 210, P.O. Box 222000, Seattle, WA, 98122-1090, on Sept. 4, 2019.



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