



## **Chipalo Street Urbanist Questionnaire 2024**

State Representative, LD37, Position 2

**Do you think Washington state should have an income tax (yes/no)? If yes, what is the legislative path? If not, what forms of progressive revenue would you champion?**

Washington State has the 49th most regressive tax code in the country and it needs to be fixed so that everyone pays their fair share. I'm proud to be the vice chair of the Finance Committee so that I can try to change this.

The biggest thing we can do is implement an income tax, unfortunately it will take a change to the constitution to implement a progressive income tax. I'll continue to support our capital gains tax. I sponsored a bill to make the estate tax more progressive (HB 1795). I also cosponsored the wealth tax (HB 1473) and bills which made the real estate excise tax more progressive (HB 1628 & HB2276).

**How would you vote on a transit-oriented development bill without an explicit affordability mandate and why?**

A transit-oriented development bill must include an affordability mandate. Washington state needs all types of housing options and those on the more affordable end of the spectrum will not be built without it. Transit requires a large investment in public money and that should be made available to all income levels.

**Do you support the rent stabilization and renter protection bill (HB 2114) that made it through the State House last year? If so, how would you approach ensuring its passage in both chambers?**



I'm proud of many of the bills I passed in my first term, but also the work I did supporting rent stabilization bill. This is an immensely important issue for so many working people in our state as the cost of housing is skyrocketing, stretching budgets and pushing people into homelessness.

Rep. Alvarado did an amazing job sponsoring the bill and put together a diverse coalition of supporters. I was proud to join this alliance as a landlord. The most vocal landlord voices are opposed renter protections. I think it's important to have voices from that community who can provide a counter narrative.

I plan to continue being a staunch advocate for this policy. We were able to pass it in the House this past session, and I'm optimistic for its chances in the Senate as the makeup of that body changes.

**What are the highest priority items on your housing agenda?**

Rent stabilization (HB 2114) and making the real estate excise tax more progressive (HB 1628 & HB2276) so we have a recurring stream of revenue to build affordable housing.

**What's your roadmap to fixing educational inequities in Washington state? How can Washington state comply with its constitutional duties regarding education, especially in light of several school districts including Seattle's contemplating school closures to grapple with deficits?**

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Inflation during the pandemic has eaten into the spending power of many people's pay checks. It's done the same thing to education funding provided by the state. Despite continual increases made by the state since 2018, OSPI says that we're spending \$1,000 less per student than we were at the end of the McCleary case, when adjusted for inflation.

Pandemic stimulus money has hidden this structural issue with education funding. It's coming to an end and now our school districts are feeling the pinch. We in the legislature need to provide more funding for our K12 system and eliminate arbitrary caps on funding, like the cap on special education dollars.

**What share of the state's transportation budget should be for alternatives to cars, such as transit, biking, and pedestrian infrastructure?**

I'm not an expert in the details of our state's transportation budget, but I am very supportive of increasing funding for alternatives to cars.

**Do you support permitting jurisdictions to choose to hold elections in even years?  
What other election reforms excite you?**

Yes. Ranked choice voting and approval voting area also interesting ideas that I hope can expand participation in our democracy.

**Due to the interventions of ballot-initiative-monger Tim Eyman and a state legislature that caved to him even after a lawsuit overturned the measure in 2007, Washington State has a 1% cap on property tax increases, greatly tying the hands of local governments and forcing them to use ballot measures to fund**



**basic services. Do you think this cap should remain? If so, what tools will you give local governments to deal with the [fiscal cliff they're facing?](#)**

No, this cap should not remain. It makes it hard for local governments to continue providing existing services as inflation outpaces any additional revenue they are able to bring in. Furthermore, it essentially prevents local governments from providing new services without cutting other essential services.

I support removing the cap. Until we can do that, I'm glad we were able to pass bills like HB 2044 which allows local governments to use money raised by a levy lid lift to supplant existing funds for the lid lift's purpose. This is often a tactic used to deal with an increased price of a project due to inflation.