



Janice Greene Urbanist Questionnaire 2025

Everett Mayor

What are your top three priorities to achieve in your term?

1. Economic Prosperity for All – Expand access to family-wage jobs through union partnerships, apprenticeships, and support for local entrepreneurs. Workforce development must align with industries poised for growth, such as green energy, healthcare, and advanced manufacturing.
2. Housing Stability & Public Safety – Promote mixed-income and transit-oriented housing while protecting tenants and preserving affordability. Developers should not price seniors and working families out of their homes, particularly in mobile home communities, where residents are being displaced for speculative development. Public safety is deeply connected to housing security—when people lack stable housing, crime and crisis risks increase. I will expand emergency and supportive housing, collaborating with churches, nonprofits, and developers, ensuring community input from the outset.
3. Smart Budget Leadership – Address Everett's \$12.6 million deficit with disciplined budgeting, prioritizing essential services, public safety, and housing investments, while securing state and federal grant funding.

How will you boost housing options, particularly for families of all incomes to live where they work? How will you engage the public for new shelters, transitional housing, emergency housing, permanent supportive housing? How do you weigh community objections with the housing goals for your jurisdiction, while encouraging engagement from neighbors?



According to the Everett Housing Authority, over 76,000 households in Everett qualify for affordable housing, yet 73% receive no assistance. As Mayor, I will prioritize city partnerships that build and preserve affordable housing. I will leverage city-owned land, pursue new state and federal funding opportunities, and support nonprofit and faith-based developers. I also support exploring lease-to-own and shared equity models to help working families gain housing stability without being priced out.

Additionally, I'll support zoning reforms that build "missing middle" housing, like duplexes and townhomes, near jobs and transit. I'll collaborate with tenants, landlords, and nonprofits to prevent evictions, stabilize neighborhoods, and preserve naturally affordable homes.

I am running my campaign with the voices of my community at the center, and I will do the same as Mayor. At the end of the day, our people, their families, and their homes matter more than profit. I will address concerns with compassion and intention; I will ensure I am working to meet the needs of our community while maintaining fiscal responsibility, and growth.

Do you support adding progressive revenue sources? Which ones would you support to fund your priorities? Or what cuts would you make to balance budgets facing increasing strain under Trump?

Yes. I support progressive revenue sources such as a local capital gains tax, development impact fees, and stronger franchise agreements to ensure corporations and developers contribute fairly to Everett's future. I will reassess potential low-return projects, such as stadium proposals, and shift resources toward public safety, parks, and housing.



What do you think is the most important strategy your jurisdiction can pursue to limit cost increases and make the region affordable to live in? How would you go about implementing that strategy?

Zoning reform and stronger tenant protections are critical. We must legalize small-scale multifamily housing while preventing unchecked developer expansion that displaces seniors and low-income families. I will streamline permitting, reduce unnecessary regulatory barriers, and enforce fair housing protections to keep Everett affordable.

Traffic deaths are rising across Washington state, with pedestrians composing an increasing share statewide. What is your approach to making our streets safer for all users?

I will implement Vision Zero principles to redesign Everett's streets for safety. That includes expanding protected sidewalks, crosswalks, and bike lanes, particularly in South Everett and along Broadway, where pedestrian fatalities increased in 2024. Traffic-calming measures—such as roadway narrowing and speed limit reductions, will be prioritized based on crash data.

What is your approach to improving public safety over the next five years? How will you actualize it?

Public safety is systemic—when people's basic needs aren't met, crime increases. I will invest in behavioral health crisis response teams, strengthen addiction recovery programs, and ensure housing and workforce programs are integrated into public safety strategies. A holistic approach means addressing poverty, mental health, and community stability, alongside ensuring law enforcement is well-resourced and properly trained to build trust and effectiveness.



What have you done/will you do to increase collaboration at city hall and ensure all residents are included?

I will establish district-based leadership forums and town halls to ensure Everett residents have a direct role in policymaking. My administration will prioritize language access, inclusive outreach, and equity tools in budgeting and planning to make governance representative of Everett's full diversity.

What actions should the city take to address the climate crisis?

We must invest in electrification, EV infrastructure, green workforce development, and urban greening—especially in frontline neighborhoods. Climate Commitment Act dollars should be strategically allocated to reduce emissions and protect public health.

What is your financial sustainability plan for the city?

I will prioritize essential services, cut inefficiencies, and maximize state and federal grants. Development must pay its fair share—through updated impact fees and franchise agreements—to ensure Everett remains financially stable. I will hold developers accountable for funding infrastructure improvements that support their projects, including roads, transit, utilities, and green spaces, preventing the financial burden from falling solely on taxpayers.

What are your top transportation goals for the city, and how will you get them done? What is your plan to improve walkability, bike safety, and accessibility in your community?



I will expand Everett Transit routes, invest in bike safety, and improve pedestrian and ADA infrastructure. Regional partnerships and grant funding will help Everett connect neighborhoods more efficiently.

In what ways could your city's comprehensive plan go further, and what would you push for to improve it during your tenure?

Everett's comprehensive plan must embed equity, housing diversity, and climate resilience. I will prioritize community benefit agreements, anti-displacement measures, and participatory planning in historically underserved neighborhoods.

What is your approach to finding common ground between slow growth advocates opposing change in their neighborhoods and pro-housing advocates pressing to meet broader community needs?

I will focus on common ground: safe, affordable, and livable neighborhoods. Growth should be paired with infrastructure investment, tenant protections, and community stability, ensuring everyone benefits.

Planned upcoming expansions to Sound Transit services will reshape the transportation and connectivity of the region. How would you, as mayor, support this regional effort to expand multi-modal transit? How will you foster a positive relationship between Sound Transit, local businesses, and residents?

Sound Transit's expansion is an opportunity, but only if low-income, high-diversity communities are protected from displacement. Too often, transit investments displace residents who should benefit from improved connectivity. As mayor, I will ensure that station-area planning prioritizes tenant protections, affordable housing, and local business stability, thereby preventing residents from being overlooked. I will also advocate for community benefits agreements, ensuring that transit expansion reflects the needs of the people who live there, not just the interests of developers.