



Nicholas Ton Urbanist Questionnaire 2025

Bellevue City Council, Position 1

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

To work towards more affordable and stable housing options for the working class, to improve the accessibility of our transit system, and to work towards addressing the economic inequality in our city

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?

I'd like to treat homes as justice for workers, not just an asset class.

What that means to me is:

Boosting housing options for working people by: Banning corporate homebuying of single family homes

Expand social housing, but work towards permanently affordable units, not just temporarily affordable luxury apartments.



Next to our new light rail, I think it'd be very helpful to place community centers that help working families with childcare and job training.

To encourage neighborhood buy in, we reward those who buy in: Rewarding pro-housing neighborhoods with priority infrastructure funds

How we pay for it? Vacancy taxes. 3rd, 4th, 5th home taxes. taxes on private waterfront. Taxes, fines, and fees that hit the luxuries and assets of ultra wealthy people rather than the working people trying to make ends meet

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. To copy from my previous answer:

How we pay for it? Vacancy taxes. 3rd, 4th, 5th home taxes. taxes on private waterfront. Taxes, fines, and fees that hit the luxuries and assets of ultra wealthy people rather than the working people trying to make ends meet. I've love to see a mansion tax to hit those 5000 sqft lot mc mansions. Increased property taxes on home owned by trusts, LLCs or out of state landlords, so they can't hide their wealth behind shell companies.

And I don't mean vacancy taxes on just residential real estate, but commercial as well. Too long do we let storefronts sit empty because some owner lied to the bank about how much rent he could seek from his building.



I'd also like to explore the idea of retaking what's been privatized. Creating jobs with municipal internet and energy, and creating investment opportunities with community bonds.

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?

We do this by increasing cost for the wealthy and reducing costs on the working class. That means taking a look at what both have and need. Taxing luxuries like yachts and private docks, and cutting taxes on things like winter coats for kids, school supplies, utilities, and internet.

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?

Widened sidewalks. Protected bike lanes. Traffic calming measures. Streets designed for humans and not cars. But that's a lot of buzzwords right? I want real policy that puts people first over cars and for us to hold reckless drivers accountable to a criminal level. DUIs become attempted murder charges. repeat speeding tickets turn into impounded cars. actual enforcement of speeds in school zones. A tax on excessive vehicle weight. arming our busses with dashcams and cash rewards when they report aggressive drivers to fine. lighting placed at all crosswalks.



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

I said a lot about transit safety previously and how I'd actualize it. Let's consider public safety. I want better education and less desperation. To take from my website: That means good schools, fair wages, and help for those in crisis. ✓ Schools that prepare kids for careers, not just college ✓ Wages that let parents be home at night ✓ Help for people before they're in handcuffs. How do I actualize it? By funding it with the previous equitable funding ideas and strategies.

The Eastside faces unique challenges when it comes to affordability, transit connectivity, and suburban versus city identity. What are your thoughts on how we can envision the future of urbanism on the Eastside?

By making it about people. Affordability, transit, and connectivity. Getting people together and getting them liking each other. The future of urbanism I hope to see is a connected community. One where nobody is scared of one another. At the base level, we have similar values between us. We want a better life for us and our kids. We want to have stable jobs. We want to eat good food, drink clean water, and have safe neighborhoods that we can afford to live in. If we make urbanism about meeting the needs of the base human condition, I see a lot of success.

Do you support camping bans or sweeps? If elected, how would you adapt or change current law/policies to protect and support our neighbors?



I don't support criminalizing poverty through punitive sweeping, —but I also refuse to accept that leaving people to suffer in tents is the best we can do. I think there needs to be a coordinated approach, from immediate harm reduction combined with systemic fixes and housing-first solutions. By that I mean specifically, creating safe storage spaces for people to store their immediate belongings, medications, and paperwork, and opening up mobile or popup hygiene areas where people can shower and clean themselves. I want to do what I can, wherever possible to increase the housing supply, and not just increase the housing supply, but lower the cost of housing and cost of living. I also want to bring more living wage jobs to the city, so people have more opportunities and options to work. We should be supporting people with job training programs as well, to make sure that they can find and make a good living.

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

Bellevue's current plan tinkers at the edges of our housing, climate, and inequality crises. I want it to redistribute power and land back to working people: Putting in language around tenant rights and public housing. I'd like to move towards car free areas like old bellevue. move towards transit first zoning. requiring protected bike lanes in new streets and developments. Work us towards a true 15 minute policy putting in incentives for groceries, schools, and clinics in every neighborhood