



# 2018 Legislative candidate survey

Candidate name:	Maralyn Chase	Legislative district:	32		
You are a candidate	e for: House of Representatives	Senate			
If you are a candida which position are	ate for the House of Representative your running for?	s, Position 1 Position 2			
Local government background  Have you ever been elected or appointed to a local government position, Yes No or served on a local government board, committee, or as staff? Local Sovernments include cities, counties, public utility districts, school districts, fire protection districts, port districts, and more.					
lf yes, in what capacit 2002 - 2010 Represe 20112018 Senato	entative 32LD				
increase fees on servi have been restored. H	local revenues Inters fiscal problems, legislators ofter Ices provided to cities to fill the state's Ices during the last recession, the Ices do ther local government cost drivers	budget deficit. Recently, some Legislature enacted cuts and	e shared revenues d diversions, while		
<ul> <li>Changes in liquor supported essentia</li> <li>Sweeping and divergent from the nationally operating; and</li> </ul>	tax and profit distributions resulting in al local services, such as public safety erting over \$1 billion in local utility taxon- eracclaimed Public Works Trust Fund pay training fees for officers attending	y; es, real estate taxes, and proj (PWTF) that helps keep local	ect loan repayments infrastructure		
	oppose the Legislature continuing t		;		

Briefly describe one or more actions that you would take to ensure your views on these issues are accounted for by your caucus and in a final budget.

projects in order to balance the state's operating budget?

When the legislature began to strip revenues from municipalities in the middle of the night, I was there for the cities fighting the loss of the liquor taxes revenue. Our valiant effort was for naught but the AWC lobbyist acknowledged our fight with bouquets of flowers the next day. I believe we need an organization such as the Association of Washington Cities/Counties to demand tax reform – at least restore the property tax base so that both tangible and intangible property is taxed as is called for in the Constitution. I would be happy to discuss tax reform at any time. The Department of Revenue study of 2016 pointed out on page 1-2 that in property tax alone, the state tax exemptions amount to \$10,678,427,000 while **local tax exemptions** amount to \$48,441,605,000. Over \$59 billion in property tax exemptions. Imagine what would happen to

citizens' property tax bill if we did away with property tax exemptions. Property taxes are a budget driven tax; local governments decide how much money they need and the assessor divides up each tax payer's responsibility for their fair portion of the taxes – of course if they are not in the property tax base, their property will not be assessed any taxes. Removing a property tax exemptions broadens the tax base, and at the same time reduces the tax rates. Citizens who have had ever increasing property taxes would receive a tax deduction.

#### 2. Basic infrastructure financing

Cities face many challenges when repairing and updating critical infrastructure such as drinking water and sewer systems. Historically, the Public Works Trust Fund (PWTF), a revolving loan fund, was a significant source for financing infrastructure. As the state wrestled first with a recession and then with the *McCleary* education funding challenges, legislators repeatedly turned to diverting these funds and leaving nothing in their place. Since 2013, nearly all of the tax revenues deposited into the PWTF were diverted to the state's education funding account instead. Those revenues were scheduled to come back to the PWTF in 2019, but the revenue diversions were extended another four years.

Would you support or oppose a budget that diverted more resources			Oppose
from the PWTF to address state general fund obligations?			$\boxtimes$
Do you believe that it is part of the state's obligation to help	Yes	No	
fund critical local infrastructure, especially when taxes and fees raised to do so in 1985 continue to be levied?	$\boxtimes$		

# As a lawmaker, how will you work to secure the revitalization of the PWTF and protect it from future raids?

I am the leader in the Senate advocating for restoring the public works trust fund. But, I am not on the Ways and Means committee where the deals are cut. Nothing is going to change until the citizens, and that includes the Association of Washington Cities, decide to support tax reform and move our state to a balanced tax system. We all know that Washington State has the most regressive tax system in the entire United States. AWC should demand justice and fairness. The cities should make common cause with labor and other progressive organizations on this issue. The cities need the infrastructure and labor needs the jobs. Furthermore, instead of trying to take over the independent utilities, the cities should for partnerships to accomplish the necessary policy objectives. There is no legitimate reason for the cities to be at odds with civil society. Cities are not the only public institutions that are concerned with the "greater good" and they are missing an opportunity to build community through cooperation rather than confrontation in a war with their citizens.

### 3. Homelessness, affordable housing, and mental health

Across the state, housing costs are rising and affordability issues are impacting homebuyers and renters, as well as exacerbating the already critical homelessness problems in many communities. Mental health services are stretched thin and cities (not normally in the business of providing these particular social services) find themselves increasingly trying to help residents and keep their communities safe and secure. Cities have a strong desire to work together with the state, counties, business, nonprofit, and faith communities to help address these challenges. We continue to seek financing, regulatory, and funding tools to help.

Which of the following	g are priorities	for you? Choo	se all that apply.
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$\boxtimes$	Help	to	end	home	lessness
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Provide tools to help control the spiraling cost of housing

Would you support or oppose a proposal for the state to override local zoning or density decisions to promote more affordability in housing construction?	Support	Oppose 🖂			
Please elaborate on what you suggest doing to address one or more of these issues:  We need a State Department of Housing and Developing. The current Housing Development Commission would be moved to the Department of Housing. The department could be structured around the successful housing department in Singapore and would essentially function as a public housing or social housing department. Housing should be treated as necessary infrastructure, as important as any other public utility or service. People could still build single family housing if they choose and can afford it. I think the AWC should hold round tables on the Singapore model and perhaps even take a trip to Singapore to see how it works on the ground. We have homelessness and inadequate mental health services as a function and result of public policy. By our public policy we create homelessness and mental instability from lack of treatment. That should stop.					
<b>4. Economic development</b> Economic development opportunities vary greatly across the state. Some communities commercial or industrial areas or lack the needed infrastructure for critical developmen access to adequate broadband services. AWC supports expansion of current programs expansion of state Local Revitalization Financing (LRF) and Local Infrastructure Financing	t, and others s and funding	s lack g, including			
programs as options to incentivize economic development and support job creation.	ing room (En	1 1)			
Would you support or oppose legislation that expands the financing options available to local governments for economic development?	Oppose				
What other ideas do you have for bolstering the state's economic development of I do not support LRF or LIFT. They seldom work. I think the AWC ought to be honest and the need for reform.					
MICROBUSINESSES IN WASHINGTON STATE					
Washington State has a total of 384,264 businesses of which 331,715 are microbusi	nesses – 86	<b>3.3%.</b>			
66.4% of these businesses do not have employees. These are sole proprietors.					
20% of Washington state businesses, 76,852, have 1-4 employees;					
14% of Washington state businesses, 53,796, have more than 4 employees [Not in the	ne global 10]				
It is the microbusinesses that represent the potential for growth, in productivity	and job cre	eation.			
Every city should have a Department of Economic Gardening to help grow the 14%, a do believe the 14% who represent the middle market represent a treasurer trove for the economy: The middle market companies who actually stay in our communities and his need to be all about economic growth of the middle market and the aspiring middle market small businesses could expand their markets, obtain more orders, hire more per	ne developm re our reside arket. With a	ent of our ents. We			

#### 5. Local control

Cities succeed when they can respond to local residents' unique needs and desired outcomes through exercising local control. The State Constitution and state statutes provide cities with wide discretion in serving

their communities. However, the Legislature sometimes considers preempting cities from enacting local ordinances or engaging in certain activities. We believe that the relationship between the state and cities functions best as a partnership, where the state gives careful consideration to the varied conditions of local governments, and appreciates the importance of retaining local flexibility.

Do you believe that local control is important	Yes	No
to ensuring responsive local government?	$\boxtimes$	

If you disagree that local control should be preserved, please describe one or more specific issue areas or situations in which the state should preempt local control.

If you agree that local control should be respected, please describe how you would argue for the protection of local control to colleagues who want to preempt local governments.

Local control should be respected. However, there must to be rules in the game so that issues of equity and democracy are not violated. Far too often local residents are excluded by local elected while back room deals are cut and transparency and accountability are non existent.

OR

Local control does not mean local infallibility. There must be accountability for financial integrity but also, IMHO, accountability in democratic decision-making. The needs of the residents are oftentimes ignored and denigrated with justifications of "for the greater good." But tax credit venture capitalists often impose a model of development that does not include the current residents.

When people no longer believe in their local government, or their state government, we have a legitimacy crisis and a democracy deficit. Defending democracy is more critical now than ever before. I would be happy to discuss any of this in more detail.

If you have any questions, please contact Regina Adams, AWC Government Relations Coordinator, at 360-753-4137 or <a href="ReginaA@awcnet.org">ReginaA@awcnet.org</a>. Please return your survey by the end of the day on Wednesday, July 4 by:

- Email to ReginaA@awcnet.org;
- Fax to (360) 753-0149; or
- U.S. mail to AWC Candidate Survey, 1076 Franklin Street SE, Olympia, WA 98501-1346.

## Thank you for your participation!