



2018 Legislative candidate survey

Candidate name: Maralyn Chase Legislative district: 32

You are a candidate for: House of Representatives Senate

If you are a candidate for the House of Representatives, which position are your running for? Position 1 Position 2

Local government background

Have you ever been elected or appointed to a local government position, or served on a local government board, committee, or as staff? *Local governments include cities, counties, public utility districts, school districts, fire protection districts, port districts, and more.* Yes No

If yes, in what capacity?
2002 - 2010 Representative 32LD
2011 - -2018 Senator, 32LD

1. State-shared local revenues

When the state encounters fiscal problems, legislators often take revenues historically shared with cities, or increase fees on services provided to cities to fill the state’s budget deficit. Recently, some shared revenues have been restored. However, during the last recession, the Legislature enacted cuts and diversions, while unfunded mandates and other local government cost drivers remained unaddressed, including the following items:

- Changes in liquor tax and profit distributions resulting in losses of nearly \$200 million in funds that supported essential local services, such as public safety;
- Sweeping and diverting over \$1 billion in local utility taxes, real estate taxes, and project loan repayments from the nationally-acclaimed Public Works Trust Fund (PWTF) that helps keep local infrastructure operating; and
- Requiring cities to pay training fees for officers attending the Basic Law Enforcement Academy (BLEA).

Do you support or oppose the Legislature continuing to use locally-shared revenues or revenues intended for capital projects in order to balance the state’s operating budget? Support Oppose

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.

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

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.

4. Economic development

Economic development opportunities vary greatly across the state. Some communities have deteriorating commercial or industrial areas or lack the needed infrastructure for critical development, and others lack access to adequate broadband services. AWC supports expansion of current programs and funding, including expansion of state Local Revitalization Financing (LRF) and Local Infrastructure Financing Tool (LIFT) programs as options to incentivize economic development and support job creation.

Would you support or oppose legislation that expands the financing options available to local governments for economic development? Support Oppose

What other ideas do you have for bolstering the state's economic development opportunities?

I do not support LRF or LIFT. They seldom work. I think the AWC ought to be honest about the tax system and the need for reform.

MICROBUSINESSES IN WASHINGTON STATE

Washington State has a total of 384,264 businesses of which **331,715 are microbusinesses – 86.3%.**

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 global 10]

It is the microbusinesses that represent the potential for growth, in productivity and job creation.

Every city should have a Department of Economic Gardening to help grow the 14%, and perhaps the 20%. do believe the 14% who represent the middle market represent a treasurer trove for the development of our economy: The middle market companies who actually stay in our communities and hire our residents. We need to be all about economic growth of the middle market and the aspiring middle market. With a bit of help these small businesses could expand their markets, obtain more orders, hire more people.

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

