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Respondent

17

Anonymous

35:42

Time to complete

1. Name & office you are seeking *

Alan Ault, City Council Ward 4

2. New development activity has an impact on home cost, access and ultimately affordability. In 2019 the City of Missoula Office of Housing and Community Development presented a city housing policy outlining several private and public sector regulatory reform and development incentives. As a Council Member, what specific policies would you pursue to address the community's housing shortage? *

The residential building policies. It is unacceptable that builders/developers wait in excess of a year for reviews and to go thru the entire system.

3. Missoula is currently undergoing zoning "*code reform*"; what three changes would you propose for the update? *

Without reviewing what is on the table for building codes, my areas of concern are height restrictions, neighborhood character and subdivision permits and development.

4. A quarter of Missoula's workforce lives outside Missoula County. It is estimated that the lost property tax from commuters is in excess of \$6.6 million per year. As a member of the City Council what would you do to encourage people to live within the City? *

Don't forget all the lost property tax from all the properties the city owns. To encourage the people who commute to move in city we need to provide avenues for developers to build. We also need to recognize that these people drive, not ride bikes into town. We continually ignore the parking problem we have given these commuters. So more affordable housing and parking to help this 25% of our workforce.

5. State Law provides for tax increment financing (TIF) and urban renewal districts. TIF is used within urban renewal districts to combat blight and promote economic development. However, critics of TIF say that these urban renewal districts can be in place for many years, and TIF diverts property tax revenue away from schools and local governments. What changes to TIF statutes would you recommend, if any, to respond to citizen concerns? *

TIF works if handled properly. I would be a great tool. It works in many of Montana small towns. Here in Missoula, we have lost a large portion of tax revenue due to TIF and the mis-appropriations by the MRA. The MRA needs a revised mission statement and course of action. The first thing I want to see changed is if TIF funds are awarded and the recipient sells the property within 2 or 3 years, they must pay it back.

6. Do you support the City's anti-discrimination ordinance? How would you support Fair Housing for all in Missoula? *

Yes. When violations are found out, let the public know and expose the culprit and make an example out of them that this is not tolerated.

7. Property taxes are the primary source of funding for Montana cities. The City of Missoula's property tax rate has steadily increased over the last decade, putting additional financial pressure on the cost of housing. Given limited funding opportunities how would you prioritize city services? *

Cut back MRA. Police and Fire are number one priority. There are ways to make cuts but you asked about services priorities.

8. What, if any, local option tax(es) would you support? *

None. Puts local businesses at a disadvantage having to do the administration. Additional taxes are not the solution, cut wasteful spending.

9. As a member of the City Council what do you believe should be the top three priorities for the City? *

1.Cut spending 2. Cut out all the red tape in housing development and 3. Cut staff

10. Given the upcoming zoning code reform project, what are the two to three resources that you will use to make informed decisions? *

MOR, Contractors association and Builders association.

11. Treasurer's Name, Address and Phone Number *

Alan Ault, PO Box 1101, Missoula MT 59806

12. Will you accept REALTOR® Political Action Committee campaign contributions? *

☒ Yes

☐ No

Thank you for taking the time to complete this questionnaire.