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Respondent

1 Anonymous

39:00

Time to complete

1. Name & office you are seeking *

Kris Culdice Missoula County Commissioner

2. New development activity has a large impact on home cost, access, and ultimately affordability. The Missoula County Housing Action Plan states that a contributing factor to high housing costs is, "an undersupply of around 2,400 housing units in Missoula County."

As an elected official, what specific policy changes, if any, would you support to increase development across all price points in Missoula? *

I will remove all efforts from working with FEMA to extend the flood plains. Our current commissioners are working with FEMA to extend the floodplains, which will affect over 150 homes from Clinton to Huson. These homes will automatically be put in the floodplain and will be forced to carry flood insurance. This will make these homes less desirable, and no mortgage company will want to finance them. This will lead to Missoula county citizens losing their homes and at a time where home prices are expensive and not too many are on the market. Our commissioners are trying to remove access to affordable living. I firmly stand against floodplain expansion.

3. High housing costs also contribute to a lack of workforce housing. Missoula is an employment anchor in western Montana, but a quarter of Missoula's workforce lives outside Missoula County.

What specific policies would you pursue to address the community's workforce housing deficit and ongoing needs? *

This is correct. Our current county commissioners are doing nothing to help this issue Charlie park owner of pyramid lumber has requested many times for on site work housing. They have enough property, space and big enough area for drain fields. They tried to get them approved through the commissioners and every time they were denied. Now pyramid lumber is shutting its doors and the county commissioners aren't doing anything to help. This contributes to more job loss and the reasons why large business owners are leaving Missoula county or pulling workers from other counties. Our commissioners are not making this a business friendly county.

4. The 2023 Legislature enacted the Montana Land Use Planning Act, which grants a planning administrator the authority to review and decide on development applications based on the land use plan and zoning regulations. This aims to streamline the housing development process.

Do you support the implementation of administrative review for eligible land use decisions by the county? *

No it's a county issue and the county should decide not the state.

5. Montana policymakers must address the disconnect between growth in our communities and inadequate infrastructure.

What legislative changes would you support or propose to help communities invest in infrastructure to keep up with the demands of growing local economies and populations? *

As a commissioner, I do not propose or support legislation. As a commissioner, I deal with budgets and a main job of the commissioners is making sure all infrastructure is current and operational like roads, bridges, ect. Unfortunately, in Missoula county, our commissioners have let three bridges deteriorates so bad that they have had to be shut down. One is in Missoula. It's the Mclay bridge and the other two are in Seeley Lake. These are issues that could be fixed but instead they took the money and spent it on Marshall mountain, which I believe we should sell.

6. Housing development outside of areas with access to municipal water systems frequently rely on exempt appropriations statutes for water supply.

What are your thoughts on current statutes? What, if any, changes would you support? *

As Missoula county continues to grow, we need to have proper infrastructure for water and sewer out to these areas that are looking to be developed within the next 50 years like the Wye. We either develop a new sewer plant up at the Wye or we pipe everything to the current sewer facility. These are issues that need to be reviewed.

7. Property taxes are the primary funding source for local government services and infrastructure and help to fund public services, infrastructure, and education. Increasing mill levies and increasing property value assessments have left many property owners demanding relief.

What policies would you support to provide permanent property tax relief to Montana homeowners? *

I believe it is the commissioners job to negotiate where the money goes in the county, to help the tax payer, and not tax them out of their home. I am proposing. We sell Marshall mountains and use the proceeds to help our elderly on fixed incomes who are being taxed out of their homes. I would take the proceeds and put them into a fund that would allow certain people with fixed income to fix their taxes for the life of them living in the home. Our current commissioners do not have a balanced budget and haven't been able to have their budget audited since 2021. This means the county is spending money without being checked and this is now leading to higher property tax for the citizens of Missoula County.

8. State Law provides counties with Targeted Economic Development Districts (TEDD's,) which authorize the use of tax increment financing (TIF) in support of value-adding economic development projects.

How would you envision the county using its existing TEDDs or new TEDDs to support economic development? Do you have any specific policy changes or ideas about TIF and /or TEDD's? *

This money should be used for the expansion of infrastructure. Roads, the three bridges in our county that are crumbling, upgraded water and sewer to areas that are seeing high demand. This money should be focused on the county and nowhere else.

9. The National Association of REALTORS includes sexual orientation and gender identity anti-discrimination language in their code of ethics. Montana does not prohibit discrimination based on sexual orientation and /or gender identity.

As an elected official do you support legislation to prohibit discrimination based on sexual orientation and /or gender identity? *

As a county commissioner, we do not enact legislation we deal with the counties budgets and appropriation of funds. We do not write bills or legislation.

10. REALTORS® believe that private property rights are fundamental to our free-market system and are a cornerstone upon which this nation was founded. Our United States and Montana Constitutions recognize and protect the right to own property. A strong economy depends upon preserving the right to freely own, use, and transfer real property.

If elected, what approach will you take to balancing private property rights with public interests? *

I believe homeowners rights are continuously in danger and under attack. For example, the current county commissioners are working with FEMA to take away property rights of over 150 community members. I feel the federal government needs to keep their hands out of our county and this is one step I would take to ensure homeowners have property rights.

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

Kris Culdice 406-261-1866 P.O. Box 1404 Missoula, MT 59806

12. Will you accept PAC contributions? *

Yes

No

Thank you!

We appreciate you taking the time to complete our survey so that we might better understand your position on key issues facing our community. The committee will be evaluating surveys received and responding within a few weeks regarding next steps.