

View results

Respondent

16

Anonymous

27:51

Time to complete

1. Name & office you are seeking *

Lynn-Wood Fields for City Council Ward 5

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? *

First of all, I am very proud of the city of Missoula for being willing to address this issue head on. It isn't a quick fix but we are making headway to create solutions. As a city council member, I would pursue communication to local homeowners about ADU's and their positive impact on their property and rental opportunities. I would pursue grants to help areas work on access to areas to create more properties similar to those on Mullan road. I would also take a look at zoning for density opportunities.

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

For the "code reform" I would propose an increase in density zoning, simplification process around road access approval, and a mixture of predictability and flexibility for developers who are looking to create more housing options.

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? *

I believe we are looking at a supply and demand issue. Many workers live outside the city because for some the housing prices make more sense. I believe more opportunities to live affordably in the city would make a difference. Again, this comes down to a supply and demand issue that is currently being addressed.

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 can be an incredible resource for our community and to help developer's with risk; however, I feel that it can and has been misused with some of the private sector elements like the Mall. I would recommend a review of our current TIF projects before pursuing others from the city. I would also recommend more transparency to the citizens around how this works, why the decision was made and how they benefit if we decide to pursue projects in this way. There is a deep misunderstanding about how this works and why it is used. When people don't understand, they fill in the blanks and it is not usually positive. So more transparency and updates about positive impacts of previous TIF projects.

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

Yes, I am in strong support of our fair housing. I believe we do a great job in this area and would continue to support the great work of the Fair Housing authority. I would say there seems to be a need for a way for renters to be more supported around landlord issues though and that may be a way for better legal and transparency about rights.

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? *

I think this is an excellent question. As a homeowner who has seen their property taxes grow every year, I think about how to deal with this issue. I think first and foremost, the city budget needs a deep dive into the line items within our current finances. I agree with the zero based budget idea that we look at each department and determine if the funding is being allocated appropriately. Finally, I feel that we should work with our state legislatures on allowing communities to have their own visitors tax (like Whitefish's resort tax) to help with our financial budgetary issues rather than always placing the burden on property tax payers.

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

I would support a visitor tax that taxes rental cars, hotels, etc to help increase funding from visitors.

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

Prioritizing housing
Transparent budgeting
Zero based budget review

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

Site Line Institute, Governor's task force, Homeward

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

Lynn-Wood Fields 2605 Valley View Drive 406-249-6294

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

☒ Yes

☐ No

Thank you for taking the time to complete this questionnaire.