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Respondent

12

Anonymous

66:42

Time to complete

1. Name & office you are seeking *

Ward 2 (2 year term completing Mayor Hess' term)

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? *

Missoula needs to reduce upfront cost in housing development in order to reduce overall housing cost. Cost reduction can be achieved by utilizing available City owned property. Federal grants for infrastructure are available and are being awarded elsewhere, which would also offset upfront cost. Affordable housing developers can benefit from tax incentives, creating affordable housing options for families while shifting population growth to those areas and freeing up other properties for potential redevelopment within the existing neighborhoods. Current city codes need revised, but in moderation. Absolutes will not be warmly met by either polarized side in the current codes discussion.

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

Hold tight to 1000 sq feet per complex in a multi complex. Hold tight to 1.5 parking spaces per complex. Allow for a development of duplexes and multiplexes in areas previously coded as single family homes, but seek moderation. 100% does not accurately reflect the future projected growth. Project the growth and plan to meet or exceed it rather than aim for 100% which does not reflect the needs of the population.

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? *

The question does not make logical sense. The work force outside the County does not take into consideration the work force inside the county but outside the City. If there is a housing shortage, then there is no reason to encourage people to live within the city. There is no property available to tax.

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? *

Much tax revenue is being misdirected to other projects, not just TIF. TIF is one of the few options available to restore and revitalize vacant or poor performance properties in our urban areas. TIF is an investment in the future. However, that investment comes on the backs of the property owners and trickles down to the renters, further driving unaffordable housing. TIF has enormous potential to be abused.

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

It's disheartening to have to have the ordinance to begin with, but absolutely necessary. Fair housing for all is not currently possible with housing shortages, but equal opportunity for available housing is a constant.

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? *

Listening to your constituents would be a priority. Getting some of the high cost developments on the ballot rather than making decisions within the City Council, a part time job, would empower the citizens' voices. Transportation infrastructure needs revised. Start with multi level parking structures with solar panels and dual purpose city offices built in. Connect that to a multi-modal transportation hub. Incentivize utilization of public bus transportation. Utilize the pre-existing rail to build a trolley/commuter train system. Develop a portion of Reserve street into a throughway with exits, no lights. Keep the traffic moving. Synchronize the traffic lights.

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

1% sales tax to fund TIF. Let's start there. Shift the burden from the property owners. That might be at the State level of government, but I would support TIF being locally funded with Sales Tax.

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

1. Balanced budget. Budget what you intend to spend and then tax accordingly. Tax the correct population.
2. Award competitive contracts to multiple entities for similar projects where multiple entities exist to provide similar services. Offer a portion of contracts to small businesses. A lack of contractors available applying for bids is a result of smaller contractors not getting opportunities to compete in the past.
3. Place high dollar projects on the ballot for public approval. Large amounts of funds are going toward projects that draw little public interest and the projects are starting near or after the next potential poll.

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

Constituent input. Standing laws & statutes. Past proven successes and best practices of similar cities outside the region.

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

Timothy Garrison

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

☐ Yes

☒ No

Thank you for taking the time to complete this questionnaire.