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Respondent

11

Anonymous

4256:49

Time to complete

1. Name & office you are seeking *

city council ward 6

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? *

I would work on policies around incentivizing affordable housing, equity in land use, preserving current affordable housing, exploring new funding sources, tracking and analysis of programs for success and improvements, as well as looking to preserve and expand our partnerships with private and public stakeholders.

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

I would propose changing parking requirements, an increase in land use incentives, and an evaluation of set backs.

I would like our code reform process to create a system that is more responsive to developers needs, and that has the flexibility to create the wider variety of options Missoula needs to address it's historic housing shortage.

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? *

Perhaps the greatest two things Council members can do to promote people living in Missoula is to work towards making housing more affordable while also advocating for an increase in wages. People aren't living in Missoula because they can't afford to pay their rent despite the fact that they work in Missoula.

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? *

I think one possible solution would be to require sunset clauses that can not be continued or rolled over for any reason. A system of guard rails needs to be created so that TIF funds can't be continually rolled over.

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

I do support the City's anti-discrimination ordinance. One of the greatest steps we can take towards fairer housing is by updating our zoning code so that it reflects all of the city's policy's regarding fair housing.

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 would seek to prioritize city services by identifying the areas with the greatest needs within each of the wards of Missoula. I would then work with my fellow council members to establish an equitable method for allocating funding to each of the areas based on those needs. It is also very important to strategize with city staff when determining budget priorities. Services such as police and fire should be equitably distributed throughout the city to the best of our ability at all times.

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

At this time more local taxes on property owners should not be an option. I would support other local tax options, such as a gas tax, if that were an available option which it is not currently.

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

Housing
Homelessness
Infrastructure

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

City staff and consultant reports, private and public data and information, as well as community input.

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

Kelly Yarns, P.O. Box 3591 Missoula, MT 59801, 406) 270-0869

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

☐ Yes

☒ No

Thank you for taking the time to complete this questionnaire.