

1. Name & office you are seeking: *

David Quattrocchi, City Council representative Ward 4

Private Property Rights

2. What does "support for the rights of private property owners" mean to you? *

I believe supporting the rights of private property owners means protecting everyday people—especially small homeowners and tenants—from corporate landlords and speculative development. True support means ensuring property is used responsibly and in a way that serves the broader community's need for affordable housing, environmental sustainability, and equitable growth.

3. Can you think of an example when the city government should NOT fully recognize private property rights? *

I believe there are times when private property rights must be balanced with the public good—especially during housing and climate crises. For example, if a landlord keeps dozens of housing units vacant during a housing shortage just to drive up rents, the city should explore policies like vacancy taxes or even temporary public use mandates. In cases like that, protecting the broader community must take precedence over unchecked property speculation.

Housing Affordability, Availability & Non-discrimination

4. What are your thoughts about Accessory Dwelling Units? *

I support Accessory Dwelling Units as one tool to address our housing crisis—so long as they're implemented with strong protections for affordability, tenants' rights, and neighborhood stability. ADUs can provide more housing options without sprawl, but they shouldn't become a backdoor for real estate speculation or short-term rentals that displace long-term residents. The city must regulate them carefully to ensure they serve working people, not just profit interests.

5. What are your thoughts about Short-Term Rentals? *

I believe short-term rentals (STRs) like Airbnb have contributed to our housing crisis by taking homes off the market and driving up rents for working people. While a few STRs may help residents make ends meet, especially in owner-occupied homes, corporate and investor-owned STRs should be strictly limited or banned. Housing should be for people to live in—not for profit at the expense of our community's stability and affordability.

6. What are your thoughts on market-rate housing and development? *

I believe market-rate housing alone will never solve our housing crisis because it's built to generate profit, not meet human needs. While new development can play a role, relying on the private market without strong public investment, affordability requirements, and tenant protections just deepens inequality. We need a shift toward social housing, community land trusts, and policies that treat housing as a human right—not a commodity.

7. What action can the City take to help with housing affordability and availability? *

I believe the City must take bold, proactive steps to address housing affordability and availability. This includes investing in publicly owned and permanently affordable housing, expanding support for community land trusts, implementing strong renter protections like rent stabilization and just-cause eviction laws, and heavily regulating or taxing vacant properties and short-term rentals. The City should also push back against speculative development and ensure that public land is used for the public good—especially to house working-class Missoulians.

8. REALTORS® believe in fair housing policies, anti-discrimination and opportunity for all. What does "fair housing" mean to you, and can you give an example of it? *

Fair housing means everyone—regardless of income, race, gender, disability, or background—has equal access to safe, stable, and affordable housing. But true fairness goes beyond anti-discrimination laws: it means actively dismantling the systems that create housing inequality in the first place. For example, ensuring that new affordable housing is built in historically exclusionary neighborhoods, not just low-income areas, is a concrete step toward fair housing and economic justice.

Infrastructure & Transportation

9. There are many planned infrastructure projects in Missoula. What is one that hasn't been addressed that you'd like to see and why? *

One critical infrastructure need that hasn't received enough attention is the build-out of sidewalks, especially in low-income neighborhoods like Northside, Westside, and Franklin-to-the-Fort, where many streets still lack safe pedestrian infrastructure. I'd prioritize fully funding sidewalk installation through public funds—not special assessments—to ensure all residents, regardless of income, have safe, walkable streets. This approach not only boosts public safety and equity but supports our broader goals of affordability, climate action, and community cohesion.

10. What are the biggest opportunities Missoula has in infrastructure and transportation when it comes to housing and growth demands? *

I see one of our biggest opportunities in aligning infrastructure and transportation planning with equitable, affordable housing development. By expanding public transit, building dense, mixed-use neighborhoods near transit corridors, and investing in bike and pedestrian infrastructure—especially in historically underserved areas—we can reduce sprawl, lower transportation costs for working people, and create more sustainable, connected communities. This approach supports housing growth that actually meets the needs of Missoulians, not just developers' bottom lines.

11. What is your position on connecting the City sewer and water to communities outside the current City limits? *

I support connecting City sewer and water services to communities outside the current limits—but only if it's done with strong conditions that prioritize affordable housing and community control. Expanding services can help address regional housing needs, but we must prevent unchecked sprawl and corporate-driven development that displaces working-class residents. The City should use this opportunity to invest in sustainable growth that benefits everyone, not just private interests.

Economic Development

12. What do you see as the primary challenges in Missoula's Commercial Real Estate development? *

I recognize several key challenges in Missoula's commercial real estate development:

Housing Affordability and Economic Displacement: The rapid increase in housing costs—median home prices have surged from \$332,000 in 2019 to \$600,000 in 2024—has made homeownership increasingly out of reach for many residents. This affordability crisis can lead to economic displacement, where long-term residents are forced to move due to rising costs, affecting community stability and local businesses.

Limited Commercial Space Supply: Despite high demand, Missoula faces a shortage of commercial spaces, particularly in the office and industrial sectors. For instance, the office vacancy rate has decreased to just under 9%, and there is limited new office development in the pipeline. This scarcity can hinder business growth and economic diversification.

Infrastructure and Zoning Constraints: The city's infrastructure and zoning regulations can sometimes impede timely development. For example, the redevelopment of the historic Old Post Hospital faced significant delays due to zoning restrictions and preservation concerns, despite the property's potential for revitalization.

Economic Uncertainty and Job Losses: The closure of major employers, such as Pyramid Mountain Lumber and Roseburg Forest Products, has led to job losses in key sectors. While Missoula's unemployment rate remains low, the loss of export-focused jobs can dampen population growth and reduce demand for commercial real estate, affecting long-term market stability.

Addressing these challenges requires a balanced approach that promotes sustainable development, equitable housing policies, and strategic infrastructure investments to support both residents and businesses in Missoula.

13. Which stakeholders would you contact as trusted sources on topics of economic development? *

I would reach out to a diverse group of stakeholders to get a full picture of economic development challenges and opportunities, including:

Local labor unions and workers' organizations to understand the needs and rights of working people.

Community land trusts and affordable housing advocates to ensure development benefits everyone, not just investors.

Small business owners and local chambers of commerce for insights on barriers and opportunities in the local economy.

Environmental groups and climate justice organizations to align economic growth with sustainability.

City planners and public officials to discuss policies and infrastructure plans.

Neighborhood associations and resident groups to hear grassroots concerns about development impacts.

Engaging these voices helps build a more equitable, inclusive economic strategy grounded in the needs of Missoula's diverse community.

14. What is your definition of a “healthy real estate market” from both a commercial and residential point of view? *

I define a healthy real estate market as one that prioritizes people’s right to affordable, stable housing and equitable economic opportunity over profits.

From a residential perspective, this means ample affordable homes and rentals are available to people of all incomes, with strong tenant protections, minimal displacement, and no speculation driving up costs.

From a commercial standpoint, a healthy market supports local businesses and community needs—offering diverse, accessible spaces without encouraging unchecked corporate dominance or pushing out small, independent enterprises. Ultimately, a healthy market serves the community’s well-being, not just investor returns.

Taxation & Fiscal Responsibility

15. Share your thoughts on real estate property taxes and some options the city could explore to demonstrate fiscal responsibility that might alleviate property taxes. *

I see property taxes as a necessary tool to fund vital public services—but they must be fair and not place undue burden on working-class homeowners or renters indirectly. To demonstrate fiscal responsibility and alleviate property tax pressures, the City could explore:

Implementing progressive property tax rates that tax luxury and speculative properties at higher rates while protecting primary residences.

Introducing or increasing vacancy and speculation taxes to discourage leaving homes empty or flipping properties for quick profit.

Expanding community land trusts and public ownership models that take land off the speculative market and stabilize taxes.

Cutting wasteful spending and prioritizing investments that boost long-term economic resilience, like affordable housing and transit.

These steps can help ensure property taxes fund a just, sustainable Missoula without overburdening everyday people.

16. What would you do as an elected official to demonstrate fiscal discipline? *

I would demonstrate fiscal discipline by prioritizing transparency, community input, and equitable spending that centers residents’ needs—not corporate interests. I’d push for:

Careful budgeting that funds essential services like affordable housing, public transit, and social programs without unnecessary cuts.

Regular audits and public reporting to hold the city accountable for every dollar spent.

Rejecting projects that primarily serve developers or increase inequality, focusing instead on investments with proven community benefits.

Collaborating with grassroots organizations to ensure funds address real needs, especially for marginalized communities.

Fiscal discipline means managing resources responsibly to build a more just and resilient Missoula for all.

Community Engagement & Governance

17. Share a few current community issues where you think collaboration with REALTORS® would benefit the greater community. *

I believe collaborating with REALTORS® could be valuable in areas like:

Promoting fair housing practices to combat discrimination and ensure equal access to housing for all community members.

Developing affordable housing strategies that balance market realities with the urgent need for stable homes, especially by supporting owner-occupied Accessory Dwelling Units (ADUs) and community land trusts.

Crafting policies around short-term rentals to protect neighborhood stability and address housing shortages.

Working together on these issues could help create more equitable, inclusive housing solutions while holding the industry accountable to the community’s needs.

18. What organizations in the community are your “go to” for building strategies in commercial development and housing? *

My go-to organizations for building strategies in commercial development and housing include:

Missoula Housing Authority for insights on affordable housing programs and public housing initiatives.

HomeWORD and Front Step LLC for innovative community-led housing solutions that prioritize long-term affordability.

Montana Building Industry Association to understand construction trends, while critically engaging to push for more equitable development.

Missoula Economic Partnership for regional economic development data and collaboration opportunities.

Local labor unions like the Missoula Building Trades to ensure development projects support good jobs and workers’ rights.

Neighborhood Councils and grassroots organizations to keep community voices central in planning and development decisions.

These groups provide a balanced perspective on sustainable, equitable growth for Missoula.

19. Do you volunteer in the community, and if so, where? *

Most of my volunteering has been with Food Not Bombs, a local food justice group, and other projects with underprivileged community members.

Please answer the prompt below:

20. Treasurer's Name, Address, Email Address & Phone Number *

No treasurer selected yet. For now, it's me. David Quattrocchi, 531 E. Sussex Ave., Missoula, MT 59801. dq4missoula@gmail.com (406) 282-4089

21. Will you accept PAC contributions?

☐ Yes

☒ No