

1. Name & office you are seeking: \*

Sean Patrick McCoy, Missoula City Council, Ward 6, the 2 year seat.

## Private Property Rights

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

To me that means supporting peoples individual rights as a property owner. As a property owner I fully support these principles within the context of the law. I do not believe owning property gives you the right to do anything you want with it, which is why we have government. Our government is supposed to strike a balance between the needs of the entire community and that of the individual through our laws.

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

The primary example is saftey. There are going to be times when a municipality will have to exercise it's eminent domain powers. Ideally being used as a check and balance within the system, not abused for land seizures.

## Housing Affordability, Availability & Non-discrimination

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

I fully support them, and am hopeful that the new code coming out will create some flexibility around building them. I would like developers to have options for set backs, and well defined variables in height options. The primary thing I hear from constituents is how close ADU's are to the fence line, and how tall they are.

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

I think that we have to work with people as closely as we can to determine the appropriate inventories. This is a real balancing act in a community like ours because we really need a robust long term rental pool. We are still a college town, and we still have lots of seasonal employees.

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

I believe these are great programs to enact where and when we can. We are never going to build the inventory that is actually needed to address the housing crisis so we should be taking every opportunity to build a variety of places for people to live.

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

I think we can work on policies that incentivizing affordable housing, equity in land use, while also preserving current affordable housing such as trailer lots. I also believe in 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.

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 to me means full protections under the law to obtain housing as a renter or owner. All too often discrimination has stood in the way of good hard working people obtaining housing. One example would be an individual receiving a 30 year home loan based solely on their financial ability to meet the contract, rather then being denied based on their race, ethnicity, or identity in some way.

## 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? \*

I would like to see River Rd. moved up the list significantly. There are two new subdivisions going in on River Rd. and the infrastructure on this stretch of road needs updating asap. This is my neighborhood and I have been clamoring for updates on River Rd. for a while now.

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

I am going to list one, connectivity, but this single item has the potential to influence every aspect of our housing and growth demands. If we can create a robust and diverse transportation plan and system we might stand a chance at managing the growth we will continue to experience.

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

I believe that as the city grows city services like sewer and water are going to reach most homes. I believe that connecting to the city sewer system is very common sense and of the utmost importance given the possible public health implications. And, I think that process can be thoughtful and not overly heavy handed, particularly if we can keep costs down for connection.

Regarding water, I believe we should take this on a more case by case basis. Water rights and the aquifers ability to meet demands is very complicated. There are also agricultural implications that could arise within the area of water rights, and as a farmer I am keenly aware of the importance of good fair regulation of the water table.

## Economic Development

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

One thing I have heard is large commercial spaces. It would seem that we could use some larger scale commercial space. It just really depends what is in the new code that is coming out. One of my main desires is flexibility. I would like to see us develop a code that has flexibility so we can find more ways to accomplish our goals.

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

Well at this point in my political career I'm not sure I can say I have any stakeholders who I could contact. However, I do have friends within the industries associated with economic development. I'm not sure it is appropriate to name drop, but I do have people who I seek out advice from and our mentors to me.

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

I think I would define a "healthy" real estate market as one that is accessible to the greatest number of people through affordable pricing and good loan rates.

## 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 am not very familiar with the term real estate property taxes. Taxes at the time of a sale are rather reasonable as I recall. Perhaps you mean property taxes. In that regard I think the property tax system in Montana is antiquated and hurting hard working Montanans.

I'm honestly not sure how much can be done with the city's budgets. I look forward to diving into them to see what is possible. And, they are razor thin after basic services are funded. As long as the state and federal funding continues to dry up local municipalities are going to struggle more and more. We could increase revenue through a modernized state tax system that doesn't have to be a strict across the board sales tax. And we could redirect millions of dollars in local budgets if the feds would just start funding infrastructure projects in a real big way.

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

I would push for audits and metrics of the city budget. I would also look to curtail our use of consultants. And, I would very much like to create a public outreach program to help people understand exactly where their tax dollars are going every year.

## Community Engagement & Governance

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

Every houseless issue around our shelters. Updating our city code.

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

Habitat for Humanity. I have a good friend who works there.

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

Currently, I sit on the Missoula Consolidated Planning Board.  
I am also a member of the Missoula Farmers Market Board.  
And, I volunteer as a coach for youth sports with the city's parks and recreation league.  
I have also volunteered enormous amount of time to various non-profit organizations over the last 25 years.

Please answer the prompt below:

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

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

21. Will you accept PAC contributions?

☒ Yes

☐ No