

1. Name & office you are seeking: \*

Sandra Vasecka - Missoula City Council Ward 6 (2 year term)

## Private Property Rights

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

Allow for rezoning requests, streamline permitting processes, and deregulate burdensome regulations.

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

I guess if it was a public health (not public safety) issue... but I can't think of a specific example. We as a city should strive to protect private property rights.

## Housing Affordability, Availability & Non-discrimination

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

Awesome addition to any property.

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

Great opportunity for owners and renters alike.

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

The only way to keep prices truly competitive.

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

Stop interfering in private development, and reduce requirements for inclusionary zoning.

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 should have a shot at safe, affordable housing without being priced out by red tape. Cutting excessive regulations and protecting property rights helps lower costs and open doors for more families.

## 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? \*

The main issue in my ward is sidewalks. I recently spearheaded a process to lower the max assessment for individual homeowners for sidewalks in front of their property from \$9,000 to \$3,500. While that helps alleviate the burden on the individual, it hinders the ability to afford more sidewalks. We need to reevaluate our priorities to ensure that sidewalks could be more fully funded.

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

Missoula can ease housing pressure by fixing what we have, like roads and sidewalks, without piling on new regulations

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

If the property owner asks to be connected we should allow it. But we shouldn't force annexation on owner's who don't want it.

## Economic Development

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

Unnecessary red tape. It seems like the wave of out of staters coming in and raising housing prices has plateaued or even declined, so as long as the City doesn't over regulate we should be able to have a healthy housing market.

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

Missoula Economic Partnership, MOR, private landlords, Chamber of Commerce, the Mayor, a Missoula legislature from both sides of the aisle, and my dad.

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

One where it doesn't take a lifetime to sell or buy, both the buyer and the seller being satisfied with the purchase. Homes are affordable for all sorts of different families, small business don't get squeezed out, and we don't let overregulation choke growth or drive up prices.

## 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. \*

My property tax stance led me to being appointed to the Governor's Property Tax Task Force last year. We need to curb our spending, focus on funding main things like infrastructure and public safety. We also need to curb the amount of levies being placed on the ballot, ensure proper voter turnout in order for levies to pass, have a sunset period on levies (instead of being in "perpetuity"), and revisit levies that have already been voted in in perpetuity.

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

My voting record proves my commitment to fiscal discipline. Vote no on unnecessary or unaffordable items. Or vote no occasionally. Even once, I don't think some of my colleagues have voted no in their career...

## Community Engagement & Governance

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

Helping streamline housing regulations is a big one, they understand firsthand how red tape affects affordability. Also when it comes to safety and livability, they can offer helpful insights into community planning by ensuring public spaces remain welcoming without compromising property rights.

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

Currently I reach out to legislators from both sides of the aisle, former elected officials, former and current colleagues from council, and a couple realtors I know.

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

I used to be an election judge and I have previously volunteered at the Huckleberry Festival in Trout Creek. Council, my other job, and 2 small kids really hinders the free time.

Please answer the prompt below:

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

Sandra Vasecka, PO Box 3953, Missoula, MT 59806

Please answer the following question below:

21. Will you accept PAC contributions?

☒ Yes

☐ No