

1. Name & office you are seeking: *

Michele Whitmire City Council Member Ward 2 Missoula MT

Private Property Rights

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

Supporting the rights of property owners by recognising and protecting the legal rights of individuals to own, use, and control their property. Ensuring that individuals are not deprived of their property without due process of law and agreed on compensation. Governments must follow legal procedures and provide agreed on compensation when purchasing private property for a just and healthy use for public use. Individuals have the lawful right to own property and make decisions about its use within the bounds of law. Exclusion/ the right to prevent others from entering or using the property. The right to utilize the property for various purposes, subject to legal restrictions. The exclusive right to manage selling, gifting and bequeathing their property. The U.S. Constitution does, through the 5th and 14th Amendments due process clauses, which prohibit governments from taking private property without due process of the law. The bundle rights of private property owners is, the right of possession, the right of control, the right of exclusion, the right of enjoyment and the right of disposition.

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

When the private property owner infringes on "next door neighbor" property values by creating an environmentally unsafe property thus devaluing the property around said "unsafe or unsightly" neighbor.

Housing Affordability, Availability & Non-discrimination

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

ADU's are typically built with family in mind. An extension of the original home or a separate unit including their own kitchen, bathroom, and living space. If the original property is large enough to include such a space without overcrowding or infringing on others' properties' views, sight lines, noise pollution I am in favor of ADU's if the original property owner can provide an outline as to how the property will be used. As in, not for "open rental", but for a family member who is in need of assistance from family members as they are aging so forth. Setting boundaries, as in, space to prevent overcrowding and following the same guide lines in building and construction as all other homes are having to follow.

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

There are times when individuals are in need of short term rental due to their circumstances, i.e.: Having a home built and their house has sold. Being transferred in regards to job and looking for a new home. Transition timing. I believe that there should be rules in place and confirmation that follows those rules to ensure that neighbors do not have revolving door situations that could impact their property values or safety.

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

Market rate housing is determined by supply and demand. Typically it is offered at prices that reflect the prevailing market conditions. Normally it would mean constructions of new housing units intended to be sold or rented at market prices. Though I do believe that as supply and demand at times infringes on established neighborhoods' housing equity and overcrowding. I believe that those neighborhoods should have a voting say, and conversation with housing authorities and the city on how such developments could impact their lives.

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

Alot of factors determine housing affordability, Income levels, interest rates, property taxes and insurance costs all play a role in determining affordability. It can lead to a cost burden on the city as an individuals circumstances may change without forwarning or the individual may be right on the cusp of the 30% gross income, when housing becomes unaffordable, it can lead to housing instability, and even homelessness, which then becomes a huge issue for the city. A key factor for the city to recognize is the balance between the number of available housing units and the number of households seeking housing. Being aware, or forecasting zoning regulations, construction costs and deveoplements policies can all impact the availability of housing. The city can do it's best to seek future growth, what level that looks like, and the overall appearance of the city, job availability . to forecast the best outcome for affordability and availability, Missoula is a prime example as our homeless population is exploding because we cannot sustain a population that is unable to self care find jobs that could lift them out of need or reexamine our invite wheather by grapevine or happenstance, hence a burden on the city and the established citizens of Missoula.

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 is just that. Creating guidelines that DO NOT discriminate but hold the Houser responsible to do their part by ensuring that they indeed have a stake in creating their best life, whatever that may look like to ensure that they have a safe haven for themselves and their 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? *

Trying to stay in the know of what projects are in the planning phases and what has not been addressed is more than likely huge. Obviously those that come to my mind are more than likely on the table. Better traffice flow, a birds eye view of infrastructure and problem areas from housing to businesses to streets. Overcrowding of one ways, not enough 4 ways and occupancey of the main housing area's all play a key role in how the city flows. I believe sensible soultions are attainable if addressed with like minded solutions that can be brought to the fore front. Missoula is growing, and with that, again, forecasting is important.

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

We have Space, and we need to space it out.

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

As the population of Missoula and Missoula proper grows I believe that taking a look at that growth would determine what my position would be. Would it be cost effective and who would be paying for the project. A lot of rural residents have been on well water and septic for years. I would need to know the benefit of connecting to communities outside the current City limits.

Economic Development

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

I see a lot of unoccupied commercial properties in Missoula, could they be utilized for future development. Also, again, I see a lot of unused property in and around Missoula. The primary challenge in my eyes is not building commercial developments in residential neighborhoods that could impact property values and increase individuals real estate taxes. Finding a healthy balance would be of utmost importance to me.

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

Commercial property holders, developers and investors, lending institutions, business owners.

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

Supply and demand, often measured by inventory. Inventory refers to the number of homes available for sale at any given time. Striking the right balance is crucial not only for affordability and stability but also for long term economic health, both with residential and commercial property.

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. *

Controlling and cutting local spending. Addressing property assessments and valuations, implement assessment limits.

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

Ensure accountability in regards to taxes, monies spent with positive outcomes for all, eliminate waste spending, keeping the budget balanced, staying informed on budget spending.

Community Engagement & Governance

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

Keeping the community aware of future developments, common areas and communication.

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

Missoula building industry association. City of Missoula development services. Missoula County community and planning services, Missoula Economic Partnership.

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

I have in the past, Missoula 3:16 Trift Boutique, Missoula Day Center, Community Medical Center, Cancer Center of Missoula.

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

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Please answer the following question below:

21. Will you accept PAC contributions?

☐ Yes

☒ No