



# 2018 State Legislative Candidate Questionnaire

The Missoula Organization of REALTORS® advocates for REALTORS® and consumers. Our members would like to know your thoughts on priority REALTOR® issues. We thank you for being specific in your responses.

MOR has endorsed candidates in past elections and may do so in these elections. In order to be considered for an endorsement, candidates must return a completed questionnaire to MOR by the deadline.

Please return the questionnaire by no later than 8:00 AM Monday, March 26 to Sam Sill at [ssill@missoularealestate.com](mailto:ssill@missoularealestate.com).

## **BACKGROUND**

Name: Chase Reynolds

Office You Are Seeking: State Legislature Senate District 49

Mailing Address: 10228 Royal Coachman Dr

City & Zip Code: Missoula, MT 59808

Phone: 4065466334

Email: [chase.reynolds34@gmail.com](mailto:chase.reynolds34@gmail.com)

## **CAMPAIGN ORGANIZATION**

Treasurer's Name, Address and Phone Number: Dale Malhum

Will you accept PAC contributions? Yes

## **ISSUES**

Home prices in Missoula County have increased rapidly since the end of the economic downturn and incomes haven't kept up. The median home sales price for 2017 was \$268,250, a price unaffordable for many Missoula families. These rapidly increasing prices are due primarily to a shortage of housing, particularly in more attainable price ranges. As a state legislator, you will evaluate policies that will impact housing and economic development in Missoula County.

- 1) State law broadly outlines the process by which local governments must review subdivisions of land. Subdivision is the primary vehicle for creating lots to be developed into homes for sale. Subdivision review policies attempt to balance communities' housing needs with protecting the environment, agriculture, wildlife habitat, public safety, and other interests. **Does state law provide a framework for a balanced, efficient, and predictable review process at the local level, or are reforms needed? If**

**reforms are needed, please specify.** Subdivisions laws often prolong the process of building new housing. We should reform regulations that make it hard, nearly impossible sometimes to develop new housing and discourage investment due to the risks associated with uncertainty. Subdivisions are a necessity that will help increase housing stock and more supply is the only thing that can bring back affordability. If elected, I will work to make these adjustments.

- 2) Regulatory reform may be one strategy for promoting housing affordability through state law. **What non-regulatory strategies should the legislature pursue? If strategies require funding, where should it come from?** I've read that state legislators are considering a possible tax credit to increase the supply of affordable rental housing. I'm interested in learning more specifics and will support ideas that make housing more affordable for renters and buyers. The price of building supplies has gone up astronomically in recent years. Rebuilding our logging industry could have a huge impact to reduce local lumber prices which have gone up two fold in recent years. If we could get back to using our resources to sustain Montana, we could open up higher paying jobs to address our housing issues from both the income and the price side of the equation.
  
- 3) The upcoming legislature may consider changes to state law governing tax increment financing (TIF) and urban renewal districts. TIF is used within the City of Missoula's 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 county governments. Supporters respond that TIF grows the property tax base and creates jobs, and that once the urban renewal districts sunset, the taxing jurisdictions have significantly more revenue than they would have otherwise had. **Does state law governing TIF and urban renewal districts need to be reformed? If so, how?** TIF has been used by local governments as a good tool for economic development. I think it's important to preserve this tool while also ensuring there are proper boundaries set in order to curb the potential for abuse so that the tax base for our state, schools, counties and other taxing jurisdictions isn't eroded.