



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.

BACKGROUND

Name: David Doc Moore

Office You Are Seeking: HD 89

Mailing Address: 3919 Paxson ST

City & Zip Code: Missoula, MT 59801

Phone: 406-239-3499

Email: mooreforhd89@gmail.com

CAMPAIGN ORGANIZATION

Treasurer's Name, Address and Phone Number:

Mike Hopkins 406-531-1775 % 3919 Paxson ST Missoula, MT 59801

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.

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.

Current subdivision law strips individual property rights away from their owners, for example in Missoula County the NIMBY crowd doesn't want agricultural land developed into residential housing. The subdivision process is complicated and expensive driving up costs. In Missoula County infill projects are favored over regular subdivisions where homes are a reasonable distance apart and property owners can enjoy having their own lawn.

Current property owners can see the value of their property change when sudden zoning decisions are made that allows multi-family housing in the single-family neighborhoods without putting those decisions to a vote amongst the property owners. With an emphasis on more infill regardless of the effect that it has on the quality of life in a neighborhood.

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?**

The only way to increase affordable housing in the state is to allow jobs to be created that pay a living wage, which means less regulation on all levels excluding environmental concerns. The state should be cutting red tape to encourage new businesses to move the state, but not giving them tax breaks as an incentive. The reason housing is unaffordable for many people is, especially in Missoula, we have lost key industries that paid high wages and in turn created other jobs.

We can't roll back the clock on the timber industry, but we can become friendlier to businesses that may not be considered green or "hip".

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?**

All TIF districts need sunset clauses so that they don't go on in perpetuity. I believe we should look at requiring TIF districts to go on ballots so that property owners can decide if they want to allow a TIF district and if they think it is needed.

I think a lot of people have been rightly upset that Southgate mall received a huge TIF district and then turned around and sold the property to an out-of-state Corporation ensuring that all future profits will leave the state. And the question of what is considered a blighted area is pretty subjective.