



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: Kimberly Dudik

Office You Are Seeking: Representative House District 94

Mailing Address: P.O. Box 16712

City & Zip Code: Missoula 59808

Phone: 406-239-5771

Email: kimberly.dudik@gmail.com

CAMPAIGN ORGANIZATION

Treasurer's Name, Address and Phone Number: Cliff Larsen, 8925 LaValle Creek Rd., Missoula, MT 59808, 406-544-6263

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.**

The subdivision review process is very cumbersome for people interested in providing affordable housing through subdivisions. I think it is important to protect the environment, agriculture, wildlife habitat, and public safety, as noted in the question. However, I am not certain that the process we currently have does this. I would like to see it reformed to truly protect the interests it is said to but also allow for a less onerous process for subdivision review with clear guidelines. Allowing townhouse exemptions is a step in the right development, but it is not enough. I think one of the most important aspects for affordable housing, especially in the areas surrounding Missoula, is to figure out a way to allow for adequate water and sewer development. Policies should investigate ways to do this.

- 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 believe having affordable housing is an issue facing all Montanans. In order to effectively address this issue in a way that has broad support, I believe a broad stakeholder coalition needs to be developed so that consensus ideas regarding regulatory reform that all stakeholders support can occur. Preserving agricultural land, water rights, and open spaces are also one important issues that many Montanans care about. With these different viewpoints, bringing all stakeholders together is important to find a strategy that works for all involved. I support taking this approach so that when regulatory reform is suggested, all stakeholders will feel their voice has been heard and that the reform is acceptable to them.

- 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 districts have been used in Missoula to combat blight and develop areas so that they are more attractive for business development and housing development. I have not had any constituents approach me about concerns about the TIF districts or ways they should be changed so at this time I do not believe they need to be reformed. If I am made aware of issues later this opinion could change.