



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: Willis Curdy

Office You Are Seeking: Re-election to House Dist. 98

Mailing Address: 11280 Kona Ranch Road

City & Zip Code: Missoula 59804

Phone: 546-0523

Email: wcurdy@bridgemail.com

CAMPAIGN ORGANIZATION

Treasurer's Name, Address and Phone Number: Peggy Christian, 11210 Kona Ranch Road, Missoula 549-4744

Will you accept PAC contributions? Depends

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.** Some reforms could possibly be instituted. Look at some ways to lower the cost of subdivision review. Montana has worked long and hard at putting together the subdivision process now in use. In the last two sessions, there has not been much interest in reviewing or reforming the subdivision process.

- 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? With the current funding situation at the state level, I would not support general fund monies being used. However, the Treasure State Endowment Program or other none general fund dollars could be used with repayment to the state at a favorable interest rate. Perhaps some type of bonding program could be used.**

- 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? The last legislature did tackle the TIF issue in regards to adding the revenue back to schools and some special districts. A number of my constituents have problems with TIF Districts funding large national chains to compete with local businesses, which in turn places the local businesses at a disadvantage. Future TIF legislation must look at how the money is allocated. Local businesses should be a priority over large national chain operations.**