

Dwight,

I hope this format will be sufficient to your needs.

Truly,

Nolen Skime

Housing Development 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. What changes to

Subdivision law do you support to encourage needed development of housing while balancing other community values?

A: Ensuring that public water access cannot be cutoff by such a division.

Regulatory reform may be one strategy for promoting housing affordability through state law.

Are there non-regulatory strategies that the legislature should pursue, so please enumerate?

If strategies require funding, where should it come from?

A: The main funding strategy that is not utilized in Montana is the lack of a sales tax. The revenue generated by tourism is severely limited due to this. Montana as a whole should be benefiting from this revenue not just the businesses that are primarily tourist funded. By utilizing a sales tax property taxes could be reduced and funding pool larger.

Tax Law

State Law provides for tax increment financing (TIF) and urban renewal districts. TIF is used within 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. What changes to TIF statues would you recommend responding citizen complaints and improve the program?

A: Adjusting restrictions, allowing for a larger variation in time frame as to how long they are active.

Property taxes are the primary revenue generator used to fund local government services. Recently increased mil levies multiplied by increasing property value assessments have left many homeowners asking for relief. What are your thoughts on the current taxation structure for local government? What changes, if any, would you propose/support?

A: Going back to the sales tax, raising tourism revenue allowing a lower property tax, is a solution that should be explored. Montanans currently give most of the funding for the local and state programs, due to the lack of exporting goods, and the stress it puts onto our families can be extreme. Reaching for outside sources of revenue while getting Montanans back to producing and supporting their chosen special interests.

Economic Development

While the unemployment rate in Montana has been quite low for several years prior to the COVID pandemic, growth in wages has remained relatively stagnant compared to increases in housing costs. As a state legislator, how would you propose to help grow and attract good paying jobs in Montana and specifically Missoula County?

A: Lowering the property tax would likely be enough of an incentive to bring larger production means to Montana.

Fair Housing

The National Association of REALTORS include sexual orientation and gender identity anti-discrimination language in their code of ethics. Montana does not prohibit discrimination based on sexual orientation and /or gender identity. As a state legislator would you support legislation to prohibit discrimination based on sexual orientation and /or gender identity?

A: Yes.