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Respondent

4 Anonymous

375:08

Time to complete

1. Name & office you are seeking *

Ryan Darling, House District 99

2. The 2023 Legislature passed several bills to encourage housing development by revising land use laws (subdivision), reducing regulatory barriers, and streamlining processes.

SB 382 – Montana Land Use Planning Act.

SB 131 – Revise exempt subdivision review timelines.

HB 211 – Revise local subdivision review process.

What are your opinions of the legislation listed? What specific policy changes would you recommend/support to further encourage housing development in our community? *

I think all the bills listed should help reduce barriers to housing development in Missoula. I would support additional reduction of local government regulations to further encourage housing development in Missoula.

3. Missoula is an employment anchor in western Montana, but a quarter of Missoula's workforce lives outside Missoula County. The 2019 Missoula County Housing Action Plan states, "Underlying high housing costs is an undersupply of around 2,400 housing units in Missoula County".

What specific policies would you pursue to address the community's workforce housing deficit and ongoing needs? *

I would support property tax reduction and reduction of regulations that inhibit housing development.

4. During past few years as home prices have soared, rental rates have seen a similar trend. Locally some people have voiced concerns that short-term rentals are reducing available rental units and increasing rental rates.

What is your opinion on short-term rental regulation? *

Short term rentals are a way for many Missoulians to make passive income. I think the local government should not interfere with real estate markets and instead it should implement policy that promotes faster building development.

5. Montana policymakers must address the disconnect between growth in our communities and inadequate infrastructure.

What legislative changes would you support or propose to help communities invest in infrastructure to keep up with the demands of growing local economies and populations? *

I would support legislation that streamlines the permitting process for infrastructure projects.

6. Property taxes are the primary funding source for local government services and infrastructure and help to fund public services, infrastructure, and education. Increasing mill levies and increasing property value assessments have left many property owners demanding relief.

What policies would you support to provide permanent property tax relief to Montana homeowners? *

I would support policies that reduce wasteful spending and would entertain ways of taxing the transient populations to reduce the burden on Montana homeowners.

7. 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.

What is your opinion of TIF? What changes to TIF statutes would you recommend, if any? *

I am against the TIF program, I would like to see it abolished.

8. One in five homes in Montana is serviced by an onsite septic system. If properly installed and maintained, septic systems are a safe and cost-effective means of waste disposal for homeowners and businesses. Some regulations on septic systems are enforced by local health departments, and enforcement is inconsistent. For instance, how bedrooms are counted to determine what size of system is necessary and how nonconforming systems are handled varies.

Will you support legislation that brings greater consistency to the enforcement of regulations on existing septic systems? *

Yes, I would support legislation that brings greater consistency to the enforcement of regulations on existing septic systems.

9. Housing development outside of areas with access to municipal water systems frequently rely on exempt appropriations statutes for water supply.

What are your thoughts on current statutes? What, if any, changes would you support? *

I think there should be as much flexibility as possible for people to get water supply they need.

10. **Do you support Montana's existing code regarding exemptions on discrimination in housing (49-2-305)? ***

It seems fine to me, can't see anything wrong with it.

11. REALTORS® believe that private property rights are fundamental to our free-market system and are a cornerstone upon which this nation was founded. Our United States and Montana Constitutions recognize and protect the right to own property. A strong economy depends upon preserving the right to freely own, use, and transfer real property.

If elected, what approach will you take to balancing private property rights with public interests? *

Unless it's a public safety issue I think the local government should stay out of the way as much as possible, leave the public alone to develop the city in an economical way that suits the needs of the individual citizens. Reduce taxes on property owners.

12. Treasurer's Name, Address and Phone Number *

Ryan Darling, PO Box 2489, Missoula MT, 59806 (406) 780-0798

13. Will you accept PAC contributions? *

Yes

No

Thank you!

We appreciate you taking the time to complete our survey so that we might better understand your position on key issues facing our community. The committee will be evaluating surveys received and responding within a few weeks regarding next steps.