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Respondent

3 Anonymous

41:34

Time to complete

1. Name & office you are seeking *

Marilyn Marler for HD 94

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? *

SB 382 I voted for this

SB 131 I voted for this

HB 211 I voted for this

I am not sure what policy needs to be changed at the state vs local level. I think we should get feedback from locals on this significant amount of changes and then decide next steps with input from MACO and MLCT

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? *

More public-private partnerships for new attainable/workforce housing.

Find ways to make workforce housing projects more profitable than luxury projects (not easy)

I personally donated \$75k to a housing non-profit last year and the tax benefits are not as good as other categories of charitable donations; that might be something to look at.

Anything we can do to promote infill over greenfield 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? *

I think that they should be regulated more, but I have also heard (not seen the data) that the vacation rentals are not taking away from housing for local people.

I think we should at least short-term rentals and vacation homes at a higher rate than primary residences.

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 think the state government should pay more towards roads and schools, and give local property tax payers a break. We had a large budget surplus (from income taxes) and the majority party used this to justify a very large tax break for high income Montanans. I didn't support this and I would like to see the state pay for public infrastructure instead of either letting it fall apart or leaving the burden on local property tax payers.

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? *

-State should pay higher proportion of public infrastructure across the state. Subsidize infrastructure over wealthy people.
-Higher property tax rate for second/third homes and permanent short term rentals
-Allow local communities to decide if they want local option sales tax on tourist adjacent things.

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 support TIFs. They give local governments an important tool for targeting investment in public infrastructure in "blighted" areas. I don't recommend any changes to TIF statutes. All my suggestions would be directed at the local decision makers, not trying to control their decisions by changing the state laws.

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? *

It depends on the details of the legislation.

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 don't know much about this because my experience with subdivisions comes from my time on Missoula City Council, where housing developments have access to municipal water supply. I would seek input from community leaders in more rural areas before committing to a position.

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

Yes and I would like it to additionally extend to sexual orientation and gender expression.

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? *

I have been a strong advocate for private property rates for many years, and I still consider myself a strong advocate. In this era of a literal housing crisis, I think we do need to do what we can to tip the balance towards more affordable housing. The tax policies I mentioned, and the housing bills I supported, are reflective of my approach.

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

Miranda Ming, 2119 Briggs, Missoula 59803, 406-3602181

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.