



2020 City Council Candidate Questionnaire

1. Do you have a fundraising goal? No
2. Do you have a campaign committee formed? Yes
3. Who is your campaign Treasurer? Jan Weaver
4. Do you plan on campaigning door to door? Yes, began Feb 15, 2020
5. What is your occupation / employer?
Business Manager, Farm and Home Structures LLC
6. What is your position regarding private property owners' rights and eminent domain?

I believe in private property rights. A city should rarely exercise its rights where eminent domain is concerned and never to further private or commercial interests.

7. What role do you feel Regional Economic Development Inc, (REDI) should play in attracting new employers to Columbia and what tactics would you encourage REDI and the City to use?

The untold story about Columbia's labor force is the high number of individuals who are under-employed. REDI and the City should find a way to demonstrate that we have talented, skilled, experienced and credentialed workers to fill positions immediately or near immediately.

8. New development fees and fee increases add to the cost of both rental and owner-occupied housing, and many of those fees are passed on to the end user of a property. How would you balance the need to pay for infrastructure vs. the need to keep housing prices of all kinds (rental & owner occupied) affordable?

In order to protect the investment of all property owners, the city has a responsibility to keep its infrastructure in good repair. I would invite Ben Londeree (member of the former Boone County Smart Growth Coalition) to present to City Council, in an upcoming work session, the results of his many months long inventory of every sanitary sewer pipe in our system so as to calculate the value of the investment the citizens and ratepayers have made over time. With that information in hand, I would

then take up the same calculation for the network of water, storm water and electrical transmission lines that our ratepayers have invested in over time. From there we can start a new conversation about what each applicant's fee should be based upon its share of the collective investment already in place. Size has everything to do with affordability, small footprint homes on small lots are the backbone of our inventory of affordable owner-occupied and affordable rental property.

9. How do you believe the Urban Service Area from the Columbia Imagined Plan should be interpreted regarding City annexation and development? When should the boundaries be expanded?

The urban service area has been identified, within the city's master/comprehensive plan, as the boundary line within which we collectively choose to focus our efforts to keep our city in good repair. When an area outside of the urban service area wishes to annex in and that annexation benefits the city and the investment we have already made in our sanitary sewer, storm sewer, water and electric transmissions systems, then I would look carefully at expanding that boundary line.

10. What is your position regarding historic preservation and what authority should the Historic Preservation Commission have?

Historic Preservation is synonymous with economic development. Studies, including our own Economic Impact of Historic Preservation in Columbia Missouri, dated August 2012, show that over a 10 year period restoration of historic places and spaces in our city provided an \$88.8 million dollar boost to our local economy, creating 950 skilled jobs and leveraging \$4.40 in private investment for each \$1 spent on historic preservation tax credits.

Our Community Development Department is assisting the Historic Preservation Commission (HPC) in the drafting of a preservation plan to be included in the master/comprehensive plan. The community outreach and participation process will bring diverse residents together so they might identify what authority they desire the HPC to have. HPC anticipates completing their preservation plan process by the end of 2021, timed to coincide with our city's bicentennial celebration.

11. What are your views about the Community Land Trust organization created to bring additional affordable housing to Columbia and how should it be funded? What other opportunities exist to increase home affordability? Should the Community Land Trust consider adding rental properties to its portfolio?

I grew up living in cooperative housing where my Mom held a 99-year lease on our 1940's row house. After a 2-year prohibition against selling for more than the purchase price, the value of her lease appreciated in sync with the other homes in our community. As a result of that experience, I am comfortable with the concept of separating the ownership of the land from the ownership of the home itself. I would like to see the CCLT evolve to a place where it welcomes the bargained for conveyance of land under existing small footprint homes in exchange for certain improvements designed to extend the life of our existing housing, thereby increasing the number of homes available for affordable home

ownership with the built in affordability feature that the CCLT provides now. I would defer the construction or acquisition of rental properties to a time in the future when the CCLT has reached its goal of creating a critical mass of affordable, owner-occupied homes.

12. The Unified Development Code (UDC) has a section regarding neighborhood protections. What are your views of neighborhood protections included in the UDC? Do neighborhood protections inhibit the opportunity for infill development and the creation of diverse and inclusive neighborhoods?

Our core neighborhoods surrounding downtown are diverse in their uses, inclusive to families of all economic means, welcoming of in-scale, infill development, wonderfully dense, with as little as 15 feet between our side walls and deep backyards suitable for the construction of accessory dwelling units. To reach our goals of providing affordable housing for all income groups, we would be well served to examine ways to expand the diversity of uses, economic inclusivity, in-scale, infill development in all residential areas beyond the core neighborhoods surrounding downtown.

13. Have you seen any unintended consequences for the Unified Development Code regarding the impact of home affordability with requirements such as a supermajority council vote, floodplain overlay, tree preservation, sensitive areas and/or land analysis as possible examples?

No.

14. The City of Columbia made the process easier for a property owner with a residential use property to downzone their property to R-1. Does this process lead to spot zoning and unfair restrictions on neighboring properties because of neighborhood protection provisions in the UDC?

My proudest day as a homeowner was April 16, 2018 when our City Council approved my application to downzone my 100 year-old, small footprint house, to R-1, reflecting its longstanding and continuous use.

15. The City Council heard a report from a utility consultant in 2018 who reported on electric connection fees for new developments. Should an electric connection fee be added to a building permit? (The most recent electric cost of service study stated the city recoups connection cost within seven years)

Please see my answer to question 8 above.

16. Do you support increasing property taxes for public safety? If no, how would you fund current public safety needs? Ex Dedicated Safety Sales Tax, Local Fuel Tax, Local Income Tax....

Our city, and our police and fire departments, have new leadership and are focused on rebuilding trust with our citizens. I would lean into their advice, from their network of police and fire department leaders in similarly sized cities, on how they would, if given the ability, increase funding for more police

and fire fighters, as well as how they will go about creating a culture of excellence that attracts and keeps talented police officers and fire fighters.

17. The City and County will soon begin work on a West Area Development Plan. Do you think these plans are good for future development, or do development plans hinder future smart growth principles? What items are needed in a plan to increase density in a rural area? How do the differing developments codes of the city and county factor into the plan?

As a member of the Boone County Planning & Zoning Commission, I participated in the creation of the Northeast Area Plan (2009) with the City's Planning & Zoning Commission. We did our best to incorporate smart growth principles and work cooperatively with Columbia Public Schools on the siting of future schools and the need for infrastructure cost-sharing to provide safe roads, sanitary sewer and fire flow to reach those future schools. The respective development directors, and the staff of both the city and the county, have a good working relationship regarding the translation of county and city zoning codes.

18. Should the city have different rules for long-term and short-term rentals? What would you change in the current ordinance (proposed ordinance)?

I support owner-hosted short-term rentals in all residential zoning areas. I do not support non-owner hosted short term rentals in residential zoning areas because, by definition, non-owner-hosted short-term rentals displace the current residents and by virtue of that displacement, raise the cost of housing in that immediate area. I support non-owner hosted short-term rentals in commercial zoning areas. When I travel, or when I arrange travel for my company's employees, I seek either owner-hosted in residential districts or non-owner hosted in commercial districts. Should the city council decide to permit non-owner hosted short-term rentals, that permission should equally apply to all residential zoning areas, city-wide, to minimize the impact on our most affordable neighborhoods surrounding downtown.

Thank you for the opportunity to participate in the CBOR Candidate Forum on February 4th and for the opportunity to respond to your questions.

Warmly,

Pat Fowler