



LAWRENCE BOARD OF REALTORS®

3838 W. SIXTH STREET / LAWRENCE, KANSAS 66049
785-842-1843 / www.LawrenceRealtor.com

2023 CITY COMMISSION CANDIDATE QUESTIONNAIRE

Name: Dustin Stumblingbear
Mailing Address: 220 Mount Hope Ct. #2 Lawrence, KS 66044
Email Address: team.stumblingbear@gmail.com Telephone Number: _____

Biographical Information

Occupation: Disabled Veteran, Community Activist
Previous Government Experience: Served on Human Relations Commission 2018-2019, Served on Government Restructuring Task Force 2021
Involvement in Community Activities: Board of Directors, hdy inc 2016-2022, Member of Community Emergency Response Team 2023, Steering Committee for 2017 Veterans Day Parade, Steering Committee to Vote Yes on Prop 1 (2018), Pinchney Neighborhood Association 2015-present

Positions on Important Issues

Priority Issues:

1. What are your three top public policy priorities if you are elected to the City Commission?

To work to connect unhoused individuals with housing and services, work on policies and funding for affordable housing at all price points, manage our infrastructure via the CIP.

Housing Policy:

2. What does "housing affordability" mean to you?

To me this phrase means a person is paying approximately 25% of their net income on rental/mortgage payments.

3. Several studies, local and state-wide, have confirmed that Lawrence has insufficient housing inventory to meet market demand. As a result, Lawrence has seen housing prices rise faster than neighboring communities. How would you suggest Lawrence address this availability and affordability gap?

For me, put more money into Tenants to Homeowners as they are buying land in Lawrence and putting houses for low income families, houses that are well built and affordable, we also need to work hard on our Land Development Code so future annexations can more hopefully accommodate various housing solutions.

4. The Lawrence Board of Realtors® believes that everyone in Lawrence should have access to safe, affordable housing and that everyone should be able to experience homeownership within their means. Meeting the demand for moderately priced housing is difficult. The City of Lawrence has identified Affordable Housing as a major priority. Do you support development policies that increase the cost of residential development? Please explain.

It's a case by case type of answer, regulations/codes that exist for community safety will increase cost yet such codes are needed. All policies will increase cost at some point due to personnel, technology, or other costs associated with compliance.

Would you support new development policies that would incentivize new residential development meeting market demand to supply workforce housing at \$250,000 or less? Please explain.

Yes, such incentives could be used to develop workers housing which is sorely needed in Lawrence right now and in the coming years to absorb Panasonic employees + their families.

5. The City of Lawrence recently passed Ordinance 6690, providing protections in housing based on source of income and immigration status. The Lawrence Board of Realtors® raised several concerns regarding how the ordinance will impact sales transactions and Landlords of Lawrence have filed a lawsuit challenging the ordinance. What is your position on source of income and immigration status protections?

I was the only candidate that publicly supported immigration status protections.

I was in attendance in person during the hearings on 6690 and support such protections.

How do you feel about going further to limit a Landlord from using a background check and/or credit history to evaluate rental applicants?

I would want a robust conversation about any future limits to background check/credit history checks.

As a renter, these checks are also for my safety and the ability of my landlord to maintain the property and make his tax payments alongside providing for their own family.

6. Lawrence has experienced unprecedented growth in the unhoused population in the last several years.

What role do you believe the City should play in addressing this issue?

Our city needs long term facilities, such as housing, for those who wish to be housed in conventional housing. More engagement from the city commission and staff in the community because many residents feel nothing is being done and optics always matter.

7. The City is currently undergoing a review and re-write of the Land Development Code. What changes to zoning, design, historic preservation, or other requirements in the Land Development Code do you think would encourage housing development?

I'll be blunt, not every piece of history is important, I'm Wative so almost historical preservation has to do with white history which is incredibly short of time in the full history of this land. I still stand by annexations and all utility/infrastructure should 100% be paid by the developing entities.

Energy Efficiency

8. In March 2020, the City of Lawrence adopted Ordinance 9744, establishing a goal of 100% clean, renewable energy in all municipal operations by 2025 and city-wide by 2030. The Kansas Legislature pre-empted this ordinance during the 2021 session with the Energy Choice Act. What is your opinion regarding clean energy policies and how should we balance environmentally conscious policies with the rising cost of housing and utilities?

Clean energy policies address rising costs of utilities especially since we are all on the hook for Energy's bad planning and the poor work done from decades ago.

Economic Development:

9. When appropriate, do you support the use of economic development incentives (such as industrial revenue bonds, tax abatements, rebates, community improvement districts, etc.) to attract or retain jobs and economic development investments in our community? Please explain your answer.

Case by case basis again, if incentives only attract businesses looking for incentives research has shown those businesses leave once incentives end or they will jump to the next location with a larger incentives package.

10. How would you propose to balance the need for economic development and increasing density in our City with preservation of the City's character and historic resources and monuments?

This question speaks to the work of the Land Development Code and Strategic Plan.

I would strive to show how Lawrence's character has changed over its existence to show we are an everchanging community.

City Budget Issues and Property Taxes:

11. In terms of your priorities on the City Commission, how highly would you prioritize your commitment to decreasing, or limiting future increases in the mill levy rate?

The budget for our city government, an item just over ten years in use, is one of the main priorities of a city commissioner. The budget is referenced every meeting thus the budget would be a high priority for my attention. As we address heretofore ignored maintenance and pay increases for staff I will evaluate the mill levy and our financial obligations.

Thank you for your valuable time and cooperation in completing this candidate questionnaire. Your response will be greatly appreciated and will be distributed to our membership so they can make an adequate judgment on the merits of the candidates. Please return this questionnaire to our office by July 14, 2023.

Rob Hulse
Lawrence Board of REALTORS®
3838 W. 6th St.
Lawrence, KS 66049
Email to: Rob@LawrenceRealtor.com

Danielle Davey
Governmental Affairs Director
Email to: ddavey@sloanlawfirm.com