

2021 CITY COMMISSION CANDIDATE QUESTIONNAIRE

Name: Stuart Boley

Mailing Address: 1812 W. 21st Terrace

Lawrence, KS 66046

Email Address: voteboley@gmail.com

Telephone Number: 785-979-6699

Biographical Information

Occupation: City Commissioner

Previous Government Experience: I.R.S. Agent from 1977 to 2009, Lawrence Traffic Safety
Commissioner from 2010 to 2015

Involvement in Community Activities: I volunteered with the Lawrence Community Nursery School, the
Schwegler Neighborhood Association, Boy Scout Troop 59, Friends of Eutin, the Sister Cities Advisory Board
and the Lawrence Traffic Safety Commission. I currently serve as a Master Food Volunteer with the Douglas
County Extension Service and as a member of the NAACP history committee.

Positions on Important Issues

Priority Issues:

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

We deserve excellent city services that are fairly priced and equitably delivered. My top three policy
priorities are geared towards accomplishing that goal. They are continuing improvements in our financial
reporting, implementing the strategic plan and implementing priority based budgeting.

Housing Affordability:

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

It means that a resident may obtain viable housing with an expenditure of no more than thirty percent of
their income.

3. In 2018, the Commission received the results of the BBC Housing Market Analysis. Among other things,
that study told us:

- Between 2001 and 2019, Lawrence saw an 85% increase in the median price of sold and listed homes (Section II, page 9);
 - An affordably priced home using the HUD 80% MFI (the definition adopted in Plan 2040 for “affordable housing”) for Lawrence in 2019 is \$180,000 (Figure II-13, Section II, page 12);
 - Nearly 50% of non-student renters in Lawrence want to buy a home and could afford a home priced between \$110,000 and \$262,000 (Section II, page 12);
- Since then, housing prices have steadily increased in Lawrence while inventory has declined. How would you suggest Lawrence address this availability and affordability gap?

___ We need to work on raising incomes of residents through economic development efforts and increase availability through increasing density of residential development. _____

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 new development policies that increase the cost of residential development? Please explain.

___ There are many aspects of increasing costs of residential development, many of which are beyond the city’s influence. I support increasing density of residential development, including downtown, to provide sustainable and affordable housing. _____

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.

___ Subsidies would need to be tied to permanent affordability to be a viable option for public funds. If that were the case I could support them. One possibility would be to partner with Tenants to Homeowners to achieve permanent affordability. _____

Energy Efficiency

5. 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 preempted 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?

___ I support the goal that was established for municipal operations. The more that renewable energy is utilized the lower the costs will be for that energy due to economies of scale.

Sidewalks

6. The City of Lawrence has implemented a policy requiring landowners to maintain and repair sidewalks on their property or the City will do so at the landowner’s expense. Do you support this policy? Please explain.

___ The city hasn’t implemented a new sidewalk policy that requires property owners to repair sidewalks abutting their properties. The requirement isn’t new, it has been in state law and also in our city code for many decades. What is new is that our administrator has undertaken enforcing our city code, which was long ignored, and the commission has implemented an assistance program. The Sidewalk Improvement Program assists property owners in meeting their legal requirements, under longstanding Kansas statutes and city code, and by helping identify and repair these hazards, as well as providing technical and financial

- assistance (where applicable). Additionally, as part of the program, the City is improving ADA sidewalk ramps along the target routes. Legal liability for sidewalks would be a prohibitive burden for the taxpayers as the city would be an attractive target for nuisance lawsuits. I support the Sidewalk Improvement Program.

Economic Development:

7. In 2012, the Lawrence City Commission and the Douglas County Commission approved a proposal submitted by the Lawrence Chamber of Commerce to create the Joint Economic Development Council that is responsible for a wide range of economic development activities in our community. Do you support this partnership, and do you support the continued funding of the Joint Economic Development Council? Do you intend to promote economic development in the City of Lawrence and Douglas County? Please explain your answer.

____ I believe that the JEDC has terminated. My record on economic development includes voting for numerous projects, and for supporting the creation and continuation of the Catalyst Program.

8. 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.

____ Yes. I've supported numerous project, most recently the U. S. Engineering and Pretzels projects. ____

9. 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?

These are all positives for the community and we need to consider carefully the anticipated benefits against the costs. This is done on a project by project basis, there aren't any easy absolute answers, but we should also consider environmental sustainability.

City Budget Issues and Property Taxes:

10. 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?

____ My record is one of few mill levy increases. The largest was for the police facility and the second largest was for the public library. These two together account for over 80% of the mill levy increase since I started in 2015, which is less than two mills over six years. In 2019 City Manager Tom Markus recommended a budget that included a mill levy increase. I worked diligently with Lisa Larsen on an alternative budget which eliminated the recommended increase and was adopted by the commission.

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 June 18, 2021.

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