

Greater Denton/Wise County Association of REALTORS®

February 27, 2023

Dear Jesse,

On behalf of Texas REALTORS® and the Greater Denton/Wise County Association of REALTORS®, I commend you for seeking public office.

If you would like to be considered for Texas REALTORS® and TREPAC (Texas Association of REALTORS® Political Action Committee) support, please complete the Texas REALTORS® candidate questionnaire by **Friday, March 10th**.

If you do not return your questionnaire by this date, we will assume you do not want to be considered for TREPAC support.

This questionnaire serves as your introduction to our group, so answer all questions as you would in person, best reflecting your position on the issues. Your answers remain private, as all volunteers must sign a confidentiality agreement prior to reviewing candidate questionnaires.

The Greater Denton/Wise County Association of REALTORS® would also like to meet with you for an in-person interview. Can we meet from 10:00-10:30 am. on **Friday, March 17th** at 3805 W. University Dr. Denton?

After interviewing all candidates, the interview panel submits recommendations to the Greater Denton/Wise County Association of REALTORS® Board of Directors for approval. That board's decision will be sent to Texas REALTORS® and TREPAC Trustees for official consideration.

You will be notified as soon as the state association makes its final decisions.

We look forward to meeting you and working with you to ensure Texas remains a great place to buy, sell, and lease real estate.

Sincerely,

Lisa McEntire
Governmental Affairs Chair
940.230.0780
lisamcrealty@gmail.com

Greater Denton/Wise County Association of REALTORS® City Council Candidate Questionnaire

On behalf of more than 1300 members of the Greater Denton/Wise County Association of REALTORS®, we commend you for seeking office and appreciate you taking time to complete this questionnaire.

The purpose of the questionnaire is to establish an issue-based dialog between you and your local REALTOR® partners, as well as our clients who buy and sell real estate in our community.

Your responses to the questionnaire will not be made public, nor are they a litmus test for campaign support.

The Greater Denton/Wise County Association of REALTORS® appreciates your attention to this candidate questionnaire and is available to answer any questions. Feel free to contact us at 940-387-8212 or Nancy@gdwcar.com

We also work in strong partnership with the Texas REALTORS®, our state-level professional association. You may contact the Texas REALTORS® Governmental Affairs Department at 800-873-9155.

Candidate Information

Name of candidate: Jesse Davis

Office sought: Denton City Council - District 3

Political party (if applicable): _____

Mailing address: PO Box 2671 Denton, TX 76202

Phone number: _____ Mobile number: 817-253-1132

Email address: jesse.l.davis@gmail.com

Website: www.jessefordenton.com

Facebook: www.facebook.com/jessefordenton

Twitter: @JLDDenton

Why are you running for office?

I am running for re-election and to continue representing District 3 because

I love my hometown. Denton needs leaders who are committed to doing

what's best for the City as a whole--not political agendas.

What are your three top priority issues?

1) Supporting First Responders

2) Safe, quality roads

3) Financial Responsibility

Briefly describe any current or previous community engagement or service you have done.

I am an active volunteer in my church, Rotary Club, and Boy Scouts.

I am the board chair of an arts non-profit, and was the inagural chair of the

Denton Board of Ethics.

Campaign Information

How much do you expect to spend in this race? \$30,000 - 50,000, depending on mailings

How much have you raised so far? aprox. \$15,000

Campaign manager: Self

Campaign treasurer: Ann Smith

Campaign consultant(s): N/A

Professional fundraiser: N/A

Campaign Information, cont.

Please briefly describe your plan to win this election, including your plans for fundraising, communicating, and identifying/turning out your voters.

My plan for victory centers on the trust and relationships I've built with my
constituents, reinforced with a robust direct mail, text messaging, email,
phone call, and door-to-door outreach. Getting out the vote will be critical.

What is your prior professional or community engagement with local REALTORS®?

I've worked with Realtors in an array of community groups and on a variety of projects.

If the <Local Association> decides to support your campaign, would you accept funds from our Texas Association of REALTORS® Political Action Committee (TREPAC)?

Answer:

Yes

No

Additional Comments:

REALTORS® are committed to our communities, our clients, and the public. We work to ensure private property rights are protected, and that Texans can buy, sell, lease, and enjoy real property. To accomplish those goals, we monitor and advocate on a wide variety of local, state, and federal policy issues. The following questions seek to understand your position as a candidate and potential lawmaker on issues that will impact housing and real estate within your jurisdiction.

Issue: Rental Registration

Background: Several cities across Texas have undertaken excessively restrictive measures on rental property in their communities in an effort to monitor landlords and generate local fee-driven revenues through rental property. Some of these actions are registration of rental property and the inspection of rental property, with permitting and other subsequent fees associated with these measures.

Question 1: Would you support or oppose proposals to enact a rental registration or rental property inspection fee?

Answer: **Support** **Oppose** **STUDYING THE ISSUE**

Explanation of Position: I am not totally opposed to the idea, especially because the number of units in Denton is growing astronomically. I know many good, responsive landlords, but we also have a growing number of corporate and absentee landlords.

I want to learn more about programs I've heard about in other cities that are considerate of landlords needs. But I've had too many constituents affected not to consider the option.

Issue: Short-term Rentals

Background: Short-term rentals, or vacation rentals, are typically defined as those rented for less than 30 consecutive days. These are typically single-family homes in neighborhoods of cities that are desirable to visitors.

Some cities have banned short-term rental use in their local development or zoning codes and others have limited the use under specific parameters or guidelines. Registration programs may be required for all short-term-rental owners or may be limited to those owners who exclusively rent their properties as an investment.

Question 2: Would you support or oppose banning short-term rental use in your city?

Answer: Support

Oppose

Explanation of Position: Short-term rentals are a part of the landscape now, especially in a college and festival town. But we need to be able to collect the Hotel Occupancy Taxes on these units that the City uses to fund important tourism efforts.

Question 3: Would you support or oppose requiring a registration process for owners of these properties?

Answer:

Support

Oppose

Explanation of Position: We have to be able to collect Hotel Occupancy Taxes, and be able to respond to neighborhood concerns as needed. In Denton we established a registration program before I joined the City Council.

Issue: Property Taxes

Background: Creating a budget and adopting a property tax rate to support that budget are major functions of locally elected officials in Texas.

In simple terms, the Texas property tax system is based on an equation that multiplies a property's appraised value by locally adopted tax rates. In recent years, Texans have seen skyrocketing property tax bills due to rapid increases in appraised value and little or no change in their tax rates. In addition, over the last decade, many local taxing jurisdictions have seen their budgets increase over 60%, far outpacing the rate of inflation and population growth.

When appraisal values increase, taxing jurisdictions can hold the line by adopting a tax rate that guarantees no new revenue will be realized from existing properties, instead relying on new or improved properties to generate new revenue. (Formerly known as the "effective tax rate," new property tax laws resulting from Senate Bill 2 from the 86th Texas Legislature will rename this the "no-new-revenue maintenance and operations rate.")

Some taxing entities assert that if they do not change or even lower tax rates, but taxpayers' overall bills go up due to an increase in the appraised value of the property, this does not constitute a property tax increase.

Question 4: If a property owner's tax bill goes up, does that constitute a tax increase?

Answer: Yes No

Explanation of Position: Math.

Question 5: Do you support increased transparency measures, including (but not limited to) better notifications and explanations of terms, to ensure property owners fully understand why their property tax bill increases or decreases, and would you work to implement such changes in your city?

Answer: Yes No

Explanation of Position:

Question 6: While considering the relationship between local taxing jurisdictions (city, county, or school district) and the Central Appraisal District, what role do you feel the Chief Appraiser/Central Appraisal District should play in the budgeting process for your city?

The Appraisal District should not be involved in the budgeting process,
other than to provide valuations accurately and on time.

Issue: Local Homestead Exemption

Question 7: Currently, local taxing jurisdictions have the ability to grant local property owners an exemption for their homesteads. Do you favor the local homestead exemption for your taxing jurisdiction as a way of providing property tax relief?

Answer: Yes No

Explanation of Position:

Issue: Appraisal Caps

Background: Currently, Texas has a 10% cap on the increase in assessed values for residential homesteads. Several proposals in the Texas Legislature would artificially cap property appraisals at 3% or 5% annually or extend the appraisal cap to commercial and industrial property. Further, some of these proposals would allow local-option elections that would allow for appraisal caps on a local level.

Question 8: Would you support efforts to lower the appraisal cap at the local level and/or extend the appraisal cap to commercial and industrial property?

Answer: Yes No STUDYING THE ISSUE

Explanation of Position: As a homeowner, I support the general idea. But I need to know more about the fiscal impact to the City. I can't support something the cripples critical services or jsut shifts the financial burden somewhere else.

Issue: Eminent Domain

Question 9: What is your opinion on the use of eminent domain and in what instances should a local government utilize the power of eminent domain?

Eminent domain is a necessary evil to deliver critical services (roads, water, sewer, etc.)

One holdout landowner shouldn't be able to derail an important project.

But cities have a responsibility to use eminent domain as a last resort, and work to use easements or build along property edges as much as possible.

Issue: Taxes and the Economy

Question 10: In times of economic downturn, what measures do you propose for your city (i.e., tax rate increase, specific cuts in services, etc.)?

Service cuts are a tall order in a growing city like Denton. We need more police,

more firefighters, more roads--the list goes on. But we do have less critical services

than can (and have) do more with less during tough times.

Issue: Energy-Efficiency Standards at Point of Sale

Background: Some city councils have proposed to mandate certain energy-efficiency upgrades in residential properties which must be completed and certified prior to the sale of the property. These mandates would require all properties to be retrofitted to meet the standards of the mandates, costing sellers thousands of dollars.

Question 11: If elected, would you support efforts to impose mandatory energy-efficiency upgrades in existing housing?

Answer:

Yes

No

Explanation of Position:

Denton has adopted the most recent revision of the International

Building Codes. I could consider future code changes to make homes more efficient,

but NOT mandatory retrofits. This would be an enormous burden for homeowners.

Candidate Comments

