

Candidate Information

Name of candidate: JOE HOLLAND
Office sought: DENTON CITY COUNCIL-DISTRICT 4
Political party (if applicable): N/A
Mailing address: 304 EL PASEO · DENTON, 76205
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Website: _____
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Why are you running for office?
CURRENTLY, DISTRICT 4 HAS NO REPRESENTATION
AS THE FORMER COUNCIL MEMBER WAS RE-CALLED.
DRIVING ON DENTON ROADS WAS MY MOTIVATION. I THINK

What are your three top priority issues? I CAN HELP
1) AS I SAID, STREETS
2) PUBLIC SAFETY
3) KEEPING TAXES LOW BY CAREFUL SPENDING,

Briefly describe any current or previous community engagement or service you have done.
I WAS DENTON COUNTY JUSTICE OF THE PEACE FOR
16 YEARS. I ALSO CHAIRED THE CITY OF DENTON
BOARD OF ADJUSTMENT AND BLUE RIBBON "WATCH-DOG"
COMMITTEE

Campaign Information

How much do you expect to spend in this race? 50,000.
How much have you raised so far? \$4,700
Campaign manager: PATI HAWORTH
Campaign treasurer: DAN COFFEY
Campaign consultant(s): PATI HAWORTH / DONNA SUDOL
Professional fundraiser: _____

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

Explanation of Position:

WE HAVE ENOUGH FEES NOW. WHILE RENTAL
PROPERTY MUST MEET STANDARDS SET IN THE
TEXAS PROPERTY CODE, CHAPTER 92, THE MARKET PLACE
SHOULD BE THE FINAL DETERMINER AS TO WHAT
PROPERTY RENTS AND WHAT DOES NOT

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:

AGAIN, IN A FREE MARKET, PROPERTY OWNERS SHOULD BE ABLE TO DO AS THEY WISH WITH THEIR PROPERTY, PROVIDED THEY STAY WITHIN REQUIREMENTS SET OUT IN CHAPTER 92 OF THE TEXAS PROPERTY

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

Answer: Support

Oppose

Explanation of Position:

SEE ABOVE

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:

GENERALLY, WHEN A PERSON PAYS TAXES, IF THEY PAY MORE THAN LAST YEAR, THEY WOULD SAY THEIR TAXES WENT UP. ACTUALLY, PERHAPS ONLY THEIR APPRAISAL WENT UP. THE SAME SITUATION IS FOUND IN INSURANCE PREMIUMS. AND WHEN

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? THEY SELL THE SAME PRICE IS HIGHER.

Answer: Yes No

Explanation of Position:

SURE, TELL PEOPLE WHAT FEES APPLY AND HAVE A GOOD REASON FOR THOSE FEES

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?

I'M NOT SURE THE APPRAISAL DISTRICT SHOULD BE PART OF THE BUDGET PROCESS. I THINK THE C.A.D. SHOULD APPRAISE PROPERTY FAIRLY AND THE TAXING AUTHORITIES SHOULD APPLY THE TAX RATE TO THAT APPRAISAL

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:

LONG TIME DEVICE TO PROVIDE
TAX RELIEF TO HOMEOWNERS

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

Explanation of Position:

YES
NO
THE APPRAISAL SHOULD BE AN
HONEST OPINION OF THE VALUE OF A GIVEN
PROPERTY.

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?

HISTORICALLY, EMINENT DOMAIN HAS BEEN USED
TO BUILD OR IMPROVE PUBLIC FACILITIES INCLUDING

CITY & STATE BUILDINGS AND ROADS, THE INTERSTATE HIGHWAY SYSTEM WOULD HAVE BEEN IMPOSSIBLE WITHOUT EMINENT DOMAIN. PROPERTY APPROPRIATED BY A LOCAL GOVERNMENT SHOULD FAIRLY COMPENSATE THE OWNER. E.D. SHOULD NOT BE USED FOR PRIVATE DEVELOPMENT

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.)?

LIKE EVERYONE ELSE, IN A ECONOMIC DOWNTURN BELTS SHOULD BE TIGHTENED. SOME SERVICES MIGHT NEED TO BE CURTAILED OR CUT. PUBLIC SAFETY SHOULD NOT BE REDUCED IN A BUDGET SHORTFALL.

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:

IN A FREE MARKET, THE PROPERTY OWNER (OR BUYER IN THIS EXAMPLE) SHOULD DECIDE WHAT ENERGY EFFICIENT STEPS BE TAKEN. NEW CONSTRUCTION COULD FOLLOW ENERGY EFFICIENT MEASURES IN BUILDING CODES

Candidate Comments

Campaign Information, cont.

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

SOCIAL MEDIA, ~~8~~ WEBSITE, HANDOUTS, DOOR HANGERS, MAILERS, AND PERSONAL CONTACT. DIRECT MAIL HAS BEEN EFFECTIVE EARLY ON.

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

MOST RECENTLY, I HIRED A REALTOR TO LEASE MY COMMERCIAL BUILDING, PRIOR, I HAVE USED A REALTOR TO PURCHASE RENTAL PROPERTY. I HAVE ALSO SEEN MANY REALTORS IN MY ROLE OF JUSTICE OF THE PEACE.

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:

OVER THE YEARS, I HAVE RENTED "TO" REALTORS AND "FROM" REALTORS, REALTORS HAVE GENERALLY BEEN AMONG THE LEADERS IN THIS AND EVERY COMMUNITY. I HOPE I CAN GET YOUR ENDORSEMENT.

Please use the space below to provide any other comments you would like the local REALTOR® community to know about you, your campaign, priorities, and/or positions on important issues.

We appreciate your willingness to serve our city and your participation in this process.

I'VE BEEN IN DENTON MY WHOLE LIFE.

I'VE SEEN MANY CHANGES AND BEEN PART OF SOME.

I DON'T SEE GOVERNMENT AS THE SOLUTION TO EVERY PROBLEM. FOR EVERY PROBLEM, THERE IS A SOLUTION AND USUALLY THAT SOLUTION CAN BE BETTER HANDLED BY AN ENTREPRENEUR OR IN A PUBLIC NON-PROFIT / PUBLIC PARTNERSHIP, THE CITY CANNOT SOLVE EVERY PERSON'S PROBLEM.

I HAVE WORKED WITH REALTORS BOTH IN A PROFESSIONAL AS WELL AS RELATIONSHIP AS WELL AS WHEN I WAS A JUDGE. MY IMPRESSION OF REALTORS IN BOTH SITUATIONS IS THAT THEY ARE INFORMED AND PREPARED

I HOPE I CAN GET THE ENDORSEMENT OF THE GREATER DENTON / WISE COUNTY ASSOCIATION OF REALTORS.