

Rod Sullivan - 2020 Johnson County Board of Supervisors Candidate Questionnaire

Please respectfully consider answering the below questions and return them to Karyl@HBAofIC.org by Monday, October 19, 2020.

The Greater Iowa City Area Home Builders Association Legislative Committee will review this questionnaire and may request a follow up interview to ask you to elaborate on some of your answers.

1. Why are you running and what are your priorities if elected?

Two reasons, primarily. First, I want to see some things through, notably the recovery from the Covid-19. It will require solid leadership to manage the recovery. I am also very excited about the GuideLink Center. This facility will serve as an alternative to the jail and hospital for many folks who get arrested. Another thing I care about deeply is negotiating our next set of union contracts. I think we have several opportunities to make adjustments that benefit both employees and the County as an employer, and I would like to pursue them.

The other reason I am seeking reelection is because I feel as though I provide solid leadership on the Board, and that leadership is needed. County government doesn't just happen. It requires the right people doing the right things.

2. How would you facilitate a continued favorable economic environment for your community?

Too many people urge County government to spend more or spend less. I think both groups would be better served to think about County government in terms of value. Take HBA members as an example. Most HBA members do not buy the most expensive truck they possibly can. They figure out what they need, and what will best meet that need. They don't spend a lot more than necessary. Similarly, they don't buy the cheapest possible truck. That will just end up costing more in time, maintenance, etc. What HBA members are seeking in a truck is the best possible value. That is what I seek to provide when it comes to County government. Not the absolute most expensive. Not something so cheap it breaks down. I want to provide HBA members the best possible value.

3. How do you feel about the current government regulatory environment and how might you improve what is currently in place?

County government regulates several areas, but I am going to go out on a limb and assume the HBA is primarily talking about County Planning and Zoning and Building Inspections. I am relatively satisfied with where we are right now. I have not heard many complaints or suggestions from HBA members; if people have concerns, I am happy to

hear them out.

4. What are your thoughts on TIF funding for projects that enhance economic growth and are you favorably disposed as to how this has been utilized by current and past councils?

I think TIF has been frequently misused in Johnson County over the past 30 years. That said, I do think things have gotten better lately. The bottom line is that everyone deserves a level playing field. When the government begins choosing winners and losers, the market does not work. If the government has something the public really needs, and a partnership with a private development can get us there, I'm willing to consider it. The key there is "the public really needs." That need has been dubious at times in the past.

5. How do you plan to address the issue of affordable housing in your community?

I am proud to have led the charge for County funding of affordable housing. We have done a lot over the past 4 years, and I expect we will do more in upcoming years. This funding has been doubly important because it is often used as local match for both Tax Credit projects and grant funding.

Despite this, we are playing catch up when it comes to affordable housing. We need more funding and more innovation moving forward. Personally, I am happy to listen to any HBA ideas.

Home building generates substantial local economic activity, including new income and jobs for residents, and additional revenue for local governments.

The estimated one-year impacts of building 100 single-family homes in a typical local area include: \$28.7 million in local income, \$3.6 million in taxes and other revenue for local governments, and 394 local jobs.

The additional, annually recurring impacts of building 100 single-family homes in a typical local area include: \$4.1 million in local income, \$1.0 million in taxes and other revenue for local governments, and 69 local jobs.

6. How do you plan to engage our membership to further enhance our area?

I have had a very friendly and positive relationship with the HBA Executive Director and many HBA members, and I am proud of that. But I have to be honest – upon answering this question, I recognize that I should have done a better job of reaching out. I will try to improve upon that.

Your answers will be shared with the members of The Greater Iowa City Area Home Builders Association.

Thank you for your time and consideration.

Sincerely,
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