

## Candidate Information

Name of candidate: Vicki Byrd  
Office sought: City Council District 1  
Political party (if applicable): \_\_\_\_\_  
Mailing address: 2512 Timber Trail Denton 76209  
Phone number: 940 453 4603 Mobile number: \_\_\_\_\_  
Email address: vickibyrdfordenton@gmail.com  
Website: vickibyrdforcitycouncildistrict1.com  
Facebook: Vickibyrd for City Council  
Twitter: \_\_\_\_\_

Why are you running for office?

To be a voice and representative for the district in its entirety. The diversity of the district needs someone that can comprehend all needs within it.

What are your three top priority issues?

- 1) Infrastructure
- 2) Economic Development
- 3) Quality of Life

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

Rotary Noon Club - Community Service  
Delta Sigma Theta - Public Service

## Campaign Information

How much do you expect to spend in this race? 20 thousand  
How much have you raised so far? 6 thousand  
Campaign manager: Vicki Byrd  
Campaign treasurer: Joy Kervin  
Campaign consultant(s): NO CONSULTANTS  
Professional fundraiser: NO professional



## Campaign Information, cont.

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

Plans include social media posts for fundraising w/links, phone calls, events (mixers) group (Associations) meetings

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

I purchased a home in Denton 28 yrs Ago.

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:

Housing is important in any form at this point. Tiny Homes — Luxury Living is part of being in a balanced society. Thanks.



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.

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### **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:**

Don't have enough info to give  
thought / comment. I am on the DCRC  
for the city. We are addressing this now.

### **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:

Same -

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

Answer:

Support

Oppose

Explanation of Position:

I think it needs more  
regulation ~~of~~ on the registration  
side.

### 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 86<sup>th</sup> 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:

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:

Retired Teacher - Education  
is first priority in any circumstance.

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?

Follow Policy / Procedures, Request  
Financial support from overseer. Austin  
does not support it's employees nor  
entity. #

**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:

For domiciles under 400K

Only.

### 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:

### 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?

It should be used in Instance when the



~~The~~ Community has agreed on an Area Plan for the future. They are important for "significant" growth. Its terrible for land owners.

### 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.)?

Reduce hiring, Reduce city services. I would Not increase TAX RATE And call it "cutting TAXES."

### 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:

### Candidate Comments



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.

Quality of life includes a home that  
All citizens can say that they have  
I am oppose to developers choose  
to build rental communities  
that look like neighborhoods.  
There seems to be NO opportunity  
for home purchases by the  
way that developers choose to  
run their business. Rent is  
too damn high. Period.