



April 2022  
Volume 15 Issue 8

# The GAD Report

## APRIL IS HERE, SO IS POLITICAL SEASON

Welcome to April.

It's Fair Housing Month. It's also spring election day on the 5th. It is your obligation to learn about those who would serve you in an elected capacity at the local level. Know the issues and their stands on the issues before you go to the polls.

Which brings me to this. My mother served as a township clerk for 26 years, which means she was elected to 13 two-year terms. In that time, she received complaints that the town was spending too much money. I have been elected to two school boards, my hometown of Durand in the mid-1980s and the Eau Claire school board in the mid-1990s. A recent threat directed via e-mail toward the President of the Eau Claire school board and his family with the promise of bodily harm that required a heavy police presence at that evening's school board meeting is, in a word: Disgusting. If your opinion does not match that of the person that was elected to serve, that is your right. Threatening that person and their family with injury or worse, is not. Local offices are vital to the success of a community. It's hard enough to get people to run for any office without the specter of a disgruntled citizen making threats of violence. As a community, and a society, we are better than that.

Which brings us to RPAC. In order to support candidates and incumbents, there needs to be enough financial resources available to help them. There are 22 open legislative seats and the 3rd Congressional district seat open this fall. Candidates for those offices in our jurisdiction will be interviewed by WRA and members of our Association this summer. You will never be asked to support anyone that does not support your industry or the rights of private property owners.

To have a meaningful dialogue with our elected representatives, we need to support them. How? Through the three principals of the REALTOR® Party: Vote, Act, Invest. First, vote for REALTOR® champions at all levels of governance. Next, act by attending REALTOR® & Government Day every year and last, invest in Direct Giver.

Direct Giver is a minimum investment of \$100 up to \$1000 that goes to support local, state, and federal candidates that support your industry. It does not buy votes. If a politician can be bought for \$100, we need to have a different conversation with them. Your investment in Direct Giver can go to the candidate(s) of your choosing. By supporting REALTOR® champions, you are supporting your industry and assuring that decisions regarding housing and land use will have a REALTOR®, GAD or lobbyist at the table.

In...The Chair.

Please make your Direct Giver investment using WRAs secure website:

<https://secure.donationpay.org/wra.directgiver.php>

***This edition of the GAD Report will encourage you to participate in RPAC and learn about recent successes!***

***Also, RANWW REALTORS® will be running for open seats in the state Senate this fall. Find out who they are on Page 2.***



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### SPECIAL POINTS OF INTEREST

- Invest in RPAC
- REALTORS® Running
- My Vote WI
- Capitol Insights
- Fair Housing Month
- Help for Homeowners

## TWO RANWW REALTORS® ANNOUNCE FOR OPEN STATE SENATE SEATS IN NOVEMBER

There are currently 22 open legislative and one open Congressional seat for the November 8th election, including two of our three state Senate seats.

Current Senator Janet Bewley announced this winter that she will not seek re-election this fall. Former state Representative and REALTOR® Romaine Quinn has filed to run for the open Senate seat.

On March 10th, central Wisconsin Senator Jerry Petrowski announced that he would not seek

re-election. Petrowski started in the Assembly in 1998 and was elected to the Senate in 2012.

The central Wisconsin district has attracted two candidates, Brent Jacobson from Mosinee and REALTOR® Jon Kaiser of Ladysmith. Kaiser filed his papers with the state on March 28th. Both candidates will meet in an August 9th primary.

The 29th Senate covers Rusk and parts of Sawyer counties in the Association's jurisdiction.

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*“Just Because You Do Not Take An Interest In Politics, Doesn't Mean That Politics Won't Take An Interest In You.” —Pericles (430 B.C)*

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The 2022 fall election on November 8th will feature all the state's constitutional offices as well as all eight members of the House of Representatives, including the 3rd CD which will have an open seat for the first time since 1997. Ron Johnson's U.S. Senate seat will also be up.

In Wisconsin, there are 22 open seats in the state Legislature, including the 68th Assembly district where Representative Jesse James is running for the open 23rd Senate seat with the retirement of Kathy Bernier. The 74th Assembly seat in far northern Wisconsin is being vacated by Representative Beth Myers, the 25th Senate will be open and REALTOR® Romaine Quinn is running there. The 29th Senate is also open with Jon Kaiser announcing a bid for state Senate.

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## PRESIDENT BIDEN'S 2023 BUDGET TARGETS MORE AFFORDABLE HOUSING

President Joe Biden requested historic funding for housing supply in his federal budget proposal for the fiscal year that begins Oct. 1, 2022. The proposal was released Monday.

A requested 34% increase over last year for the Department of Housing and Urban Development includes \$50 billion in grants and loans to increase the supply of affordable housing. This amount includes \$32 billion for the Housing Choice Voucher Program and nearly \$2 billion for the HOME Investment Partnership to create more affordable homeownership opportunities.

“This unprecedented investment demonstrates how seriously the White House views the supply crisis,” says Shannon McGahn, NAR's chief advocacy officer. “We worked with the administration and Congress over the past year on comprehensive policy proposals, and now a consensus is growing across Washington that decisive action is needed.”

In 2021, NAR commissioned a landmark report on housing supply, which confirmed a shortage of nearly 6 million residential housing units nationwide. “NAR's report became the center of conversation on housing supply, and our policy recommendations are showing up in proposed legislation in Washington and around the country,” McGahn says.

To close the supply gap, NAR supports new funding for affordable housing construction, preserving and expanding tax incentives to renovate distressed properties, converting unused commercial space to residential, and encouraging and incentivizing zoning reform.

The proposal now moves to the Congress.



A well-managed HOA can be a blessing, and a poorly managed HOA can be a curse. State Rep. Rob Brooks (R-Saukville) joins the WRA's Tom Larson to discuss Brooks' commonsense legislation to provide needed regulation to current and future HOAs in Wisconsin. Find out more here:

<https://youtu.be/4clcQ3z8vuM>

## WISCONSIN HELP FOR HOMEOWNERS

The Wisconsin Department of Revenue has information on a new housing program to assist qualified homeowners with costs associated with COVID-19. Please share with the homeowners in your community.

The pandemic has financially impacted thousands of Wisconsin families and funds are available for qualified homeowners.

Wisconsin Help for Homeowners (WHH) is a new statewide program that can help with overdue bills like mortgage payments, property taxes, and utilities. The program is available to Wisconsin homeowners with overdue housing-related bills, both with and without a mortgage, who meet income and other eligibility requirements, and have experienced a qualified economic hardship since January 21, 2020.

This \$92 million federally funded program provides a maximum of \$40,000 in assistance for eligible households. You are eligible if you are a Wisconsin homeowner living in a single-family home, duplex, condo or a factory-built home, have been financially impacted since January 21, 2020 and your family household income is at or below 100% of the county median.

To apply: <https://portal.neighborlysoftware.com/HAF-WISCONSINDOA/participant>

### RPAC AND YOU

Did you know that you can make your RPAC investment securely online using your Visa, Mastercard and now American Express card? And, you can set up monthly payments!

Go to <https://www.wra.org/dgcontribution/>

If REALTORS® do not speak out, get involved and help shape the discussion, someone else will.

Nobody knows a community better than a REALTOR®. You are on the front line as defenders of real estate issues.

Investing in RPAC assures you a seat at the table when critical decisions are made for homeowners and private property owners.

Supporting vetted candidates and incumbents at all levels of elective governance is part of what RPAC is about.

Now more than ever, we need your financial investment in RPAC thru the Large Donor Council or Direct Giver.



## ELECTION DAY IS APRIL 5TH, KNOW WHO IS ON YOUR BALLOT

From races for town boards, village boards, city councils, school boards, county boards and circuit court judgeships, the April 5th election will be important.

And it's important that you know who is on your ballot and where they stand. MyVote Wisconsin allows you to sign up for absentee balloting, let you know where your polling station will be, can help you get registered to vote, and most important, tell you exactly who is on your ballot based on your home address.

Keep this email address for the August 9 primaries and November 8th fall election. Go to: <https://myvote.wi.gov>



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***“We in America do not have government by the majority, we have government by the majority who participate” - Thomas Jefferson***

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## APRIL IS FAIR HOUSING MONTH

NAR opposes discrimination in housing based on race, color, religion, sex, handicap, familial status, sexual orientation, gender identity, and national origin. This policy is embodied in NAR's Code of Ethics. NAR also authorizes sanctions in response to a finding that a member has violated any fair housing law, including local and state laws that prohibit discrimination based on sexual orientation or gender identity. NAR policy is to support equal opportunity on the basis of sexual orientation and gender identity and the NAR Code of Ethics was amended in 2010 and 2013, to include this updated policy in the Code of Ethics.

On November 13, 2020, NAR's Board of Directors strengthened REALTORS®' commitment to upholding fair housing ideals, approving a

series of recommendations from NAR's Professional Standards Committee that extend the application of [Article 10 of the Code of Ethics](#) to discriminatory speech and conduct outside of members' real estate practices.

[Fair housing organizations](#) work in communities across the country, as well as at the state and national levels, to educate the public about fair housing, investigate claims of discrimination, and push for policies that promote housing rights. They work in partnership with governments and private housing providers to promote best practices to prevent discrimination and foster inclusive communities.

***RANWW and WRA have launched our 2022 RPAC campaign.***

***Three levels of investment...dues billing, Direct Giver and Large Donor Council.***

***Several ways to pay: personal or LLC check, debit card, Visa, Mastercard or American Express.***

***Have questions? Contact Bruce (bruce@ranww.org) or Sandy at WRA (sandy@wra.org)***



Representatives in the Wisconsin Legislature

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State Senators

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OUR MISSION:

“RANWW/  
NWWMLS UNITE  
TO ADVOCATE FOR  
REAL PROPERTY  
RIGHTS, ADVANCE  
PROFESSIONALISM  
AND CONNECT MEM-  
BERS WITH OUR  
COMMUNITIES.”

## RANWW GOVERNMENT AFFAIRS

The REALTORS® Association of Northwestern Wisconsin is the largest association in terms of area, stretching from Millston, Whitehall and Fountain City to the south all the way to central Bayfield, southern Ashland to the north. We are the fourth largest of the 19 Associations in terms of membership. Your Association covers 395 units of local government, monitoring a wide variety of issues that can and do affect you. In addition to local government, your GAD also monitors issues at the state and national level that will have a direct or indirect impact on housing and the industry, as well as legislation that can affect the consumer. Your Government Affairs Director works with members and affiliates to raise investment dollars for RPAC that help to support elected officials that support your business. RANWW is one of only three REALTOR® Association’s in Wisconsin that have their own PAC, which was started 42 years ago to support candidates at the local and state level. We maintain a Facebook page, called “The GADabouts”, that aims to keep you up to date on political issues that will affect your business. Your GAD also produces a periodic government affairs program posted on our YouTube channel, RANWWTV. And be watching for a podcast coming soon.

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**Enhance your skills.  
Empower your future.**

