



March 2022  
Volume 15 Issue 7

# The GAD Report

## RPAC FUNDING PROGRAM IS BACK

Welcome to March, where winter becomes spring!

### The Chair.

Besides the obvious usage for sitting, The Chair has a different meaning altogether when it comes to real estate. The Chair symbolizes a seat at the table for a REALTOR®, GAD or lobbyist when legislation that will affect housing, land use and the rights of private property owners are discussed, or local ordinances regarding zoning and land use are planned.

The Chair means that your business interests are being represented, policies that make it easier for your customers to achieve the dream of homeownership are realized and that bills that are an impediment to housing are defeated. In short, we have a seat at the table.

Because we had a seat at the table, the Legislature has listened to us and heard our concerns regarding real estate and has worked with us to draft, discuss and pass legislation that is beneficial to both REALTORS® and consumers. These successes do not just happen, our seat at the table makes those successes happen.

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, Orchard Hills is back, broadband is moving and you can learn who is on your April 5th ballot.***



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### SPECIAL POINTS OF INTEREST

- Invest in RPAC
- Orchard Hills Again
- My Vote WI
- Capitol Insights
- R & G Day Successes
- WRA Call To Action

## ORCHARD HILLS PLAN PROCEEDS TO COUNTY BOARD VOTE

Orchard Hills, the largest housing project in Eau Claire County history has returned with a new, somewhat smaller footprint and changes to the septic requirement, density and access.

First, the Town of Washington held a public hearing on the revised plan. Expecting a large, vocal crowd, the meeting was moved to Chippewa Valley Technical College, where both sides and the developers were heard. After a brief discussion, the Washington Town Board voted 3-0 to approve the plan. The plan was then advanced to the Eau Claire County Planning Com-

mittee, where the same consideration was held. After a long public hearing and with one committee member absent, the committee voted in a 2-2 tie to move the plan to the County Board for approval.

The final rezone vote has been postponed for a month in order for board members and the developers along with members of the community to try to reach agreement on what the development should look like and what can reasonably be approved at April's County Board meeting.

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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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WRA has issued an all-member Call to Action on AB607 prior to the final Senate floor period of the current session. This is one of the Workforce Housing bills that was discussed during REALTOR® & Government Day. The bill:

The Wisconsin REALTORS® Association (WRA) supports AB 607, legislation authorizing the Wisconsin Housing and Economic Development Authority (WHEDA) to make low-interest or no-interest loans for the rehabilitation of residential properties when certain circumstances apply. Reinvesting in older housing stock pays off in the long run.

It only takes a few seconds to make your voice heard by responding to the email you received from WRA on February 28th.

## HIGH-SPEED INTERNET SERVICE SLOWLY EXPANDS THRU THE REGION

Rural broadband has been a priority for several years in Wisconsin. Over \$200 million was included in the state's budget for broadband in rural areas, but the focus is shifting to high-speed fiber optic broadband in areas that are unserved, not underserved.

Many jurisdictions are allocating federal ARPA funds to expand their broadband offering or to being to lay the infrastructure to build on their networks in future grants or budget cycles.

Several counties in northern Wisconsin are looking to spend dollars for this purpose. Sawyer County is allocating \$600,000 of ARPA funds for three grants that total \$16.1 million. They are spending \$400,000 on a matching grant for a project with Mosaic Telecom to extend fiber optic lines to Sand Lake and Bass Lake, a \$100,000 fee for a project with Novado to extend fiber to the towns of Winter and Draper and a \$100,000 project that would garner \$4.2 million for a project with Bevcomm to bring fiber to Exeland and surrounding areas.

Spectrum is also bringing a fiber project to Clear Creek and Washington townships in Eau Claire County and to three townships in Chippewa County. The buildout is part of a \$5 billion investment nationally to bring high-speed broadband to unserved areas of the country.

The town of Washington is writing an additional grant to expand broadband to other parts of the township. Meanwhile, TDS Telecom has begun running fiber-optic cable under most of the city of Eau Claire.



Thank you to the hundreds of Wisconsin REALTORS®, including over 30 from RANWW who came together in Madison on February 9, 2022 to make a positive difference for Wisconsin's homeowners and property owners. More info: <http://www.wra.org/rgd>

<https://youtu.be/GZV9viQrRjo>

## REALTOR® & GOVERNMENT DAY HIGHLIGHTS

This year's REALTOR® & Government Day featured a series of workforce housing bills, all of which passed the Assembly and were working their way thru the Senate. With time running out in the current Legislative session, the Senate will take those bills up before they adjourn.

Both houses also took up bills that we advocated for and passed all four, sending the legislation to Governor Evers for his signature. The bills:

SB629/AB603 Shovel-ready workforce housing sites

SB682/AB707 40-year access easements

SB829/AB889 Foreclosure equity theft

SB865/AB917 Homeowners Associations

The continued success that our team enjoys is directly attributed to your advocacy, participation, and investment in RPAC.

RPAC provides our teams at the local, state and national level a place at the table...in The Chair!

THANK YOU FOR ATTENDING REALTOR® & GOVERNMENT DAY

### 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.



## KNOW WHAT IS ON YOUR BALLOT WITH MYVOTE WISCONSIN

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>



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

## 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.

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 diverse, inclusive communities.

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



*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](mailto:bruce@ranww.org)) or Sandy at WRA ([sandy@wra.org](mailto:sandy@wra.org))*

Representatives in the Wisconsin Legislature

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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.

**Bruce King, C2EX, AHWD,  
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COMMITMENT TO EXCELLENCE

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

