

# THE GAD REPORT

VOLUME 10, ISSUE 10 NOVEMBER, 2017

## EMPLOYER ASSISTED HOUSING CLASS A SUCCESS

RANWW, in partnership with the La Crosse Association of REALTORS® and Invest Health Eau Claire presented a first-of-its-kind employer assisted housing class to about 20 business leaders, civic groups, economic development agencies, regional planning associations, employers and government agencies to discuss the business and financial advantages of having employers offer assisted housing programs for their key employees.

Many times, employers are scrambling to attract and retain key employees in their businesses. Government is no different. Wayne Hanson, co-founder and

CEO of the Greater Minnesota Housing Fund was our guest and described a number of programs that his agency has undertaken



across Minnesota to engage communities, employers and employees to participate in employer assisted housing and demonstrate to those entities the financial

advantages of providing rent assistance, down payment assistance or offering a percentage of an employees rent or mortgage payment in exchange for a set number of months or years of service to the employer.

In Wisconsin, a number of companies in the Wausau and Milwaukee areas offer this program. WHEDA has been at the forefront of financing for these projects, WEDC has also been a strong partner for developing housing for low and middle income families and employees that can partner with their employer for tax incentives and financing.

Several area businesses expressed interest in providing this program.

## PITTMAN ANNOUNCES RUN FOR 31ST SENATE

Plum City dairy farmer Mel Pittman has announced that he will run again for the 31st Senate seat currently occupied by Senator Kathleen Vinehout. Vinehout, who has filed to run for Governor next year has to give up running for re-election to the 31st, making

the seat open. Pittman narrowly lost his first bid for public office to Vinehout in 2014. No Democrat has stepped forward to an-



nounce their intentions to run for the seat.

Pittman is running on a platform of small business and job growth, providing incentives to help individuals get training for skilled positions that often times goes unfilled.



REALTORS® POLITICAL ACTION COMMITTEE

**Registration Opens  
November 7th!!!!**

**GOVERNMENT  
DAY**

**Wednesday, February 7, 2018**

**Concourse Hotel and State  
Capitol in Madison**

**R.S.V.P. to Bruce King:**

[bruce@ranww.org](mailto:bruce@ranww.org)

EMPLOYER ASSISTED HOUSING CLASS A SUCCESS	1
MEL PITTMAN ANNOUNCES FOR OPEN 31ST SENATE	1
ADVOCACY AND YOU	2
HAVE YOU ANSWERED THE CALL TO ACTION?	3
COUNTY DA HAS ISSUES	3
TIF DISTRICT IN CABLE?	4
MY THOUGHTS	6

ADVOCACY  
*starts with*  
**YOU**  
*and your*  
MEMBERS

You're a member of the REALTOR® Party—the only advocacy group in America that fights exclusively for homeownership, real estate investment, strong communities and the free enterprise system. Here are six easy ways to get started.



STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6
<b>Register To Vote</b>	<b>REALTOR® Party Mobile Alerts</b>	<b>Follow Us</b>	<b>Visit Us Online</b>	<b>Check Your Email</b>	<b>Do Your Research</b>
Our goal is to have as many of our members registered and at their polling place on Election Day as possible	Text <b>REALTOR</b> to <b>30644</b> to have national and state calls for action sent directly to your phone	Follow the REALTOR® Party on Facebook and Twitter. Use #REALTORParty in your posts.	Stay tuned to <a href="http://www.realtoractioncenter.com">www.realtoractioncenter.com</a> for the latest news and information	The REALTOR® Party News newsletter is sent the 2nd Thursday of the month	Learn who your elected officials are and where they stand on real estate issues

[www.realtoractioncenter.com](http://www.realtoractioncenter.com)



# RANWW

**Realtors® Association of Northwestern Wisconsin**

## DISTRICT ATTORNEY SUBJECT OF DISCUSSIONS

Last month, we reported that the Trempealeau County board of supervisors declined to hire an administrator for the county and to absorb other duties within multiple departments. Not related to those discussions were conversations regarding another position within the county. The county executive finance committee sent a letter to Governor Walker regarding the performance of district attorney Taavi McMahon. Members of the committee

have become concerned about two higher profile cases that were both declared mistrials by county judges due to the way that McMahon presented evidence in both cases.

The personnel committee is looking into a situation within the district attorneys office whereby there is a shortage of staff in the office for an extended period of

time and no request to fill the vacant positions. No action has been taken against McMahon but a number of supervisors are aware of ongoing issues with the office and McMahon.

There has been no word from the office of Governor Walker regarding the situation in McMahon's office or of any discipline being recommended.

## "A YEAR OF REPLENISHMENT" CAMPAIGN IN HOME STRETCH

Your investment in RPAC is needed right now!

Did you know that a portion of your \$35 RPAC investment on your dues billing statement stays right here in your Association? Its used to support local and state candidates and for required advocacy throughout our Association.

Did you know that with an

investment of \$100 or more, you have 100% control over where your investments go, to any local office, any state office or any federal office, you make the call.

Did you know we are the only state in the nation that has Direct Giver were anything over \$1000 invested allows 70% to be used by you? Now you do.



## HAVE YOU ANSWERED THE CALL TO ACTION?

Tax reform is coming. This is why, in part, you should take action on tax reform:

For every two homes sold, a job is created. In all, home sales support an average of more than 2.5 million private-sector jobs every year. At

\$3 trillion, real estate accounts for more than 16 percent of the U.S. gross domestic product.

That's a big part of why, for over a century, the American tax code has incentivized homeowners. The country's leaders acknowledge that a

strong, stable housing market is vital to the economy.

Important tax incentives such as the mortgage interest deduction and the state and local tax deduction are a part of the tax code to ensure all

creditworthy families have a fighting chance at the American Dream.



## SENATE BILL WOULD ALLOW TIF IN CABLE

Generally, TIF districts are created in larger cities like Eau Claire or Rice Lake. A bill, authored by Senator Janet Bewley and Senator Petrowski of Wausau would allow the Town of Cable to establish a TIF district. It says:

This bill allows the Town of Cable in Bayfield County to create a tax incremental district (TID) in the same manner as a city or village. Current law provides that a town may create a TID in the same manner as a city or village

if the equalized value of all taxable property in the town is at least \$500 million and the town's population is at least 3,500. Current law, however, allows the Town of Brookfield in Waukesha County, the Town of Somers in Kenosha County, and the Town of Freedom in Outagamie County to create a TID in the same manner as a city or village without having to satisfy the value and population requirements. The bill has biparti-

san support in the Assembly and Senate, and has been referred to the Committee on Economic Development, Commerce and Local Government.

The town has been in the process of updating their Comprehensive Plan to address a number of issues in the downtown area. Cable is a tourist destination and there could be a tie-in to recent economic planning regarding the restart of the Telemark lodge located nearby.

### SAVE THE DATES:

*February 7—REALTOR® & Government Day in Madison*

*May 3 — 3rd Annual RPAC Auction at Horizon's in Tilden*

*May 22 — Phone A Friend For RPAC at the board office*

**The success of these events depends on YOUR participation and is a GREAT way for new members to be involved in their Association!!**

## SAWYER COUNTY AN AGENT OF THE STATE

Sawyer County will be taking over a number of functions currently carried out by the state. Those functions currently include those of the Department of Agriculture, Trade and Consumer Protection.

Becoming an agent of the state is not unique to the county. 45 counties around Wisconsin are performing

similar functions, many surrounding Sawyer. DATCP inspects 607 facilities in the county including bed and breakfasts, tourist rooming houses, hotels and motels, campgrounds, restaurants, and schools.

Supervisors felt that local control over inspections of their county facilities would better serve the properties inspected and be more re-

sponsive to the taxpayers. Much of the county's revenue is based on tourism and supervisors felt the local approach is the best.

Others felt that the costs that the county would incur in doing the inspections could impact their budget in a negative way and that fees would need to be raised to break even in the long run.

## WANTED: 50 MEMBERS TO JOIN LDC IN 2018

Your Association has had great success in recent years with participation in the Large Donor Council. An investment of \$1000 or more (\$700 to Direct Giver/\$300 to RPAC). We are among the top 3 in Wisconsin in participation and we want to increase that number while making it budget friendly.

Beginning in January, using your Visa or Mastercard credit or debit card, WRA will deduct \$85 a month for 12 months. That will raise \$1020, giving you funds to support candidates for local races in the

spring and state races in November. We currently have 30 LDCs and we want to add 50 more next year. You will have the opportunity to renew your participation every November. You set the date the funds come out each month.

Politics will be huge next year, we need your participation in the LDC!!!!



# save THE DATE



2018 RPAC Auction

Thursday, May 3rd Reception 5:30pm — Auction 6:30pm

Horizons Conference Center — Tilden

Register via email: [bruce@ranww.org](mailto:bruce@ranww.org)



**REALTORS® ASSOCIATION  
OF NORTHWESTERN  
WISCONSIN**

1903 Keith Street  
Suite #3  
Eau Claire, WI 54701

Phone: 715-828-1976 home office/text  
Phone: 715-835-0923 board office  
E-mail: [bruce@ranww.org](mailto:bruce@ranww.org)

**Bruce King**  
**Government Affairs Director**

---

**WWW.RANWW.ORG**

---

“OUR MISSION IS TO HELP OUR  
MEMBERS BE MORE SUCCESSFUL IN  
REAL ESTATE”

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 Cable in Bayfield County to the north. We are the fourth largest of the 19 Associations in terms of membership. Your Association covers 355 units of local government, monitoring a wide variety of issues that can and do affect you. In addition to local government, your GAD also monitor 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 38 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!!



---

**MY THOUGHTS—BY BRUCE KING**

Now that we are in November, we look back at last month and the amount of advocacy your Association was involved in.

We started with the RPAC Appreciation Lunch with guest speaker Maggie FitzGerald from NAR discussing the now-in-process Call To Action (you DID answer the call, right?).

We followed that with a presentation by Wayne Hanson of the Greater Minnesota Housing Fund discussing employer assisted housing and how businesses in Eau Claire and surrounding communities can offer this pro-

gram (and the incentives that go with it) to their key employees. We were able to adapt Wayne’s presentation to make it eligible to receive a grant from NAR. Special thanks to Char Glocke and the La Crosse Association of REALTORS® and Invest Health Eau Claire for partnering with us on this project.

RANWW and La Crosse REALTORS® partnered again by bringing in Alastair McCauley from Cornerstone Solutions in Raleigh for our first Candidate Training Academy. While the participation numbers weren’t

what we hoped for, those in attendance remarked how helpful and professional the presentation was. This program was provided to us as a free service by NAR in the hopes that both REALTORS® and non-REALTORS® would step up and run for local political offices such as town board, village board, county and school board and city council, particularly in rural areas where many seats go unfilled at the ballot box and are filled by appointment.

It’s been a full month of advocacy in October. Moving forward..”you ain’t seen nothing’ yet!”

