



THE GAD REPORT

VOLUME 13, ISSUE 2 DECEMBER 2019

COUNCIL APPROVES HOUSING FOR HOMELESS

With all the success the city of Altoona has had in recent years with their River Prairie development, attracting business, offices, medical and housing, the City of Eau Claire is adding housing to one of its gateways into the city with a development that will include housing for chronically homeless individuals that will put them close to public transportation, medical services, food, banking and other amenities.

The City Council unanimously approved the plans for Gerrard Development of La Crosse to develop Prairie Heights, which will

overlook the Eau Claire River, and also overlook Altoona's River Prairie development. What will set



this project apart from others is the designation of a portion of the 80 units will be specifically targeted to chronically homeless.

Once the building is completed, Gerrard will turn the property over to WEST-CAP, who would

then own it and would be its manager.

The site will be cleared next year with construction beginning in the spring of 2021.

Housing of this kind has been a cornerstone of the Chippewa Valley Housing Task Force, comprised of church and community groups, developers, zoning staff, REALTORS®, homebuilders, clergy, UWEC, elected officials and state agencies to encourage more housing choices for low and moderate income individuals and a larger stock of apartments for rent at reasonable price points.

RICE LAKE MAYOR RACE CONTESTED

Incumbent Rice Lake Mayor Michael Diercks will be challenged by Ward 4 Alderman Doug Edwardsen.

Diercks is seeking a third two-year term as Mayor. A priority for Diercks if re-elected will be the develop-

ment of Heritage Manor, with a developer currently looking at the property in hopes to convert the property into 47 new housing units for the city.

Nomination papers are now available to be circulated for candidates and in-

cumbents and must be returned with the required number of signatures for the office the candidate is seeking by 5pm on January 7th. If necessary, a primary will be held on Tuesday, February 19th with the spring election on April 7th.

HAVE YOU GOTTEN OUR TEXT MESSAGES?



NATIONAL ASSOCIATION of REALTORS®



REALTOR PARTY

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GOVERNMENT DAY

February 5, 2020

Registration Is Now Open!!



RANWW RECEIVES SPECIAL OPPORTUNITY ZONE GRANT FROM NAR

Your Association was one of 30 across the nation to apply for and receive a special grant to hold an Opportunity Zone education program this fall.

Our program will be held on Friday, December 6th from 8:30am until noon at Sevenwinds Casino and Conference Center, at the intersection of County Road B & K east of Hayward.

The site was selected spe-

cifically due to it being in one of the largest Opportunity Zone tracks in Wisconsin.

Out of the 120 tracks in the state, your Association has 13 of them, the largest in Sawyer and Washburn counties, with others in Eau Claire, Chippewa Falls, Menomonie, Ladysmith and Rice Lake.

The program is set

with speakers who have experience in the areas of taxation, finance, land use, and development of Opportunity Zones.

Speakers include Dannielle Lewis from Wipfli in Edina speaking on tax issues and advantages, Elissa Hansen, President & CEO of Northspan in Duluth who develops the zones and Rebecca Giroux from WHEDA who specializes in financing. See Page 4 for more information.



REGISTRATION IS OPEN FOR REALTOR® & GOVERNMENT DAY

Registration is now open for the 2020 WRA REALTOR® & Government Day. This year's event is earlier than normal, being held on Wednesday, February 5th at the Concourse Hotel in Madison.

As in year's past, we will take a motorcoach from our office to Madison, departing at 8:30am. A box lunch will

be provided with our arrival at the Concourse around noon.

The program will start at 1pm with an issues briefing, guest speakers, then a short walk to the capitol to meet with our legislative leaders and their staffs from 3pm until 4:30, then its back to the hotel for a reception.

The motorcoach departs

Madison at 5:45 with an arrival back at the office at 8:30pm.

The motorcoach seats 45, the meeting room at the capitol seats 45, that's why we need 45 people to attend this year's program.

Send an email to bruce@ranww.org to secure your spot. Admission is free and your voice is needed.

CANDIDATES & INCUMBENTS CIRCULATE PAPERS

With December now here, now is the time that candidates and incumbents alike take out nomination forms to run for public office. 2020 is a Presidential election year, so the spring election on April 7th will have that and a Wisconsin Supreme Court seat up for grabs with a term beginning in July. Then there are all the usual campaigns. In Eau Claire, only the council

President (REALTOR® Terry Weld is up for a full three year term). There is also a vacancy on the Eau Claire council, the rest of the council will decide how best to fill that seat. There are county board seats, school boards, village boards, and town board seats too. In our jurisdiction, which has over 380 units of government, primaries, if necessary, will be on

February 19th with the spring election on April 7th.

Unless you are voting for the open seat in the vast 7th Congressional District. For that seat only, the primary is February 19th but as this is a federal race and absentee and overseas ballots are used, the special election date is Tuesday, May 10th for the 7th CD only.

WRA's annual **REALTOR®** & GOVERNMENT DAY Event

FEB. 5
WEDNESDAY

MADISON CONCOURSE HOTEL
& WISCONSIN STATE CAPITOL

1:00 P.M. - 5:30 P.M.

REALTOR® & GOVERNMENT DAY

FEBRUARY 5, 2020 | MADISON CONCOURSE HOTEL AND GOVERNOR'S CLUB

It's time to lobby! The WRA's annual lobbying event, REALTOR® & Government Day, is your chance to shape the laws that affect you and your real estate business in Wisconsin.

The event kicks off with an issue briefing where you'll learn about pending laws and how they impact real estate. Next, you'll move to the Capitol for lawmaker visits. You'll have the unique opportunity to meet in person with your state lawmakers to lobby for or against these laws.

This is your chance to advocate for issues that impact the real estate industry, homeownership and property rights in Wisconsin. Your voice will be heard, and a better Wisconsin real estate market will follow.

2020 tentative discussion topics

At the event, you'll be briefed on current and pending laws as well as how they impact real estate. Afterward, you'll visit the Capitol building to lobby for these issues directly with your lawmakers. The issues on the agenda this year tentatively include:

- Workforce housing
- Home inspectors
- Chasing sales
- Presumption of riparian rights

Register today at:
www.wra.org/RGdayRegistration

2020 tentative event schedule

- 12:30 - 1:00 p.m. Registration
- 1:00 - 1:15 p.m. Welcome and overview
- 1:15 - 1:45 p.m. Keynote speaker—Governor Evers (invited)
- 1:45 - 2:45 p.m. Issue briefing
- 2:45 - 3:00 p.m. Move to the Capitol
- 3:00 - 4:30 p.m. Capitol visits—RANWW & LSAR in Room 201SE
- 4:30 - 5:30 p.m. Reception (Madison Concourse)

Building a Brighter Future

Opportunity Zones in Wisconsin

Wikipedia describes an Opportunity Zone as “a designation created by the Tax Cuts and Jobs Act of 2017 allowing for certain investments in lower income areas to have tax advantages. The purpose of the program is to put capital to work that would otherwise be locked up due to the asset holder’s unwillingness to trigger a capital gains tax.”

There are 120 Opportunity Zones in Wisconsin, with 39% of them in rural areas and located in 44 counties, 60 municipalities and 2 tribal reservations. Learn more about Opportunity Zones and what it can mean for businesses and housing as the REALTORS® Association of Northwestern Wisconsin hosts an Opportunity Zones Conference in one of the largest OZ tracks in Wisconsin.

WHEN: Friday, December 6, 2019 from 8:30am to Noon

WHERE: Sevenwinds Casino and Conference Center, Highways B & K, Hayward, WI

Admission: FREE-Registration required

The Program:

8:30 Welcome—Bruce King, Government Affairs Director, RANWW

8:35 Welcome—State Senator Janet Bewley

8:45 Opportunity Zones and Taxes—Dannille Lewis, CPA and OZ Specialist, Wipfli Minneapolis, MN

9:45 Networking Break

10:00 How To Make OZs Work—Elissa Hansen, President & CEO, Northspan Duluth

10:50 Networking Break

11:00 Opportunity Zones and Housing—Rebecca Giroux, Business & Community Engagement Officer, WHEDA

11:45 Workforce Housing Needs In & Out of Opportunity Zones—Bruce King, Government Affairs Director, REALTORS® Association of Northwestern Wisconsin

12:00 Closing Remarks

R.S.V.P. is required. Reserve your spot with Bruce King (bruce@ranww.org) by December 5th!



LARGE DONOR COUNCIL

RANWW Needs YOU to join the Large Donor Council in 2020

Invest \$85 per month, charged monthly to your Visa, Mastercard or American Express card

Candidates and incumbents for local offices and the state Legislature need your support

Support those who support real estate and land use as well as private property rights

Go to: <https://www.wra.org/dgcontribution/> to set up your Large Donor Council investment





REALTORS® POLITICAL ACTION COMMITTEE

Here's a program that helps support local and state candidates

**Invest \$50 per month, charged monthly to your Visa,
Mastercard or American Express card**

**Candidates and incumbents for local offices and the
state Legislature need your support**

**Support those who support real estate and land use
as well as private property rights**

**Go to: <https://www.wra.org/dgcontribution/> to set
up your Direct Giver investment**



12 Reasons to Renew or Begin Your Large Donor/Major investor Council Membership

1. In 2010, some appraisers and the City of Milwaukee wanted legislation passed that would prevent real estate licensees from giving **opinions of value** unless they had an appraiser's license. It didn't pass thanks to your help and the WRA's efforts to kill this legislation.
 2. In some states, local governments can **regulate brokerage services** that are currently regulated by state and federal laws. Not in Wisconsin! The WRA helped pass a law that prohibits local governments from interfering with Wisconsin license law.
 3. In some states, attorneys are required at every closing. Not in Wisconsin! Your right to use **state approved forms** was reaffirmed by the state Supreme Court, thanks to an amicus brief filed by the WRA.
 4. In some states and municipalities, state or local governments have **rent control** laws or ordinances. Not in Wisconsin! The WRA took the lead years ago and helped pass a law that prohibits local rent control.
 5. Some members of Congress wanted to eliminate the **mortgage interest deduction** for second homes. The NAR and WRA were successful in maintaining this deduction because of the importance of second homes to the real estate market in Wisconsin.
 6. Prior to 2016, Wisconsin REALTORS® could be sued up to six years after a closing. Today, we have significantly improved liability protection for real estate firms and agents by creating a **two-year statute of limitations** from closing.
 7. For years, some Wisconsin municipalities imposed expensive and unnecessary **time of sale requirements** on property owners. Not anymore! Wisconsin law now prohibits local time of sale requirements that would limit or impede a property owner's right to transfer property.
 8. For 30 years, the State of Wisconsin imposed **weatherization requirements** on rental properties. Not now! The legislature eliminated the rental weatherization program, which required weatherization of rental units and certification before the property was sold or transferred.
 9. Some Wisconsin municipalities prohibited homeowners from **renting their property** on a short-term basis. Today, we have a new law that protects the ability of homeowners to rent out their home by allowing local communities to regulate but not prohibit such rentals for seven days or more.
 10. Historic rehabilitation is a priority for communities across the State of Wisconsin. Through the efforts of the WRA and other allies, Wisconsin maintains the **state historic rehabilitation tax credit** up to \$3.5 million per project.
 11. Some Wisconsin cities imposed rigid and expensive **rental property inspection programs**. A new law limits the authority of municipalities to conduct inspections of rental property unless there is evidence of blight, high rates of building code complaints or violations, deteriorating property values, or increase in single family home conversions to rental units.
 12. Over the years, some state lawmakers have made several attempts to increase the **real estate transfer tax**. The WRA has stopped all these proposals, including the last proposal to double the transfer fee that would cost your seller hundreds of dollars on the sale of their home.
- This is only a small sample of our legislative successes at the State and Federal level, made possible by your contributions so we can support candidates who support our industry.



**REALTORS® ASSOCIATION
OF NORTHWESTERN
WISCONSIN**

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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 central Bayfield and southern Ashland county to the north. We are the fourth largest of the 19 Associations in terms of membership. Your Association covers 385 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 40 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

Trust me, I do more for you than just ask you for money.

Really.

There used to be some brief respite from one political campaign to the next when I started 15 years ago.

Not anymore. Each campaign flows into the next. With new and innovative ways to get a candidates message out to the electorate; digital media, more face to face gatherings, and the ever increasing costs of running a campaign for any elected office, groups such as REALTORS® are being asked for more involvement, and larg-

er investments to keep their seat at the table, and keep the REALTOR® story at the heart of any conversation when decisions are being made that affect homeowners, prospective buyers and the rights of private property owners.

I'm wrapping up our 2019 RPAC fundraising campaign. As of this writing, we are a little ahead of last year, but well below our 2019 goal. Once this campaign is done, there will be one of those "brief respites" that I mentioned.

Very brief.

The 2020 RPAC cam-

paign will begin on Thursday, January 2nd with a month long Large Donor Council investment push. You can use your credit or debit card, and set your investment to spread out over 12 months, at the end of the year, you will have invested \$1020 and will be recognized as an LDC. 70% of your investment is yours to use, 30% goes to RPAC.

Or perhaps Direct Giver fits your budget. \$50 a month for a year on your credit card, giving you \$600 to use as you choose next year, you can use your balance as investments are made. We need your involvement. Really.

