



RANWW

Realtors® Association of
Northwestern Wisconsin

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The GAD Report

SPRING IS HERE!!

Well, meteorological spring is here, the other spring happens in three weeks. That means the spring election is right around the corner. City Council, Village boards, school boards and Superintendent of Public Instruction will be on the ballot. For southeastern Wisconsin and across the northern two thirds of our jurisdiction, there are two elections for Circuit Court of Appeals. Shelley Grogan and Gregory Gill are on the ballot. Both have been endorsed by WRA (the first time that our state Association has made an endorsement of Court of Appeals judges).

So why, with our 20 year involvement in state Supreme Court races is WRA involving itself in Court of Appeals races? First, like cases in front of the Supreme Court, court of appeals decisions have statewide impact. Opinions are binding on all circuit courts and courts of appeals throughout Wisconsin. And because any case can be automatically appealed to the court of appeals, the court decides many appeals, many of which involve issues impacting the real estate industry like land use, zoning, legal title, contracts, financing, foreclosure and liability. Unless an appeals court opinion is reversed by the Wisconsin Supreme Court, these opinions are binding.

Spring also means that the 2021 RPAC investment campaign is ramping up. We are going to need involvement at all funding levels to build Direct Giver funds this year for the election onslaught on 2022, where the usual local elections will occur, but the fall election cycle will have all 99 Assembly seats, half the state Senate (including all three Senators from our jurisdiction), two members of the House of Representatives, a United States Senator, plus Governor, Lt. Governor, State Treasurer and Secretary of State.

These campaigns start earlier, last longer, cost more, involve many venues of media and require our financial support at all levels of governance. REALTORS® support those who support our issues, which has made NAR the number one lobby organization in the nation, and WRA one of the top Associations in Wisconsin.

There may be some who just do not want to give to a candidate running for Assembly or Congress, but still want to be politically involved (those two words are two you repeated when you took your oath at New Member Orientation). I've got the perfect venue for you to be involved. Invest in a local candidate running for school board. When I was last elected in 1994, I spent \$20 to get elected, it's a whole lot more today! Invest in someone running for City Council, Village Board, circuit court judge, Sheriff, County Board or town board. The contribution limits are such that \$50 or \$100 can make a real difference when the level of advertising is an ad in the newspaper and a few yard signs.

It can make a huge difference.

Happy Spring and be sure to register for this year's REALTOR® & Government Day!

Bruce

It is very important for you to stay up-to-date on the latest orders from the county health departments in our jurisdiction:

www.ranww.org

You will find updates at the local, state and national level regarding the coronavirus.

As vaccines roll out, there will be changes to the current restrictions. Be sure you know the rules in your area.

Stay safe, and stay informed with your Association.

Bruce King — Government Affairs Director



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SPECIAL POINTS OF INTEREST

- Spring Elections
- HUD Grants
- R & G Day Virtual
- Capitol Insights
- New Homes Surge
- COVID Relief Bill

HUD GIVES HOUSING GRANT TO LCO TRIBE IN HAYWARD

The U.S. Department of Housing and Urban Development, as part of a \$652 million Indian Housing Block Grant so that tribes can pursue affordable housing projects within their jurisdictions.

The Lac Courte Oreilles Band of Lake Superior Chippewa in Hayward has been awarded \$3,210,462 as a part of \$21 million in grants to Wisconsin tribes.

The Red Cliff Band of Lake Superior Chippewa received \$1,111,310 and the Bad River Band of Lake Superior Chippewa received \$1,618,950.



“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)

WRA Issues Successes

1. REALTORS® and Real Estate are Essential
2. Remote Online Notarization
3. Condominium Association Dispute Resolution
4. More Money for K-12 Schools and Property Tax Relief
5. Broadband Expansion
6. Income Tax Cuts
7. Seller Audio/Video Surveillance at Showings
8. Prohibit Chasing Sales

RANKED-CHOICE VOTING IN WISCONSIN?

A bill with bi-partisan support was recently introduced in the state Legislature. The bill would authorize ranked-choice voting in certain elections in Wisconsin.

This is the first time that Republicans have supported such a measure. Democrats proposed this last session, but the bill was never taken up or given a public hearing.

Ranked-choice voting is not new to politics, a number of communities, mostly larger urban areas, use it to whittle down candidates, and the theory is that more voices will be heard as the playing field is more leveled (the person that spends the most money on a campaign is equal to the person who spends nothing, letting the issues and the candidates position do the talking.)

So, instead of holding a primary, where both parties vote on candidates, everyone from all parties runs on the same ballot. Electors can then rank their favorites in order from first to fifth. The top five go on to the election. The election then ranks the electors favorites from first to fifth, if one candidate gets a majority, of first-place votes, the candidate wins. If no candidate gets a majority, there is a run-off where the lowest vote-getter is eliminated and anyone that had the eliminated person as their number one choice will instead have their second favorite counted.

This process continues until someone has a majority and is elected. If passed, it will be used for U.S. Senate and House of Representative races in Wisconsin.

THANK YOU MEMBERS



YOUR PARTICIPATION IN RPAC HELPED RANWW TO RAISE THE MOST DOLLARS OF ANY LARGE BOARD IN WISCONSIN! THANK YOU MEMBERS!!



Governor Evers has released his budget. Included are a number of things that will be good for housing and real estate, a few things that are not so good, and a couple that are really “drugly”. Tom Larson, Joe Murray and Cori Lamont will take you thru the proposed budget. Listen here for your own Capitol Insight. <https://youtu.be/pY3MswOnmnU>

WHY YOU NEED TO BE AT REALTOR® AND GOVERNMENT DAY THIS YEAR

The year-long pandemic has moved all meetings out in an in person format and onto platforms like Zoom and Webex. The same is true for this year’s REALTOR® & Government Day. Held on Wednesday, April 14th, this year’s virtual event (for the first time ever) will also be shorter. Just two hours. But plenty will be happening during that two hour period.

We’ll begin with a welcome and remarks from WRA leadership. Then at 1:15, we’ll hear from Wisconsin Governor Tony Evers. At 1:35, WRA lobby team will update you on the issues that will be discussed with our legislators and their staffs. Due to the constraints of time and a need to be concise during the meetings, we will be discussing three to four issues only. Most likely topics will be broadband, workforce housing, property taxes and landlord tenant issues.

Our Legislative briefings will occur at 2:20 and will last for 35 minutes. Our legislators and their staffs will already have our position papers well in advance and will have an understanding of why the issues we will present are important to us. We will have 3 to 5 people that will be assigned to give testimony to back up our position. The Zoom platform will allow you to text message our legislators with your thoughts, or WRA staff can take your information and get your questions/comments to the appropriate legislator.

Again, we will have 35 minutes for our discussion. At 2:55, we will again electronically gather to wrap up the day and at 3pm, the event concludes. The event is free, and we are looking for a very large representation from our Association. We will be joined by members of the Lake Superior Area REALTORS® and the Western Wisconsin REALTORS® Association for our meeting. Sign up on WRA’s website.

RPAC AND YOU

Did you know that you can make your RPAC investment securely online using your Visa, MasterCard and now American Express card?

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.



MARK THE DATE

RGD
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Tell your story. Collaborate. Advocate. Protect.

Wisconsin real estate was deemed essential. And your participation in the WRA's annual lobbying event is your chance to keep it that way.

With the all-new virtual format, you can attend and visit lawmakers virtually, all from the comfort of home. Advocating for a brighter tomorrow has never been easier.

04-14-21



FREE REGISTRATION | VIRTUAL | WRA.ORG/RGDAY

U.S. HOUSE PASSES NEW RELIEF BILL THAT HAS PROVISIONS FOR HOUSING

The U.S. House of Representatives passed the American Rescue Plan and sent it on to the U.S. Senate where it will be debated. Some of the provisions include:

- \$1400 stimulus checks to most Americans
- \$20.3 billion in rental assistance
- \$10 billion for Housing Assistance Fund
- \$15 billion for a new small business grant program
- \$350 billion in new state and local aid payments
- \$130 billion for schools
- \$100 million for housing counseling services
- Expanded paid sick and family leave thru September 30th
- Child tax credit increase to \$3000 for one year

The Senate will take up the measure shortly, however, the \$15 per hour minimum wage provision will be taken out of the final bill.



[Politics is the art of looking for trouble, finding it everywhere, diagnosing it incorrectly and applying the wrong remedies.](#) - Groucho Marx

TOOLS YOU CAN USE IN YOUR BUSINESS

If you have been thinking about adding tools to your toolbox, NAR offers two excellent certificate programs that do not take a lot of time to complete and will complement your current skill set.

First is e-PRO®. The current pandemic has rushed technology to the forefront in a way not seen before. Zoom, Microsoft and Webex meetings are happening hourly.

With many members still at home, and many that will stay there after the pandemic eases, having a heightened understanding of marketing strategies and how to make technology work for you with those strategies will give you an edge.



The second is At Home With Diversity. This course addresses issues of diversity, fair housing and cultural differences and how these dynamics influence you as a real estate professional.

According to the National Association of Homebuilders, sales of new single-family homes rose 4.3% in January to a seasonally adjusted rate of 923,000.

New home inventory remains at a 4 month supply with 307,000 new single-family homes for sale, a decrease of 6.3% from a year ago.

New home sales in the Midwest were up 12.6 percent in January.

Representatives in the Wisconsin Legislature

29th Assembly
Clint Moses
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67th Assembly
Rob Summerfield
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93rd Assembly
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25th Senate
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31st Senate
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REALTOR PARTY

VOTE	ACT	INVEST
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REALTORParty.realtor

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 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 41 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 called “The Chair” coming soon.

**Bruce King, C2EX, AHWD,
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**Enhance your skills.
Empower your future.**

