



# RANWW

Realtors® Association of  
Northwestern Wisconsin

November 2020  
Volume 14 Issue 2

## The GAD Report

### ELECTION SEASON IS OVER! NO, IT'S NOT

Welcome to November!

The recent turn to colder weather (and a record October snowfall to go with it) must mean that election season is over and quiet will once again reign across the depth and breadth of our sprawling Association jurisdiction?

You'd be wrong.

What you get is a 27-day break between the fall election, and the launch of the spring local non-partisan races for city council, town board, school board, village board and the like, with a few referendums thrown in for a fuller ballot in April. Nominating papers can start being circulated on December 1st and returned by 5pm on Tuesday, January 5th.

That's why the ask to support RPAC at the \$100 Direct Giver level continues in the pages of this publication, and asks monthly from WRA and NAR.

What you might not realize is that, in addition to supporting candidates at the state level, where the limits are much higher, with local races, unless there is a citywide race in Eau Claire such as city council at-large seats or school board seats, \$100 is about all you can give. Those dollars when combined with other REALTORS® and other fundraisers, can go to purchase yard signs, newspaper ads and flyers, all of which are not cheap, even for a local race.

We have less than two months to go in our 2020 fundraiser campaign. Sad to say, using manners did not get the results we had hoped . . . Far from it.

We are about \$9000 short of goal for 2020 as of this writing. The bright spot so far is our Large Donor Council members have responded and members are choosing to keep the \$50 RPAC in their dues billing. Please keep doing that, we receive \$20 for every \$50 investment.

To make your Direct Giver investment using WRA's secure website, go to the following website with your VISA, Mastercard or American Express:

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

These aren't races for state Senate or Assembly, the spring election are men and women in your communities, investing their time and talent to make their communities better, investing long hours and low or no pay for their time.

Your Direct Giver investment in RPAC is an investment in local politics.

Can I count on you to invest?

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](http://www.ranww.org)

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

**I'll continue to update the GADabouts Facebook page with new information from WRA and NAR as it occurs.**

**Stay safe, and stay informed with your Association.**

**Bruce King — Government Affairs Director**



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#### SPECIAL POINTS OF INTEREST

- So Manners Didn't Work
- Our Members Serve
- Political Podcast
- EC Health Officer Plan Held
- Invest in RPAC
- Capitol Insights

## CONGRATULATIONS TO NAR COMMITTEE APPOINTEES

Several RANWW members were recently appointed to committees on the National Association of REALTORS®. They are:

Ned Donnellan, Donnellan Real Estate serving a one year term on the Land Use Property Rights and Environmental Committee.

John Flor, Six Lakes Realty Chetek, serving a six year term on NAR's Board of Directors as NAR Past Treasurer, a one year term on the Finance Committee as Immediate Past Treasurer, and a two-year term on the Reserves Investment Advisory Board as Immediate Past Treasurer.

Julie Flor, Six Lakes Realty, Chetek, currently in a three-year term on the Commitment to Excellence Committee.

Bruce King, Government Affairs Director, RANWW serving a one year term on the State and Local Issues Policy Committee.

Dan Lawler, Feather Real Estate Group, Rice Lake, currently in a two-year term on the RPAC Trustees Fundraising Committee.

Nominations for NAR committees generally open in the spring of each year.

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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 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

## NAHB AND OTHERS FILE COMPLAINT ON CDC EVICTION MORATORIUM ORDER

The National Association of Home Builders, in partnership with Pacific Legal Foundation, Monarch Investment and Management Group and others, filed a complaint in the northern district of Ohio challenging the U.S. Centers for Disease Control and Prevention's authority regarding its eviction moratorium order.

The CDC issued a nationwide order that stops landlords from evicting U.S. tenants who are not paying rent through Dec. 31, 2020. The eviction moratorium began on Sept. 4, 2020, and the CDC said the measure was necessary to prevent the further spread of COVID-19.

The CDC's order provided no relief for landlords who must continue to pay bills, maintain the units and pay their employees all while receiving no rent. NAHB does not believe that Congress provided the CDC with authority to issue such a sweeping nationwide order.

"NAHB is concerned the CDC's rental eviction moratorium could result in unforeseen negative economic consequences without dedicated funding for rental assistance," said NAHB Chairman Chuck Fowke, a custom home builder from Tampa, Fla. "Absent rental income, these small mom and pop property owners must continue to pay their mortgage, property taxes, employees and cleaning/maintenance services. And without sufficient rental income, a number of properties would be pushed into foreclosure."

## REAL ESTATE AND REALTORS® ARE ESSENTIAL



In March, real estate services were deemed to be essential as long as they abided by safety protocols. WRA played a key role in securing that designation for you by working with key players in the capitol.

Watch this video from Tom and Cori to learn about the significance of that designation.

Moving forward, we need everyone's investment in RPAC in order to continue those partnerships. The address is:

<https://youtu.be/jyj7XbkLjIA?list=PL88okks9f7oJO1puUiqx7hHE3ekLc1RLS>

*“If they don’t give you a seat at the table, bring a folding chair.”  
— Shirley Chisholm (1924-2005)*

### U.S. Mortgage Rates Fall To Lowest Level Ever

The average U.S. mortgage rate for a 30-year fixed loan fell to 2.8% the week of October 19.

The rate fell one basis point from the week prior and six basis points lower than in mid-September.

There have been 13 consecutive weeks when average mortgage rates have been below 3%, and rates have broken records eleven times this year.

The Federal Reserve has bought over \$1 trillion in bonds backed by home loans since March.

—Source: *Housing Wire*

## AFTER EAU CLAIRE CITY COUNCIL TABLES ORDINANCE, COUNTY BOARD DOES THE SAME

After the Eau Claire City Council heard from numerous residents regarding the proposed health ordinance, they unanimously decided to table the ordinance and establish a task force in January to obtain input from businesses and residents alike and have a proposal ready to go by early June.

The Eau Claire County Board then had its turn to take up the ordinance and discuss it at their latest board meeting. Numerous civic and business groups including the Eau Claire Chamber of Commerce attended and spoke against the ordinance while some residents spoke in favor of the proposal.

After much discussion, the county board voted 16 to 12 to postpone consideration of the proposed ordinance and agreed to set up a task force similar to the city, and together to work out an ordinance that will be able to pass both legislative bodies.

Like the city, the county plan will need to be brought back to the board for action, now in late June.



Tune in to listen to Tom Larson, Cori Lamont and Joe Murray discuss the importance of the November 3rd election, not only to elect a new President and members of Congress, but also 99 state Assembly seats and half of the state Senate. You'll hear a preview of federal legislation likely to be taken up along with bills that will be introduced at the state level that will have an impact on your community for years to come. And you'll get an idea of WRA's legislative priorities for the session. The address is: <https://youtu.be/puQ4Qe5sEP8>

## CITY OF EAU CLAIRE APPROVES READY TO RENT PROGRAM

The Eau Claire City Council has approved a ready-to-rent program, which will help people find housing despite a track record that may not make landlord eager to rent to them.

The program is intended to help people who have financial difficulties, past evictions, criminal records or no rental history, issues that would make a landlord reluctant to rent. The program participants will take educational courses on being good tenant and receive certification.

For the landlord, there is a risk mitigation account that is available to them if their property has damage or lost rental income due to a certified tenant. The program says the landlord must use the tenant's security deposit to pay for any damage before tapping into the fund. A case manager will be assigned to verify that damage has occurred. The program will start this year and already is funded thru 2021.

Just in time for the remaining residents of Maples Mobile Home Park. With living conditions as low as it gets, and renters unable to find housing elsewhere comes word that the park was sold to neighboring Farrell Equipment who announced that they will close the park on or before April 1st.

Excavators have been at work removing uninhabitable trailers, which make up over half of the existing structures. Extensive cleanup of the site including water and sewer lines, asbestos and litter from decades of use will be undertaken.

### 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.





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 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!!



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