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ISSUES & IMPACTS

Fourth Quarter Edition, October - December 2014

Your SEATTLE *KingCounty* REALTORS® is ensuring that public policies support homeownership and your business's bottom line. Contact Governmental & Public Affairs Director David Crowell at dcrowell@nwrealtor.com with any legislative issues that may need the Association's attention. Our next publication will be April 2015.

Protecting Homeownership and Your Business

MAJOR LEGAL VICTORY IN FEDERAL COURT



There is great news for King County REALTORS® from the Federal District Courthouse in Seattle. The federal court has refused to shut down the *National Flood Insurance Program* that provides the insurance which lenders require for new construction of homes and condos on the valley floor in Tukwila, Renton, SeaTac, Kent, Auburn, Pacific, Fife, Puyallup and Sumner.

On October 24th Judge Ricardo S. Martinez issued his final order (verdict) favoring REALTORS® and rejecting the claims of the National Wildlife Federation (NWF) which was seeking an injunction that would have effectively eviscerated the *National Flood Insurance Program* (NFIP), not only here in King County and its 39 cities, but also in 82 other cities and counties in Northwest Washington.



The NFIP administered by FEMA is the primary source of property insurance for homes and businesses in the floodplains which are present on much of the valley floor properties along Hwy 167 between Renton/Tukwila on the north, and Puyallup/Sumner on the south. Without the NFIP it would be impossible to get a mortgage or primary property insurance for properties in a flood plain, especially new construction. That makes this legal victory even more important for REALTORS® because valley cities have planned to accommodate much of their new housing and employment growth on the valley floor.

The REALTORS® were active participants in the litigation as members of the coalition named *POSFR – Property Owners for Sensible Flood Plain Regulations*. The Association of REALTORS® had helped to create and fund the Coalition which intervened in the litigation. Jeanette McKague was the REALTORS® primary point of contact for the Coalition in connection with the case that was heard by Judge Martinez in the Seattle courthouse of the United States District Court for the Western District of Washington.

Seattle attorney Molly Lawrence with the Van Ness Feldman law firm – who has been independently rated as a “Super Lawyer” and who is arguably the most highly skilled and knowledgeable private sector attorney in the Northwest on floodplain related issues – represented POSFR as successful intervenors in the litigation. The case had been pending in federal court in Seattle since 2011.



In reporting on the victory attorney Molly Lawrence stated, in part:

Judge Martinez granted the Federal Emergency Management Agency’s Motion for Summary Judgment affirming FEMA’s approach to implementing the 2008 Biological Opinion issued by the National Marine Fisheries Service (NMFS) regarding the effects of the National Flood Insurance Program on threatened and endangered species and critical habitat in the Puget Sound region (NFIP BiOp).

This litigation dates back to 2004 when The National Wildlife Federation first sued FEMA for failing to consult in Washington State regarding the effects of the NFIP on threatened and endangered species and their habitat. Judge Zilly (Western District of Washington) agreed and ordered FEMA to initiate consultation under Section 7 of the Endangered Species Act (ESA) with the National Marine Fisheries Service regarding several components of the NFIP, namely its mapping program, minimum development standards, and Community Rating System.

That consultation resulted in NMFS’s issuance of the NFIP Biological Opinion in September 2008, which concluded that FEMA’s then-current approach to implementing the NFIP was jeopardizing the continued existence of several endangered salmon species and killer whales. As part of that NFIP BiOp, NMFS proposed a seven element “Reasonable and Prudent Alternative” (RPA) outlining how FEMA could change its implementation of the NFIP to avoid its impacts on threatened and endangered species and their critical habitat.

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CURRENT LITIGATION

After three years of negotiations between NMFS and FEMA regarding the meaning of those *Reasonable and Prudent Alternatives*, NWF again sued FEMA in the fall of 2011, this time asserting that FEMA had failed to implement the *Reasonable and Prudent Alternatives* as written and consequently was continuing to jeopardize threatened and endangered species and their habitat. In the spring of 2012, NWF sought an order enjoining FEMA from selling flood insurance in the Puget Sound region until FEMA had more fully implemented the *Reasonable and Prudent Alternatives*. Judge Martinez denied that request on the grounds that NWF had failed to demonstrate any irreparable harm to the threatened and endangered species or habitat.

Thereafter, NWF and FEMA (supported by the intervenors) filed cross motions for summary judgment. On Friday, October 24th, Judge Martinez affirmed FEMA's approach and rejected NWF's challenge.

It remains to be seen whether any party will appeal Judge Martinez's decision to the 9th Circuit Court of Appeals, or equally important, whether this decision will change how either FEMA or the 122 NFIP participating jurisdictions in the Puget Sound region enforce or apply the Biological Opinion and Reasonable and Prudent Alternative to development in the region.

The full summary by attorney Molly Lawrence regarding this important legal victory is available at www.vnf.com/3330/.

A BUSINESS-FRIENDLY SEATTLE CITY COUNCIL?

Seattle District Elections – Important Opportunity for Seattle REALTORS®

Next year seven of the nine Seattle Council seats will be up for election from districts rather than the current citywide election for all council seats. This represents an opportunity for REALTORS® to be engaged and help elect REALTOR®-friendly candidates.

SEATTLE KingCounty REALTORS® is preparing for Seattle's transition to district city Council elections in 2015.

Last year, Seattle voters chose to elect City Council members from districts, rather than the current citywide election for all council seats.

In 2015, all nine Seattle City Council seats will be up for election. Seven districted councilmembers will be elected to four-year terms. The remaining two at-large councilmembers will be elected to two-year terms. (In 2017, the two at-large seats will be elected to four-year terms.)

The transition to districts is a significant change and has the potential to refocus the work of the Council on more neighborhood-level issues like pot holes and burnt out street lights. For the first time, councilmembers will be accountable to specific neighborhoods within the city.

District elections will change the council. How much and in what ways are open questions.

District elections offer an important opportunity for the Association. REALTOR® offices are organized at a neighborhood level. Many members are neighborhood experts – and very much part of the community fabric. REALTORS® have the opportunity to get involved like never before and help elect REALTOR®-friendly candidates.

Because district elections are new to Seattle, there's no political campaign formula for a district win. Candidates might be viable in a district context who might not be viable in a city-wide election because they do not fit the traditional profile of a Seattle City Council candidate (such as civic experience, progressive credentials, and a support base with city-wide appeal).

The Association will be developing district-by-district outreach in the coming months. If you would like to get involved in meeting candidates and sharing with them our goals for a healthy real estate market and a sustainable community, please contact David Crowell at dcrowell@nwrealtor.com.



The Fight to Bring New Housing Inventory to the Market

REALTORS® ADVOCATE FOR REGULATORY CHANGES TO OBTAIN MORE INVENTORY

REALTORS® Need More Inventory To Sell

In fact, NWMLS reported that in October there was just a 1.96 month supply of properties to sell in King County, and that was down from 2.07 months of supply a year earlier. In a healthy stable market there is typically a four to six month supply of listings for sale. In addition, a larger inventory of homes and condos to sell means a more balanced market in which prices are more affordable, and price increases come more slowly.

So SEATTLE *KingCounty* REALTORS® has been working hard to advocate for local city regulatory changes that will help to get “new construction” housing inventory to the market sooner, and at less cost. For example:

INCREASING SHORT PLAT THRESHOLDS

Action by cities to increase the threshold (i.e., the maximum number of building lots) for projects that will qualify as “short plats” will save time, reduce costs, and help to get new homes to the market faster.

That’s why SEATTLE *KingCounty* REALTORS® is supportive of on-going efforts in local cities – like Auburn – to reform short plat regulations.

When a property owner or developer submits an application to develop (or redevelop) property in order to build single family homes, the application is typically classified as either a “short plat,” or as a “subdivision.” The classification normally depends upon how many lots are being created. Smaller projects tend to be classified as “short plats” while larger projects are treated as “subdivisions.”

The difference is important because short plats cost less to process, and the review and permitting process tends to be faster. Subdivisions tend to be more complex, and thus cost more and take longer.

On Monday, November 3rd the Auburn City Council voted unanimously to increase the City’s short plat threshold from 4 lots, to 9 lots (an increase of 125%). The proposal had been supported by REALTORS® and Masterbuilders in meetings with the City, and the issue was considered by the City’s Planning Commission on October 7th and the City Council’s Planning and Community Development Committee on October 13th.

The change to Auburn’s code is estimated to save \$4,660 in fees, and also reduce the administrative burden placed on city staff. Alex Wold of the Masterbuilders also noted that the change “brings the City of Auburn into alignment with the state recommendation, increases flexibility, and promotes infill development.”

SEPA CATEGORICAL EXEMPTIONS

With support from both the REALTORS® and the Masterbuilders, several cities continue to move closer to adopting expanded “Categorical Exemptions” under the *State Environmental Policy Act* (also called SEPA).

SEPA was adopted in the early 1970s. At the time, it was the only significant environmental standard regulating development. But since then, many additional layers of sophisticated environmental regulations have been adopted. Examples include *Sensitive/Critical Areas Ordinances*, *Clearing and Grading Ordinances*, *Slide Hazard Areas*, *Stormwater Management codes*, etc.

As a result, there is now redundancy in the processes used to evaluate environmental issues. That redundancy results in additional costs which provide no commensurate environmental benefit. Instead, housing simply becomes more expensive.

So the legislature changed state law to allow local cities to exempt some categories of construction from SEPA, especially in urban areas where high environmental standards are in-place without the necessity to rely on SEPA.

In the southend, Kent and Auburn are both headed in the right direction on this issue.

The Kent City Council’s Economic and Community Development Committee voted unanimously on November 11th to support the adoption of expanded categorical exemptions following the expiration of the City’s 60-day public comment period. The full City Council indicated it would consider the matter as a “Consent Agenda” item on December 9th, and subsequently approved the measure.

The potential savings to the city from adopting the maximum exemption levels allowed in state law are significant because the City’s current annual cost of administering SEPA is estimated to be \$88,000. Typically, local engineering firms charge approximately \$1,000 to complete a basic SEPA checklist environmental review, and city fees for reviewing applications are around \$2,100.

Auburn’s City Council anticipates taking up the changes to SEPA Categorical Exemptions next year in connection with the update of the City’s comprehensive plan and other development regulations.

AUBURN INITIATIVES TO BRING NEW INVENTORY

Speaking of Auburn, in addition to Short Plat Thresholds and SEPA Categorical Exemptions, the City is pursuing a number of other initiatives to bring more new construction inventory to the market at more affordable prices. Representative examples discussed at a recent meeting with the REALTORS®,

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Auburn Mayor Nancy Backus, City Council leaders, city staff and Masterbuilders representatives on October 16th include:

- **Floor Area Ratios (FARs) in the Downtown:** Increasing the allowable Floor Area Ratios (FARs) in the Downtown for more efficient use of available land will translate into greater density and more inventory.
- **Submittal of Civil Plans Prior to Hearing Examiner Approval:** Mayor Nancy Backus has requested that city staff research and explore potential amendments to the City's code that would allow earlier submittal of civil engineering plans (prior to hearing examiner approval of a plat). City Attorney Dan Heid's office will consider how the City might structure options to move both the civil plan review and hearing examiner review forward contemporaneously without interfering with vesting doctrines. If approved, contemporaneous reviews would be more efficient than relying on the current – and lengthier – sequential review of development applications.
- **Universal Base Plans:** The City of Auburn has agreed to consider fully participating in the "Universal Base Plans" program. The idea will be included in the REALTORS® and Masterbuilders' future discussions with the City.

The essence of the idea is as follows: Many home builders build the same home plan in multiple (different) cities. Currently, each time the house plan is submitted in a new city the basic "structural elements" for framing the home must be reviewed (for wind shear, snow loads, structural support, etc.).

With the Universal Base Plans program, once the staff in one city has reviewed the "Base Plan" for the home for compliance with the state building codes, that information is placed in a data base controlled by the participating cities/counties, which then allows staff in other jurisdictions to access the results of that earlier staff review rather than "re-inventing the wheel" every time the plan is submitted for review in a new city.

KENT, RENTON TREE REGULATIONS

The Masterbuilders – with support from the REALTORS® – have been actively encouraging the city of Kent to adopt a "Tree Credit" approach to the City's sylvan policy in place of the City's current tree retention ordinance. The proposal is expected to be presented to the Kent City Council's Economic and Community Development Committee (ECD) in February of next year.

If reviewed favorably by the Council's ECD Committee, the Committee may refer to the proposal the City's Land Use and Planning Board (Planning Commission) which could hold two public hearings to vet the idea. From there, the idea would return to the City Council (along with any recommendations from the

Land Use and Planning Board), perhaps by the middle of 2015. The City of Renton is also considering modifying its code provisions regarding tree retention because the City is concerned that its current regulations do not provide for the appropriate level of city oversight regarding tree removal. In addition to suggesting Renton look at the efforts being undertaken in Kent, the City has also received suggestions that it should look at the proposals made in Snohomish County by the Masterbuilders. Initially, the City development staff appears somewhat predisposed to recommend a hybrid proposal.

TWISTED LOGIC OR POLITICAL EXPEDIENCY?*The Seattle Council Proposes a Housing Tax Termed Linkage Fee*

The Seattle City Council believes that new jobs and new development make housing less affordable, and it has proposed a square footage tax on new commercial and multifamily development. In response, the SEATTLE KingCounty REALTORS® is part of a coalition in the real estate industry to identify housing affordability solutions that actually work and don't jeopardize our economic vitality.

Following the 2013 upzone of Seattle's South Lake Union neighborhood, the Seattle City Council felt the need to review the fees paid by developers for affordable housing due to concern that the current "incentive zoning" fee model was too limited in scope and failed to raise adequate funds.

Recently, the City Council adopted a resolution that proposes what amounts to a tax of \$5-\$22 per square foot on new commercial and multifamily development. Revenues will be applied to subsidized housing projects. The fee is based on the specious claim that new jobs and new development make housing less affordable.

The following is an excerpt from a city staff memo, explaining the fee proposal:

Unlike the incentive zoning program whereby a developer can choose to take advantage of bonus residential or commercial floor area above a base height or density in exchange for providing housing affordable to moderate income households or make an in-lieu payment, under a linkage fee program a developer would be charged a fee to mitigate the impact on the demand for affordable housing attributable to new commercial and residential development. Alternatively, a developer could provide some affordable units in a project or offsite to mitigate the impact. Revenue from the linkage fee would be used to develop housing affordable to moderate and lower income households.

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The Association, along with many others in the real estate industry are concerned the proposal will increase the cost of housing by making projects more expensive and reducing the feasibility of other projects. There will be a reduction in housing production and the housing that is produced will be more expensive.

In addition, we are concerned that passage and implementation of the linkage fee will lay the groundwork for a host of additional fees that make housing more expensive.

If Seattle is successful in establishing a linkage fee, it is reasonable to expect that other King County cities would follow Seattle's lead.

The Association has joined with others in the real estate industry to identify housing affordability solutions that actually work. Solutions include improving existing programs such as the housing levy and multifamily tax exemption while encouraging production of market rate housing as a mechanism to keep prices in check by absorbing growing demand.

Additionally, we are reviewing the tenuous legal basis for the linkage fee.

The Council is expected to begin debate on the legislation in May 2015.

SAMMAMISH COUNCIL ADOPTS EMERGENCY TREE ORDINANCE

Emergency development regulations may delay housing projects at a time when housing inventory is extremely limited; Seattle King County REALTORS® working for commonsense approach.

In response to citizen complaints that development was leading to a rapid loss of significant trees, the Sammamish City Council passed an emergency ordinance requiring developers to retain 35% of the significant trees on their buildable land. The previous standard was 25%. All significant trees in environmentally sensitive areas must be retained.

According to the city, *significant trees are defined as conifers that are eight inches wide and deciduous trees that are twelve inches wide at chest height. For every significant tree taken down, the new rules also require developers to plant a similar tree elsewhere on the property.*

The Association in coordination with the Masterbuilders raised concerns that the imposition of emergency development regulations could delay housing projects at a time when housing supply in East King County is extremely restricted.

Permanent revised tree regulations are expected to be discussed this month.

Other News**KING COUNTY FLOOD CONTROL DISTRICT: A LOT TO REPORT AS FLOODING SEASON BEGINS**

The flood management staff of the King County Flood Control District is working towards a new flood information website for property owners, and the District has begun updating landslide hazard information. New plans for controlling flooding on the Green River are still being reviewed. Also, the Howard Hanson Dam repair project is still moving forward.



**KING COUNTY
FLOOD CONTROL
DISTRICT**

NEW WEBSITE TO BE LAUNCHED

The flood management staff of the King County Flood Control District is working towards the launch a new flood information website that will allow property owners and other interested parties to receive both updated flooding information, as well as a series of folios that explain the potential flood water levels that can be expected at various “cubic feet per second” (or CFS) river flows. A beta version of the website was previewed

for Association representatives on October 4th and district staff received a variety of suggestions regarding opportunities to make the site easier to understand, and more helpful for property owners and buyers.

PHASE 1 LANDSIDE HAZARD INVESTIGATION COMPLETED

The King County Flood Control District has completed the first phase of a two-year investigation to update landslide hazard information for King County’s river valleys and floodplains.

The investigation is the first step in assuring the county has the most current information to protect people, property and critical public infrastructure. Earlier this year, King County began using *Light Detection and Ranging* technology – known as LIDAR – to identify potential landslide hazards along major rivers and significant tributaries. The technology will be used in both cities and unincorporated areas. “With new technology we can see more clearly where there are risks of potential landslides, and gather the kind of information that will protect homes and lives,” said King County Executive Dow Constantine.

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The data will be further refined with additional information, and then consolidated into a geographic information system (GIS) database. No regulatory changes are planned at this time.

The work to date has focused on identifying areas of past instability because such areas are sometimes subject to further movement. While many such areas are located in undeveloped portions of King County, they are also present in areas with more intense land use. King County has provided briefings to the 11 communities where areas of apparent past instability have been mapped: Auburn, Bothell, Kent, Issaquah, Kenmore, Renton, SeaTac, Skykomish, Snoqualmie, Tukwila and Woodinville.

The next phase of the Flood District's investigation will further refine the data to include different landslide types, public safety consequences, historically active sites, landslide run-out zones, areas of moderate and severe channel migration, and areas at risk for debris dam formation that could lead to upstream flooding. Additional work and funding from the King County Flood Control District will continue through 2016.

GREEN RIVER FLOOD CONTROL PLANS BEING CONSIDERED

New plans for controlling flooding on the Green River are still being reviewed by the County as it seeks to better understand how those plans might affect real estate, or how they might be modified before being adopted. As a result, REALTORS® are keeping a sharp eye on what's happening.

A key concern for REALTORS® is that any plan must place a strong emphasis on:

- Meeting FEMA levee certification/accreditation requirements
- Maintaining a strong and healthy economic base in the Green River Valley, and
- Ensuring a no-net loss of King County's buildable land supply.

Those same concerns are also shared by the Masterbuilders Association.

HOWARD HANSON DAM, BIOP AND DUWAMISH BLUEPRINT

In a flooding-related item: While the Corps of Engineers is receiving heavy scrutiny on costs, and being forced to re-evaluate their process and projects, the Howard Hanson Dam repair project is still moving forward, including a *Biological Opinion* (or Bi-Op) for the project and the *Duwamish Blueprint* – which is intended to be a formal plan for restoration of the Duwamish waterway.

CITY OF KENT FORCED TO GO BACK TO THE DRAWING BOARD ON LID

Who Says You Can't Fight City Hall?

The city of Kent needed money, and fast. About \$60 million! The money would be used for the construction of three train-crossing grade-separation capital projects on the valley floor. So the City proposed massive new Local Improvement District (LID) assessments on a relatively small group of property owners in the City.

But the property owners would have none of it. So, the City has been forced to go back to the drawing board, but with less money in its pockets than it started with.

What happened? More than a decade ago the state of Washington awarded the City of Kent \$12 million in grant funds to help address the railroad-crossing issues on the valley floor. Trains running north and south through the Kent Valley were blocking vehicular traffic, and also had the potential to delay First Responders in the event of a public safety emergency. As oil-train rail traffic increases in future years the problem was likely to get worse.

But the City had been unable to raise or save the \$60 million in additional funding that was needed for the three “train-crossing” capital projects to solve the problem. And unless the additional \$60 million could be secured, the City would lose the \$12 million grant.

More than a decade after the funds had been awarded, and with the end of the time period for moving forward to spend the \$12 million in grand funding just weeks away, a last minute proposal surfaced this fall: a Local Improvement District, or LID, that would charge property owners near the projects the \$60 million the City said it needed.

The charge/cost to each property was supposed to be based on the “special benefit” each of the properties was likely to receive if the train-crossing grade-separation projects were built. So the City held a meeting to talk with the property owners about the projects, the cost, the proposed LID, and the “special benefit” each property owner would receive. Even before that meeting SEATTLE *KingCounty* REALTORS® had expressed concern about the LID to City Council leaders.

The City's conversation with the property owners did not go well for the City. About 40% more property owners than the City had expected showed up for the public meeting and delivered a clear and consistent message to the City: **No!**

The LID funding proposal was sharply criticized by property owners and their commercial REALTORS® after the City's consultant claimed that the three projects would increase property values by 50% – and that \$60 million of new LID

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assessments could be justified based on such increases in the owners' property values.

A little closer to the truth, one councilmember indicated 100,000+ residents in other areas of the City wanted the improvements and that he was looking for a way to have someone else – in this cases property owners near the railroad tracks – pay for the improvements for the benefit of the rest of the city. That, of course, is not legally allowed, because it's

fundamentally inconsistent with the whole notion of a local improvement district, or LID, that charges property owners based on the benefit they receive.

So, with time limit for spending the \$12 million in grant funding having expired after more than a decade, and the LID proposal having received a drubbing at the public comment session, the City of Kent has gone back to the drawing board to try to figure out what to do.

Protecting Your Rights and Your Business



B&O TAXES: RENTON, KENT AND ISSAQUAH

While cities eye the Business & Occupation tax to protect budgets, businesses and your Association continue to weigh-in with concerns and reservations.

On November 3rd the Renton City Council moved forward with the formal adoption of ordinance 5734 creating a new B&O tax in the City. Prior to adoption, the B&O tax proposal was modified in a way that could be bad news for smaller businesses, including real estate brokerages.

Renton says that without a B&O tax it's looking at a projected \$3.3 million hole in the City's next biennial budget. City leaders say that budget hole is due in part to the 1% limit on property tax increases absent voter approval of any increase that's larger than 1%.

To address the budget hole, the City originally considered a tax of 0.1% on business receipts exceeding \$5 million annually. That new B&O tax would likely have raised \$5.7 million to close the \$3.3 million budget hole, as well as provided a surplus that could cushion budget challenges in future years.

Not surprisingly, some of the bigger companies in Renton had reservations about that approach. In response, on October 6th the City "broadened" the tax proposal by cutting the proposed tax rate in half (to 0.05% on all retail businesses and 0.085% on all other activities), but also lowered to \$1.5 million the threshold for triggering the imposition of the City's new B&O tax.

Press reports from Sound Publishing indicate, "City officials

have previously said that since the recession began in 2008, the city has cut \$28.7 million out of its budget, including \$7.7 million in the current biennium, but that any further cuts would create a visible impact to service levels in the city."

Iwen Wang, the City's Administrative Service Administrator, said the new lower tax rate and lower threshold that broadened the tax base are still expected to pull-in close to \$5.7 million annually, just like the original proposal was expected to do. Wang said the City would also propose to eliminate the head tax for businesses that will pay the B&O tax. In addition, the city would add a new business tax credit for new businesses with 50 or more employees, which would be set at \$1,000 per employee for the first three years of operation.

Elsewhere, in Kent some leaders inside City Hall continue to talk about the possibility of increasing the B&O tax in that City, despite the fact that there do not currently appear to be the votes on the City Council to pass such a measure. Of additional concern is a suggestion from inside City Hall that instead of using the B&O tax revenues collected in Kent to address the transportation funding emergency that was used to justify the imposition of a B&O tax in the first place, the funds should be diverted instead to the general fund.

In Issaquah, the Chamber of Commerce has finally weighed-in on the B&O tax issue in that city after prodding from local Issaquah REALTORS® to do so.

ELECTIONS IN 2014

Laws govern the way in which you conduct your business and affect your bottom line. Laws are made by elected officials. This year 97 percent of your Association's endorsed candidates won their elections.

"REALTORS® don't just sell homes. We sell neighborhoods and quality of life."

REALTORS® know that Quality of Life begins with a good job in a company that has a great future. Homes are where those jobs go at night. That's why it's so important to have elected officials who understand the key contribution that jobs and housing make to healthy, vibrant communities.

We need elected officials who share our REALTOR® values, and who appreciate the hard work you do as a real estate professional. So, members of the Association reviewed voting records of elected officials. And it's why your REALTOR® colleagues interviewed candidates running for office.

This year SEATTLE *KingCounty* REALTORS® acted in supporting candidates for the state legislature and congress – candidates who share our REALTOR® values. In this year's general election, 31 of 32 (97% success rate) REALTOR®-endorsed candidates succeeded.



LEGISLATIVE HILL DAY - JANUARY 22, 2015

Join real estate professionals January 22, 2015 from King County and across the state "on the hill" to advocate for a more productive business environment. REALTOR® members will meet directly with state legislators to discuss issues important to business, consumers and the housing industry.

SEATTLE *KingCounty* REALTOR® members will be reimbursed \$50 of the registration fee with their attendance. State Directors and alternatives will be reimbursed pursuant to Association policy. Forms will be made available at Hill Day. Registration is available through Washington REALTORS® at warealtor.org/events/2015-legislative-days.

REALTORS® POLITICAL ACTION COMMITTEE

We can't all go to Washington DC, the state Capital or even our City Halls while government leaders are making decisions that affect our industry; but while we are busy, REALTOR® PAC can fight for us and for our clients. Please make an investment of \$50, \$100 or \$500 to ensure that when government acts there is no harm to real estate, no new taxes and no added, unnecessary complications to the real estate transaction.

SEATTLE *KingCounty* REALTORS® raised over \$106,000 for RPAC in 2014.

REALTOR® PAC is not funded by REALTOR® dues – only through your voluntary investments.



Invest in your REALTOR® PAC today online at
<http://www.warealtor.org/government/political-affairs/>

THANK YOU TO THE 2014 GOVERNMENTAL AFFAIRS COMMITTEE LEADERSHIP

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