

2024 Washington State Legislative Elections
Local REALTORS® Associations - Candidate Questionnaire

A. Background

1. In under three minutes, please introduce yourself to the interview team, your background, and tell us your top 3 legislative priority issues if elected/re-elected.

B. Housing Supply, Affordability, and Real Estate Issues

1. Washington ranks dead last in the number of housing units per family unit.

How familiar are you with the housing supply issue and what ideas do you have to fix it and make homeownership more affordable?

2. The Growth Management Act mandates growth targets for local governments. Some meet their goal while others do not. In recent years, the State has stepped in and asserted control over housing supply locally.

What is your position on the role of the State Legislature on zoning and land use issues, relative to the role of cities and counties? Should the State Legislature mandate that more housing be allowed if cities refuse to adopt pro-housing supply measures.

3. Washington State has one of the lowest rates of per-capita carbon emissions, and in recent years the State Legislature has enacted some of the most aggressive carbon-reduction laws in the country. Some of these laws will add costs to the construction of new housing or to the costs of utilities for homeowners and renters.

Would you oppose additional carbon reduction mandates that increase the cost of new housing, eliminate the use of natural gas by existing homes or businesses, or that complicate the land use planning process?

4. Despite significant increases in funding at the state and local level, homelessness continues to worsen in many cities.

What is your view on the causes of homelessness, the role of both market-rate and low-income housing supply, and potential solutions to the problem?

5. In recent state legislative sessions, many legislators have expressed support for rent control or rent stabilization, under which a state law would mandate a maximum annual rent increase for residential rentals.

What is your position on residential rent control or rent stabilization, and how it would impact the supply and affordability of housing?

6. The 2024 Legislature considered a bill that would add a 1% sales tax to any real estate sale over \$3 million, including multifamily buildings, small business properties, and land sales for development of new housing. Tax revenue from the proposed 1% real estate sales tax would be dedicated to low-income housing programs, and would be in addition to the increase in the real estate excise tax adopted in 2020. Washington State's real estate excise tax is among the highest in the nation.

What is your position on adding additional sales or transfer taxes to real estate to fund low-income housing programs or for other purposes?

7. Homeownership provides the greatest source of both household wealth and social stability for families. Homeownership rates are much lower for people of color, and homeownership is trending downward as more new development tends to be rental stock.

What is your view on homeownership, and ideas on how to promote homeownership in the State of Washington?

8. [Local Association Questions] – Insert additional questions you may specific to housing or real estate issues in your legislative district or within your cities or counties

C. Campaign

1. Please describe your campaign organization, such as your overall strategy, fundraising, and endorsements to date.

2. What is your prior level of involvement or knowledge on housing and real estate issues, or interactions with local Realtors and the Realtors Association?

3. Is there anything else you'd like to tell us about yourself, your campaign, or issues that are important in your race?

4. Do you have any questions for us regarding questions we've asked, issues important to REALTORS®, or our local endorsement process?