

Issues & Impacts

Seattle King County REALTORS® is working to ensure that public policies support homeownership and your business's bottom line. Please contact Governmental & Public Affairs Director David Crowell, dcrowell@nwrealtor.com, with any local legislative issues that may need our attention. **The next issue will be released in October 2018.**

In this issue:

Seattle's Head Tax Repealed, May Still Appear on Ballot >

Housing Supply >

The Number of Homeless Students Attending Schools Continues to Rise >

Taxes and Housing Tax Credits >

Flood Insurance Call for Action >

Elections in 2018 >

Seattle's Head Tax Repealed, May Still Appear on Ballot

After the Seattle City Council unanimously passed a tax of \$275 per full-time equivalent employee for companies with gross receipts of \$20 million or more (which would raise an estimated \$48 million per year for housing and homeless services), a coalition of businesses worked to gather signatures to have a referendum on the November ballot to overturn the tax. Some 17,600 signatures were needed by the June 14 deadline to get the referendum onto this year's general election ballot. Seattle King County REALTORS® contributed \$2,500 from its local issues fund to support the No Tax on Jobs campaign and sent petitions with a cover letter to all Seattle REALTOR® offices.

By June 11, the campaign had gathered nearly 46,000 signatures, well over the 17,600 signatures needed to place a referendum on the ballot. Additionally, polling was done that showed strong opposition to the tax from Seattle residents. Notably, seven of the nine council positions are up

for election next year, and an education levy will be on the Seattle ballot later this year.

On June 12, by a vote of 7 to 2, the Seattle City Council repealed the head tax.

Shortly after the repeal, three local attorneys filed a lawsuit in King County Superior Court claiming that the Seattle City Council repeatedly violated the state's Open Public Meetings Act in its haste to repeal the head tax. The suit claims that, in violation of the law's requirements, the City Council did not give the required 24 hours' notice before announcing its intention to conduct a repeal vote. Also, the claim alleges that there were discussions among council members and the mayor about repealing the head tax ordinance without public debate.

While the lawsuit is not specifically seeking to overturn the council's repeal of the head tax, it does



open the door to the possibility that the repeal was illegal and so may be overturned anyway. To be safe, the No Tax on Jobs campaign submitted the signatures that could qualify the tax to go to a vote

of the public in case the lawsuit does invalidate the council's repeal. The King County Superior Court is expected to hear the case in June.

HOUSING SUPPLY

Covington: Over 1,500 New Units Coming to Oakpointe's LakePointe Urban Village

Oakpointe Communities and Presidio Residential Capital have received unanimous approval from the Covington City Council to develop LakePointe Urban Village, a 214-acre master-planned community near the former Hawk property adjacent to Highway 18.

The new community will include more than 1,500 homes, a 20-acre lake, open space and trails and an 850,000-square-foot entertainment and lifestyle center that is being designed by international award-winning KTG Architecture + Planning.

The 214-acre mixed-use community will also include a 130-key hotel. The value of the entire project will exceed \$670 million.

The centerpiece of the community will be a peninsula extending into the new lake with retail shops, restaurants, single-family and multi-family homes, a pavilion park, open space and trails. Oakpointe says the new community will be "a celebration of what the future holds for the Covington area" that "offers a symbiotic relationship between public and private, as well as indoor and outdoor spaces and a gathering place for the community." In March, Colin Lund, development manager with Oakpointe, provided the South King County Women's Council

of REALTORS® with an update on the plans for LakePointe, as well as its two master-planned developments in the city of Black Diamond.

"We are thrilled the city of Covington was so receptive to the overall vision and design of LakePointe," said Brian Ross,



CEO of Oakpointe Communities. "We are already in lease discussions with a variety of prospective tenants including major retailers, a multiplex theater, restaurants, outdoor cafés and coffee shops, wine bars and breweries, soft good retailers, specialty and boutique retailers as well as a gourmet grocer and other neighborhood-serving and lifestyle retail."

"LakePointe is extremely unique as it is a social focal point that serves as a retail center, urban park and residential community centered around a beautiful 20-acre lake," said Paul Lucatuorto, principal at Presidio Residential Capital, a San Diego-based real estate investment company. "There will be nothing like this project in the region."

Black Diamond: Active Home Construction Permits Reflect Good News for Homebuyers

Since 2009, the city of Black Diamond has been ground zero for a small cadre of NIMBYs (including three Black Diamond City Council members who were found to have violated state law in efforts to

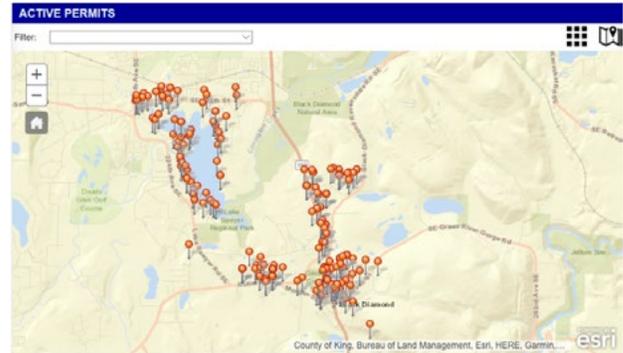
oppose new home construction efforts). The focus of their opposition to growth was two master-planned developments (MPDs) and infrastructure improvements for which Oakpointe (formerly

Yarrow Bay, now Black Diamond Partners) had obtained development agreements and permits.

The protracted political battles and litigation surrounding the Black Diamond MPDs have largely distracted attention from the fact that, in addition to the 6,000 new housing units that will be constructed in the MPDs, there are numerous other home construction projects in the pipeline. Those homes, condos and apartments (and concomitant commercial space) will positively contribute to efforts to ensure that everyone who needs a place to live has access to housing.

This map, available on the [Black Diamond city website](#), details the numerous projects that have received a city permit and are in progress. The permits span everything from clearing and grading to preliminary plats and new home construction.

Each pin on the map reflects a separate permit or project.



Additional information is also available from the Black Diamond Permitting Center by email at online@blackdiamondwater.gov or by phone at 360.886.5700.

Advocacy Success: Last of Issaquah's Moratorium Expires

To protect Issaquah's existing neighborhoods and natural environment, the city adopted the Central Issaquah Plan (CIP) in 2012 to guide the long-term evolution of the community's existing commercial core into an urban center.

In September 2016, the Issaquah City Council enacted a moratorium on certain types of development to address:

- Architectural fit
- Urban design elements
- Vertical mixed use
- Affordable housing and inclusionary zoning provisions
- Parking
- District visions

The city has engaged in extensive public outreach since the moratorium was initiated, and now that it has ended Issaquah has adopted new regulations for each item.

Seattle King County REALTORS® is pleased the city has ended the moratorium during this time in which the lack of housing supply relative to demand in our region has reached crisis proportions and forced home prices to new highs. High prices have locked many people out of the housing market and/or forced them to travel farther from their job in search of a home they can afford to buy or rent. We look forward to the development of new residential units allowed by the plan and an opportunity for people to be afforded greater housing choices within the city.



Advocacy Success: Issaquah Eases Process for Accessory Dwelling Units (ADUs)

The Issaquah City Council has taken important steps to lower the barriers to adding an accessory dwelling unit (ADU) to a home in the city.

There have been limited permits for ADUs in Issaquah (41 from 2001 thru 2015, or 7 per 1000 single-family homes). By comparison, Mercer Island has 32 ADUs per 1000 single-family homes.

The revised code includes the following:

- Clarifies that ADUs are exempt from impact fees;
- Removes the land use permit requirement, which reduces cost and review times;
- Removes size limit on ADUs as long as they do not increase building envelop; and
- Directs staff to make administrative amendments to remove the requirement for an additional meter and prepare a step-by-step process sheet for applicants.

Burien Interested in More ADUs

In more exciting ADU news, the Burien City Council has directed city staff to assist in reviewing and presenting options for the city to increase its number of accessory dwelling units (ADUs).

According to the city, the rapid growth of applications to establish ADU's in Burien between 2016 and 2017 is best illustrated by the fact that a total of five ADU applications were recorded in 2016. In 2017, 20 applications involving ADUs were either approved or still in process.

The Burien zoning code outlines design requirements for ADUs in section 19.17.070. Those regulations pertaining to ADUs were updated in 2017 to remove the finished floor area limitation of 50 percent of the size of the primary residence. Current regulations relate to the number, size and

design of ADUs. The city staff has begun identifying possible amendments to the zoning code relating to ADUs; however, text amendments to the zoning code may only be initiated by members of the council and may only be adopted following a public hearing and recommendation by the Burien Planning Commission.

As an initial step, the council voted 4-3 in March to direct staff to initiate a process that will result in removing owner occupancy references from the code, address the subject of legalizing nonconforming ADUs, remove parking requirements and allow building coverage to increase to 45 percent of the lot/parcel size in the RS-12,000 and RS-7200 zones. Councilmembers Edgar, Krakowiak, and Tosta opposed the motion.

FEMA: Floodplain Map Impacts on Housing Supply in King County

Flooding is the nation's most common, and most expensive, natural disaster.

But plans to minimize damage from flooding may adversely affect the supply of housing.

As such, this issue is important for REALTORS® who need inventory to sell as well as buyers and renters who need a place to live.

According to the Federal Emergency Management Agency (FEMA), homes inside high-risk flood areas have a 26 percent chance of being damaged by flooding over the life of a 30-year mortgage, compared with a 9 percent chance of sustaining fire damage. For that reason, lenders typically want a certification (called a flood cert) before lending on properties that are in or near areas that flood.

Because of the frequency of flooding and the

likelihood of damage to homes, Congress established the FEMA-administered National Flood Insurance program, or NFIP.

Central to the administration of the NFIP are floodplain maps that identify both the likely path of floods and the additional floodplain areas likely to flood when the water overflows its banks. Building, including new home construction, is prohibited or severely restricted in these areas. For that reason, floodplain maps have the potential to be an important constraint on the supply of new homes.

FEMA is currently updating its floodplain maps for King County jurisdictions – [view a copy of the proposed floodplain maps](#).

According to NAR, congressional action in April to fund the federal government through Sept. 30 contains important [provisions related to housing](#) that REALTORS® have been fighting for, including:

- Extending the National Flood Insurance Program (NFIP) until July 31;
- Doubling flood map funding to \$263 million (up from \$177 million in the previous year);
- Maintaining \$175 million in funding for the flood mitigation, proofing and elevation of properties; and
- Allocating \$5 million for the Office of the Flood Insurance Consumer Advocate to assist homeowners with concerns over flood mapping and/or insurance ratings.

In anticipation of this re-mapping activity, jurisdictions throughout King County (and especially in South King County in the vicinity of the Duwamish/Green River and White River) have been working feverishly to improve floodplain levees to ensure they will be sufficient to contain flooding. Cities are seeking recognition from the US Corps of Engineers that flood levees are accredited and certified.

FEMA recently conducted an open house regarding the status of flood mapping activities and indicated that even if the flood levees were not yet complete, FEMA would not increase the size of the floodplains on the flood map if (in layperson's terms):

- The city had soundly engineered plans for completion of flood levees;
- Those flood levees would meet flood hazard safety standards and be sufficient to contain flooding;
- The city was making adequate progress on completing the levees; and
- The city had identified sources of funding likely to be sufficient to complete timely construction of the levees.

The open house included representatives from the cities of Auburn, Bellevue, Kent, and Tukwila, King County, Washington Department of Ecology, Washington Department of Natural Resources and FEMA Region X. [View a copy of the PowerPoint presentation from the meeting](#).

At the open house event:

- Flood study team engineers discussed the methodology behind the flood study update and highlighted flood risk products that show flood depths and water-surface elevations during a 1 percent annual chance flood (sometimes known as a "100-year flood").
- Flood insurance specialists provided guidance on flood insurance requirements and offered the best options for property owners to get the lowest flood insurance rate.
- Floodplain management specialists provided information regarding NFIP and participating communities' compliance requirements.
- The Department of Ecology shared information about statewide flood mapping priorities, risk reducing strategies and state floodplain regulations.
- The Department of Natural Resources shared



information about multi-hazard risks including earthquakes, landslides and tsunamis, and what the state is doing to monitor risk and educate residents on how best to prepare.

FEMA reported that “there was a total of 50 individuals in attendance, including representatives from real estate agencies and local businesses.” Seattle King County REALTORS® were represented at the event.

FEMA is encouraging property owners to contact individual cities for local information regarding individual properties, and how those may be

affected by the floodplain mapping process. By doing so, individual property owners (and their professional representatives) would be able to locate their property on the flood maps, review possible floodplain mapping changes, identify their flood zone and learn about possible risks within their zone. More information about elevation certificates can be obtained by contacting your local representative, or by calling the FEMA Map Information Exchange (FMIX) at 877.336.2727.

Here is the contact information for the participating cities:

City of Auburn	Development@AuburnWA.gov
City of Bellevue	Jerry Shuster, Senior Stormwater Engineer, Utilities Department JShuster@BellevueWA.gov , 425.452.5206
City of Kent	Chris Wadsworth, Civil Engineering Designer, Public Works Department CWadworth@KentWA.gov , 253.856.5580
City of Renton	Kristina Lowthian, Surface Water Utility Engineer KLowthian@RentonWA.gov , 425.430.7249
City of Tukwila	Ryan Larson, Senior Program Manager – Surface Water, Public Works Ryan.Larson@TukwilaWA.gov , 206.431.2456
Unincorporated King Co.	Mitch Paine, Floodplain Management Planner, King Street Center MPaine@KingCounty.gov , 206.477.4727
Other (Not listed)	Contact the RX Service Center at: RegionXHelpDesk@starr-team.com , 425.329.3679

Seattle Contemplates Update to Tree Regulations that Could Constrain New Housing Construction

Seattle City Councilmember Rob Johnson is exploring updates to the city’s tree regulations with the goals of improving customer service dealing with tree concerns, increasing tree canopy in Seattle while addressing the inequitable distribution of trees throughout the city, promoting stewardship of existing trees and using data to guide Seattle’s management of the urban forest.

Seattle’s Urban Forest Stewardship Plan, adopted

by the council in 2013, set a goal to reach 30 percent tree canopy cover by 2037. Seattle King County REALTORS® participated in the development of that plan and urged flexible and reasonable regulations so as not to unduly burden homeowners or constrict needed housing supply.

In 2016, the Seattle Tree Canopy Assessment found that the city was at 28 percent canopy cover. The study evaluated canopy cover by land

use types (e.g., single-family residential, multi-family residential, commercial/mixed-use, etc.). Of the nine land use types studied, single-family residential contributes the most to the city's canopy cover, accounting for 63 percent of the total. The right-of-way was a distant second, at 22 percent of the total.

The city found that redevelopment in the single- and multi-family zones has removed conifers and large trees. New and replacement trees have tended to be smaller and/or deciduous. Additionally, individuals appeared to be using the broad definition of hazard trees to circumvent regulations, allowing them to remove trees and avoid replacement requirements.

Here's what the city is contemplating for the new regulations:

1. New permit for tree removal
 - Require permit for tree removal outside of development in specified zones
 - Retain or change the limit on numbers of trees that can be removed annually from developed lots (currently no more than 3, 6-inch diameter or greater trees may be removed per year)
2. Explore mitigation for tree removal outside of development
 - Require replacement for removing trees or allow for payment-in-lieu, based on caliper inches of existing tree
 - Create zone-specific mitigation requirements
 - Allow fee-in-lieu option when permit is required
 - Prohibit removal of trees planted to meet mitigation requirements
3. Extend tree planting requirements related to development in single-family and RSL zones
 - Replace existing tree requirements in single-family zones with a tree point system for development in single-family and residential

small lot (RSL) zones

- Require applicants to plant or retain trees sufficient to meet the tree score equal to one tree point for every 750 square feet of lot area, as is currently proposed in MHA legislation
4. Hazard trees

Like current regulations, hazard trees are exempt from permit and mitigation requirements.

 - Require permit for hazard trees
 - Require mitigation for hazard tree removal
 - Regulate hazard trees in code or delegate to SDCI
 5. Enhance Green Factor requirements
 - Apply tree point system to institutions in single-family zones, which are currently subject to Green Factor requirements; trees planted to satisfy the point requirement count towards the Green Factor score
 - Increase required Green Factor score for institutions in single-family zones, which is currently set at 0.3 or greater
 6. Increase flexibility in development standards to preserve trees
 - Explore not requiring opt-in to SDR to receive a departure from standards; instead, allow for modifications or waivers of standards in regular development review

Next steps

The council will discuss these ideas during the early summer and work with the executive staff to refine the draft tree code update and identify areas where more detailed analysis may be necessary. It is likely that State Environmental Policy Act (SEPA) review will be necessary.

Seattle King County REALTORS® will continue to urge that tree regulations be flexible and reasonable so as not to unduly burden homeowners or constrict needed housing supply.



Tukwila: Tree Ordinance Modifications Could Constrain New Housing Construction

The city of Tukwila is modifying its tree retention ordinance in ways that could make it more difficult to build new housing, or to expand existing homes. One small concession, however, is that the size of trees that must be protected is expanding from 4 inches to 6 inches.

According to the city, the changes “primarily impact single-family zones, as commercial zones are addressed by the landscaping code update adopted in 2017. Currently there are no restrictions on the number of trees that can be removed from a single-family home unless sensitive areas are present, but since the Comprehensive Plan outlines goals for retaining the city’s tree canopy, these new regulations would establish more restrictions.”

The city’s action to update its tree regulations is part of an effort to implement new urban forest comprehensive plan goals and policies, and zoning definitions, associated with urban forestry and landscaping terminology.

The council’s proposal was vetted by a council-appointed Tree and Environment Advisory Committee made up of members of the business, environmental and residential communities. The Tukwila Planning Commission considered the Advisory Committee’s recommendations before forwarding an amended proposal to the City Council’s Committee on Community Development and Neighborhoods. The full council held a public hearing on the changes on March 26, 2018.

The revisions to the definitions will add landscaping and urban forestry terminology that is currently lacking or revise existing terms that are outdated. One major revision recommended by the commission is to change the size of a significant tree from 4 inches to 6 inches in diameter at breast height (DBH).

The changes also regulate the number of trees that can be removed in a 36-month period on single-family zoned properties improved with a dwelling, based on the size of the tree. Four trees 6-8 inches in diameter can be removed in a 36-month period. For trees larger than 8 inches in diameter, the number that can be removed in a 36-month period without the requirement for replacement is reduced depending on the size of the trees.

A no-fee tree inventory survey is required for the removal of 1-4 trees on a single-family property to allow the city to track the number of trees removed each year. The city wants to gauge whether the Comprehensive Plan goal of maintaining 47 percent tree canopy in single-family residential areas is being met.

No tree removal is allowed on vacant lots in any zoning district prior to approval of a development proposal. Removal of more than the number of trees permitted in a 36-month period would require a permit (fee required) and replacement of the lost tree canopy either onsite or through payment into the tree fund.

As part of development, such as a short plat or subdivision, or adding onto an existing house where the construction would impact a tree’s critical root zone, tree protection is required for trees that are retained. Trees that are removed must be replaced based on the size of the tree canopy provided by the removed tree. Alterations may be required to the layout of development to preserve trees onsite. A Heritage Tree program (which requires the property owner’s agreement) is proposed to recognize trees that are exceptional in size, species or historical significance to the community.

REAL ESTATE SIGNAGE

Advocacy Success: Medina Sign Code Passes with Unanimous Vote

After more than a year of review in the Planning Commission and City Council, Medina has passed its revised sign code with a unanimous vote.

The new regulations allow an additional open house A-board and allowances for on-premises signs facing the lake and golf course. In addition, Seattle King County REALTORS® succeeded in increasing sign dimensions to reflect a general industry standard.

Here are the new sign regulations in Medina:

Onsite for sale sign: One per lot; 5 square feet.

- Additional sign allowed on waterfront side of lot
- Additional sign allowed on side facing golf course
- Additional sign allowed at entrance to private lane, if property does not abut public right-of-way

Off-site open house signs: 3 signs; 4 square feet.

TAXES

Kirkland Licensing Updated for Brokers

Seattle King County REALTORS® has confirmed with the city of Kirkland that individual brokers do not need to apply for separate city business licenses. Currently, individual brokers may operate under the brokerage firm's Kirkland business license without an additional license.

Some brokers had recently received a letter from the City stating that they needed a Kirkland business license and owed license fees for the prior three years.

This happened because the City is consolidating its business license tax system with the state of Washington. In this transition, the state identified individual brokers with UBI numbers, independent of the firm at which they hang their real estate licenses. While these brokers were covered by their firm's Kirkland business license, it was not immediately clear to the city of Kirkland that

they were real estate brokers working under the umbrella license of their firm.

Seattle King County REALTORS® worked with the City to confirm that: 1) real estate brokers may operate under the Kirkland business license of their firm; and 2) a broker with their own UBI number and Washington State business license may operate under the Kirkland business license of their firm.

If you receive a communication from the City, please reply that your real estate license is held by your firm and your firm holds a valid Kirkland business license.

Thanks to REALTOR® Housing Specialist Randy Bannecker for clarifying and resolving this issue with the City.



Kent: Fear of “Fiscal Cliff” Has Mayor Talking with Council About Taxes and Cuts – REALTORS® Could Be Affected

The city of Kent’s circuitous budget path could lead back to even higher tax on REALTORS® beginning next year.

After having led the successful effort late last year as President of the Kent City Council to increase taxes twice without voter approval, Mayor Dana Ralph continues to express concern about an impending fiscal cliff facing the city. Late last year, the city increased its portion of the property tax by 38.8 percent in a single year and the square footage portion of the city B&O tax by 100 percent on more than 600 businesses.

Because of her concern about what she and her finance director have characterized as a fiscal cliff, Mayor Ralph has been encouraging the City Council to examine options to improve the city’s financial position by approximately \$10 million a year over the next couple of years.

In addition to costs increasing faster than revenues by approximately \$2 million annually, the city will experience a decrease in city revenues in 2020 as a result of the state discontinuing the tax credit subsidy payments the city receives in connection with the city’s annexation of the Panther Lake area.

The city is also concerned the state legislature could reduce or discontinue back-filling funds Kent lost because of changes to the allocation of sales tax revenues under the state’s participation in the national Streamline Sales Tax (SST) program. The city has expressed concern about potential SST revenue losses each year for several years, even though the state legislature has continued to make those payments. Moreover, in the face of potential discontinuation of those revenues, the legislature recently created a new source of replacement revenues by authorizing the Main Street Tax Fairness Act that would allow online purchases to

be subject to the city’s sales tax.

On the bright side, the city received a \$4 million annual windfall (which has continued to increase each year) in connection with the creation of the Puget Sound Regional Fire Authority. The Puget Sound RFA took over city fire operations and has its own strong tax base because of robust sales tax receipts and real estate excise tax (REET) revenues resulting from a booming economy. City REET collections have been buoyed by Seattle area real estate prices that have increased at the highest percentage rate in the nation for each of the last 19 months.

Kent’s 2019 budget will not be adopted until later this year, but City Manager Derek Matheson advised city employees that the mayor and council have tentatively agreed on the following actions to increase the size of the city’s general fund:

- Eliminate the sunset of a 2 percent internal utility tax, starting in 2019
- Move certain capital resource funds to the general fund, including:
 - Most sales tax revenue, starting in 2020
 - A 4 percent internal utility tax, starting in 2021
- Move eligible costs from the general fund to the criminal justice fund, starting in 2021
- Avoid adding new positions or otherwise increasing expenses

Matheson indicated there are two additional options the mayor and council could also implement without a vote of the people:

- Raise the B&O and square footage taxes to the maximum allowable rates and place the new revenue in the general fund
- Add a \$20 vehicle license fee through the

creation of a transportation benefit district

Both changes would affect Kent REALTORS®.

In addition, Matheson said here are two further actions the mayor and council could also implement with voter approval:

- Increase the city's sales tax rate by 0.2 percent, which would generate approximately \$5 million in additional revenue annually; and
- Increase property taxes more than the 1 percent per year limit allowed by state law; this is called a "levy lid lift."

Matheson said, "Even with these options, it will still be necessary to reduce expenditures, but the mayor and council's agreement to increase revenues and reallocate funds will significantly lower the amount of expenses that must be reduced."

Federal Way: City Passes Utility Excise Tax, Lakehaven Utility Headed to Court

A new utility excise tax in Federal Way would not only affect all property owners and renters, but also may be important for REALTORS® involved in property management. The Federal Way City Council voted 5-2 to impose a 7.75 percent utility excise tax on Lakehaven Water and Sewer District and other utilities with Councilmember Jesse Johnson and Deputy Mayor Susan Honda voting against the tax. Utility officials indicated they are headed to court to challenge the action.

Federal Way already charges a 7.75 percent tax on gas, electric, cable, phone and other utilities. City officials said the tax increase would raise approximately \$980,000 and help to offset a projected budget shortfall of \$854,000 associated with the city's equipment replacement reserve, increased expenses for inmate incarceration and increases in minimum wage for temporary employees in the Parks and Public Works Departments. On a \$60 water and sewer bill, the

In meetings with business owners, Kent's finance director indicated that depending upon what combination of final actions the mayor and council take late this year to raise revenue, cut expenses and transfer expenses and revenues, potentially dozens of city jobs could be affected. The issue is a sensitive one for city officials because the discussions between the mayor and council come close on the heels of the Kent School District passing two levies and shortly thereafter announcing significant reductions in the number of people employed in the school district.

Mayor Ralph will present her proposed 2019-2020 budget to the Kent City Council in the fall. The council will review the proposal and vote on a budget (the mayor's budget, amendments to the mayor's budget or a different budget crafted by the council) in December.

7.75 percent tax would cost \$4.65.

To address the budget challenges during the remainder of 2018, the city will delay until July the hiring of five new police officers, which will save approximately \$155,000. In addition, the city will lengthen the period police patrol cars remain in service (by two years, from 5 to 7 years), delay adding an additional employee at the city's Performing Arts and Events Center and spend an additional \$300,000 from the city's reserves.

The city already collects a 3.6 percent franchise fee from Lakehaven, but city officials have said it costs more to assess the franchise fee than the city receives in return. The utility tax would replace the franchise fee.

The utility tax issue has strained relations between the Water and Sewer District. A minority of the council indicated a willingness to continue



talking with Lakehaven officials, but Lakehaven Commissioner Peter Sanchez reportedly replied, “Absolutely not. They slammed the door in our face. They could have voted to postpone the vote on that. They could have postponed to the next council meeting, and perhaps we would or would not reach an agreement, but they didn’t make the effort. As far as I’m concerned, they made no effort, and I can tell you, the Lakehaven commissioners voted unanimously to take the matter to court and pursue it to the Supreme Court if necessary.”

In speaking with The Mirror newspaper, Federal Way Mayor Jim Ferrell indicated he had an unsuccessful meeting with Lakehaven officials just prior to the council’s vote, and he appeared to express frustration with the eventual outcome: “We’ve spent a long time talking to Lakehaven, and the only alternative they proposed was a onetime fee of purchasing our dog park, but that is not an answer to our long-term budget issues. We would not be acting responsibly as a city government if we were going to engage in this type of business.” According to The Mirror, Ferrell also stated, “I think that Lakehaven’s stance has been aggressive, accusatory and bellicose, and that’s not necessary. This is what we need to deliver the vital services for this community.”

Division III of the Washington State Court of Appeals ruled in a Wenatchee-area case that cities have authority to impose such tax on utilities. If Lakehaven sues the city and wins on appeal in Division I of the Court of Appeals, the issue might be elevated to the Washington State Supreme Court to eliminate a potential inconsistency. If that happens, the ultimate decision could have statewide ramifications for many utilities. If the city of Federal Way wins the case on appeal, a further appeal to the State Supreme Court is unlikely.

In addition to the potential for a lawsuit, Federal

Way resident Jack Sharlock filed a referendum petition with the city. The referendum effort fails unless Sharlock and opponents of the tax increase can collect more than 7,000 signatures from eligible voters in 30 days; that amount is equal to 15 percent of the number of Federal Way residents who voted in the last general election. If successful, the measure would be referred to voters who would simply be asked whether they believe the city should keep the tax in place.

Sharlock indicated to members of the press that many businesses prohibit signature gathering on their property, which limits the opportunities to gather signatures. As a result, Sharlock tried to recruit a large group of volunteers to reach residents in other ways and successfully recruited several luminaries, including 30th District State Sen. Mark Miloscia, Linda Kochmar, Roger Flygare and Jack Dovey.

The Federal Way Chamber of Commerce has also weighed in on the dispute. Becca Martin, CEO and President of the Chamber, requested the city delay its vote on imposing the new taxes to be able to consider in more detail other possible solutions, and to avoid a legal clash between two public entities. In addition to Federal Way, there are three other taxing authorities with overlapping jurisdiction, including South King Fire and Rescue, Lakehaven and Federal Way Public Schools. Previously, the Chamber convened the jurisdictions for a discussion of a range of funding options, and the possibility of other taxes and fees, as well as economic influences including Sound Transit 3 exactions, light rail transit-oriented development, start-up and operating costs related to the city’s Performing Arts and Events center and the impact of future bonds and/or levies. Martin said the Chamber remains focused on the impact taxation has on economic development efforts.

OTHER CITY ACTIONS

Renton: Source of Income Discrimination and Rental Home Licensing Program

Renton's City Council is stepping up its protections for renters by expanding the city's source of income discrimination law, and by continuing to move forward with a Healthy Housing rental property licensing program that the City Council hopes to adopt later this summer. REALTORS® involved in property management, or representing investors, will want to pay attention.

Source of Income Discrimination

In November 2016, the council passed a prohibition on discriminating against Section 8 renters after apartment complexes throughout the city sent letters to Section 8 renters asking them to vacate their apartment units, according to city officials.

Then, last year, the council voted to remove the expiration date of the ordinance protecting renters from source of income discrimination, and asked city staff for direction on how to broaden the ordinance language to protect additional forms of income discrimination.

The original ordinance prohibited property owners and managers from discriminating against tenants or potential tenants based on their participation in the Section 8 housing program.

It also established penalties for violating the ordinance, including fines of \$1,000 for the first violation, \$2,500 for the second violation within a two-year period, and making a third violation in the same period a gross misdemeanor punishable by a jail sentence of 364 days and up to a \$5,000 fine and restitution.

Currently, the ordinance only protects Section 8 renters, but not other forms of income discrimination like social security benefits, unemployment benefits, retirement programs, child support and

so on. The state legislature recently passed renter protection legislation with broader definitions of rental income sources, but the state legislation does not have enforcement options as robust as those in the city's code.

The changes in Renton expand the sources of income but would allow the landlord to "exclude benefits or sources of income that have a known sunset date occurring within the lease term." The exclusion is based upon what city planner Paul Hintz said is a reasonable concern for the landlord to be worried about a prospective tenant's ability to continue to afford the dwelling unit if they know the income source or the subsidy is going to expire within the lease term.

The regulations do not prohibit landlords from applying income screening criteria; however, they are required to subtract subsidy amounts from the total amount of monthly rent and include all sources of income when calculating an applicant's income.

Healthy Housing Program

The second prong of the city's plan to protect renters would license rental housing like other businesses and certify that rental units meet property maintenance and related health and safety code standards.

City officials have indicated that 40 percent of the city's rental housing stock (an estimated 17,700 units) was built prior to 1980 to meet the demands of workers who were employed in the trucking and aerospace industries during World War II. The city says the hurried construction affected quality and that many of the units are now in deteriorating conditions. A 2014 Renton Community Needs Assessment for Human Services and Housing disclosed that many families



are living in substandard housing that is outdated or not designed to meet the needs of their family in terms of size, configuration or location.

Instead of maintaining a massive city program to inspect rental housing units on a three-year rotation schedule (as the city had envisioned in 2016 when it adopted a draft inspection program), the city worked with the Rental Housing Association on a self-certification program. That kind of program is already in use in Tacoma and Bremerton. Compared to the counties in which they are located, each of the three cities has a lower share of ownership housing, a higher share of rentals and a greater percentage of populations in poverty.

Under the self-certification program, all rental housing units will require a business license and registration. When landlords register their units, they will also have to provide proof of a self-certified inspection of their units. The proposed program also updates property maintenance code standards consistent with the National Center for Healthy Housing.

Under the self-certification process, city staff would only inspect the exterior of the unit on a complaint-made basis. Interior inspections will be only made after tenants notify landlords, or if the city obtains a search warrant from a court.

Landlords would be required to pay \$150 annually

for their business licenses. Rental registration would be \$12 per unit annually for 1 to 4 units, \$10 per unit annually for 5 to 24 units, and \$8 per unit annually for 25 units or more.

City staff is recommending a new ombudsman position to be created to provide support, education and information to landlords and tenants, as well as to serve as a facilitator of the program and coordinator between the various city departments. City staff estimates that with 75 percent compliance, the city would likely receive \$431,888 in business license revenue, and \$122,997 in rental registration revenue, for a total of \$554,885. With 100 percent compliance, the city estimates total revenue would be \$739,846, with \$575,850 of that coming from licenses and the remaining \$163,996 coming from rental registrations.

In February, council members raised several concerns and questions for staff, including how to protect against out of state landlords who might not be compliant with the program, penalties for landlords who fail to register for license, the role of rental management companies and how to keep tenants from bearing the extra costs imposed on landlords. The Renton City Council referred the proposal back to its Planning and Development Committee for additional work in anticipation of the full Council all being able to vote on the final proposal later this summer.

Kent: City Backs off Neighborhood Parking Restrictions Because of "Proposition A" Failure

Earlier this year, the city of Kent appeared poised to adopt new regulations restricting non-resident parking in the Mill Creek neighborhood near downtown, the Kentridge High School neighborhood, and in the Ceder Pointe, Lauren Springs and Shadowbrook neighborhoods on East Hill. The city now says that with the failure of Proposition A it won't have the police officers

necessary to write parking tickets.

Mill Creek

Residents in the Mill Creek Neighborhood had expressed concerns about Sound Transit's Sounder train commuters parking in their neighborhood. Sounder ridership has increased annually since service began in 2000, affecting

the availability of parking near the Kent Station Transit Center. City staff met with the Mill Creek Neighborhood Council to identify specific areas where the Sounder commuters are parking in the Mill Creek neighborhood. Based on this feedback, staff developed proposed residential parking zone boundaries for the council to consider.

Kentridge High School Neighborhood

The Kent School District allows high school students to drive to school, although onsite parking availability at Kentridge High School is limited. As a result, Kentridge students park in residential areas to the south of SE 208th Street. Residents have requested that the city implement parking restrictions through an ordinance to facilitate enforcement. The situation in the Kentridge neighborhood is different from Mill Creek because the Kentridge residential areas were included in the Panther Lake annexation area, and currently include signed parking restrictions that were established by King County prior to annexation of the Panther Lake area into the city of Kent. But because King County never adopted an ordinance, the restrictions on those no parking signs are not enforceable. Kent city staff had proposed to add the parking restrictions to the city's parking ordinance, allowing for enforcement.

Ceder Pointe, Lauren Springs and Shadowbrook Neighborhoods (on East Hill)

Residents in the Ceder Pointe, Lauren Springs and Shadowbrook Neighborhoods contacted the city about congested residential streets. Kent's street design and construction standards limit parking to one side of the street unless the roadway width is at least 32 feet. City staff proposed revising the code to create new parking restrictions in these neighborhoods with narrow streets. The restrictions would address concerns brought to the attention

of the city by neighborhood residents and the fire marshal.

The Failure of Proposition A

In the April 24 special election, the city of Kent asked voters to approve a 2 percent increase (from 6 percent to 8 percent) in the utility tax to pay for police and criminal justice services. The tax would have applied to the total gross revenues of companies providing manufactured and natural gas, electricity, telephone and cable television services in the city.

The city said the tax would have raised approximately \$4 million annually to pay for approximately 20 new police officers and to fund other criminal justice services impacted by additional officers.

The measure went down in flames, rejected by a 14 percent margin. The 24 percent of Kent's 60,739 registered voters who returned their ballots voted 42.78 percent in support, and 57.22 percent opposed.

Initially, Mayor Dana Ralph said she would ask the City Council to send the measure back to voters in August or November, because the funding was so important for public safety. Later, she backed away from that commitment, citing the margin by which the measure was defeated. Mayor Ralph later also backed away from the changes to parking regulations in the Mill Creek, Kentridge, Ceder Pointe, Lauren Springs and Shadowbrook neighborhoods because police officers would have to be the ones enforcing the neighborhood parking regulations. But with the defeat of Proposition A, the city claimed the funding to do so would not be available.



Kent: City Tracks 41 “Homeless Campsite Hot Spots” on City-Owned Property

The city of Kent owns 41 properties that are hot spots of homeless activity according to the city’s Public Works Department crews, who have created a map labeled “Homeless campsite hot spots.”

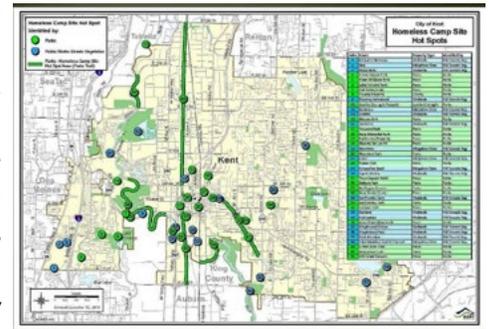


The city began monitoring locations of homeless camps two years ago to be aware of potential obstacles to crews that maintain those properties. Staff said that homeless

camps were found on the sites, but not all the sites were occupied.

Scott Schroeder, a vegetation management field supervisor in the city’s Public Works Department said, “We run into homeless camps all the time. It got to the point of where we became concerned over our employee safety because of what they were running into.” Mowing, weeding and maintaining street trees are the primary duties of the vegetation

crews. But when they go out to perform those jobs at city parks and trails (including the Green River Trail and Interurban Trail), they often discover homeless camps. The items found at homeless camps can be dangerous to city vegetation crews who go to the properties to cut grass or trees, according to Schroeder. “It impacts our work. We can’t do anything until the area is cleaned up. There are human feces and needles. If we try to trim those areas and run into that with a line trimmer, you are taking a needle to the leg or human feces in places you don’t want. You don’t really know what you are walking into.”



This map shows homeless camps found throughout Kent. COURTESY GRAPHIC, city of Kent

Black Diamond: New Leadership – Wisnoski Replaces Recalled Councilmember Pepper



It took multiple lawsuits and a recall election, but former Black Diamond City Councilmember Patricia Pepper is out – voters having tossed her from office during a February 13 special election by the largest margin in the modern history of King County. The Black Diamond City Council voted unanimously to select Chris Wisnoski to fill the vacancy created in Position No. 5 by Pepper’s forced departure.

Councilmembers were impressed not only with what Wisnoski said about wanting to “bring the city

and community back together,” but also his focus on fire services in the city. He is a former volunteer firefighter in Aurora, a small town on the eastern shore of Cayuga Lake, southwest of Syracuse, New York.

Wisnoski said he would like to see a fire station staffed by professional career firefighters built closer to the downtown area by Mountain View Fire and Rescue, which is the department that provides fire-related services for the city of Black Diamond. In addition to being a new council member, Wisnoski is an enterprise architect at Symetra Life Insurance, and is active with the Maple Valley Amateur Radio Emergency Services.

Renton: Mayor Names Bob Harrison to Replace Retiring City Administrator Jay Covington

Renton Mayor Denis Law has appointed Bob Harrison as the city's new chief administrative officer to replace Jay Covington, who retired on May 1 after 28 years of service with the city of Renton.

The chief administrative officer reports to the mayor and serves as a liaison between the administration and city council.

Harrison previously worked as the chief administrative officer for the city of Issaquah for eight years and as the city manager for Wyoming,

Ohio for 12 years. He has a Bachelor of Arts degree from Marquette University and a Master of Public Administration from the University of Wisconsin, Milwaukee. He has been a member of the International City/County Management Association (ICMA) since 1996 and served as their vice president from 2013-2016. He also serves on the executive board of the Local Government Hispanic Network and the Washington City/County Management Association (WCMA).

Renton is the fourth largest city in King County with a population of 102,700.

SCHOOLS

The Number of Homeless Students Attending School Continues to Rise

Washington's Office of the Superintendent of Public Instruction (OSPI) has released data for the 2016-17 school year indicating the number of homeless students attending school is continuing to increase in the wake of Washington's housing supply crisis. The most recent data was once again in the news when OSPI announced that data collection for the 2017-2018 school year would begin on May 25.

Data is collected each year on homeless children and youth enrolled and served by districts in Washington state. The Federal McKinney-Vento Act requires all school districts to identify, enroll and serve children and youths living in homeless situations. OSPI is required to annually collect and report district-level data regarding homeless children and youths enrolled in public schools.

The deadline for districts to review and make any changes to their homeless student data through OSPI's Education Data System (EDS) is July 9. Additional information is available [here](#).



Kent Schools: Shock, Turmoil and Vote of No-Confidence in Superintendent Calvin Watts

The Kent Education Association (KEA teachers' union) has voted no-confidence in Calvin Watts continuing to serve as Superintendent of the

Kent School District. The teachers also voted no-confidence in Mariah Martin, who serves as the chief human resources officer for the district.



Issues & Impacts

Financial management issues are at the core of the most recent turn of events in the district. Kent Schools ended the 2017-2018 school year with a deficit of \$5.67 million and was the only one of the state's 295 districts to begin the 2018-2019 school year with a deficit that caused the district to be subject to oversight by the office of the state's Superintendent of Public Instruction (OSPI).

Precise and detailed information has been difficult to obtain, but it appears that in general terms the district overestimated student enrollments. Then, instead of taking timely action to adjust staffing to the funding that would be available based on the actual enrollments, the district waited several weeks or months to make necessary changes. As a result, when the changes were finally made, they were significantly larger than what otherwise would have been required. There were also questions about whether the School Board has been unwilling to make tough decisions to close very small elementary schools that suck up disproportionate (on a per-student basis) fixed overhead funding at the expense of students in the rest of the school district. Typically, elementary schools are designed to accommodate approximately 600 students, not 200.

In response to the resulting revenue shortfall, the district cut supply budgets, postponed capital repairs to school buildings, increased class sizes and threatened to lay off more than 100 employees.

Finally, in August 2017 the school district announced that it had a budget shortfall of nearly \$7 million for the 2016-17 school year. In February, the district said that it was eliminating 45 positions in the central administration center, was reducing benefits for non-union administrators and taking away salary increases for other employees in the District office to save about \$4 million.

Then, in March of this year, things fell apart when the district said it was going to cut upwards of 127 staff members throughout its 42 schools.

The announcement of those likely cuts came shortly after voters passed a \$94 million enrichment levy by just 266 votes. The levy, which was supported by Seattle King County REALTORS®, accounts for 20 percent of the district's budget.

The drastic nature of those 127 personnel cuts was reduced considerably after Gov. Jay Inslee signed a state funding bill that will provide an extra \$75 million to the district. According to district officials, the additional funding from the state will make it possible for Kent to eliminate 60 staff positions through attrition, not layoffs, at the end of the 2017-2018 school year.

The angst associated with the actions by the district has also been accompanied by claims the district is not sufficiently transparent. While not offering sufficient specifics to satisfy parents and students, district officials have indicated that some course sections required for students to graduate may not be offered next year because fewer teachers will be available in the schools, but no programs have been eliminated. Of specific concern is the potential loss of access to Advanced Placement (AP) classes which could impact college admissions for graduating seniors and make college tuition more expensive if students cannot earn AP class credits that transfer directly onto their college transcripts.

The lack of transparency coupled with the initial announcement of layoffs coming so closely on the heels of local district voters passing an enhancement levy (to supplement state funding of the district's basic education expenses) resulted in parents organizing an online petition drive calling on the School Board to fire Superintendent Calvin Watts. Petition sponsors say they have collected more than 500 signatures.

Tahoma School District: Voters Approve Enrichment Levy Supported by REALTORS®

After a shocking loss in the February special election, 47.9 percent of voters in the Tahoma School District turned out to support their local schools and cast ballots that passed the district's enrichment levy by a 27.7 percent margin with 63.86 percent voting "Yes" and just 36.14 percent voting "No."

Seattle King County REALTORS® endorsed the ballot measure and supported it in a variety of ways to try to make sure the measure passed. The measure approved by voters replaces an expiring levy and provides \$10,710,073 in property taxes within Tahoma School District for collection in 2019, and the levy of \$11,823,067 for collection in 2020.

Under the resolution the school board approved to submit the measure to voters, the taxes collected must be used to pay part of the general expenses of operating the district including employee costs (such as salaries), instructional materials, special programs, activities and sports, technology systems operation, transportation costs, maintenance of facilities and other non-capital expenses of operating the district schools. Under a new state law passed as part of the McCleary fix, the levy rate for the duration of the levy through 2020 is limited to a maximum of \$1.50 per \$1,000 of assessed value.

ENVIRONMENT

Port of Seattle: Maritime-Related Air Pollution Substantially Down

A recent report from the Puget Sound Maritime Air Emissions Inventory indicates that regional port-related air pollution has decreased substantially over the last decade.

The report estimated the amount of greenhouse gases, diesel particulate matter and other polluting substances, and focused particularly on emissions from harbor vessels, ships and other heavy-duty trucks and vehicles involved in maritime activities. Overall carbon dioxide pollution within the airshed has dropped 36 percent, the report states. Sulfur dioxide pollution in the airshed has dropped 97 percent. The amount of nitrogen oxides in the airshed dropped 35 percent.

The Northwest Seaport Alliance, a partnership

between the Port of Tacoma and the Port of Seattle, credits stricter fuel and engine standards and the voluntary investments made in cleaner energy and vehicles for the pollution improvements made in the last decade.

Also a factor in reducing emissions in the region is the [Northwest Ports Clean Air Strategy](#), a collaborative effort between the ports of Tacoma, Seattle and Vancouver, B.C. in which the three ports adopted a strategy intended to achieve an 80 percent reduction per ton of cargo for diesel particulate matter by 2020, and a 15 percent reduction per ton of cargo for all greenhouse gases by 2020. The Seaport Alliance has met both of those goals already and continues to make further progress towards reducing pollution.

King County: Poverty Bay Shellfish Protection District

King County is establishing a Poverty Bay Shellfish Protection District along the eastern coast of Puget Sound from Federal Way to Des Moines.

A 2016 evaluation by the Washington State Department of Health (DOH) indicated shellfish bed water quality in the area included elevated



levels of bacteria. The purpose of the new district is to more closely monitor water quality in areas that drain to Poverty Bay. In addition to Federal Way and Des Moines, parts of Kent are also included in the district, including the western-most areas near Interstate 5 that drain to McSorley Creek and Massey Creek, which in turn drain to Puget Sound at Poverty Bay.

Kent city officials said that Kent's role in implementing the new district will be to provide pollution prevention educational outreach and targeted pollution screening efforts in the areas of Kent that are within the district boundaries. These activities are already part of Kent's requirements under the National Pollutant Discharge Elimination

System (NPDES) municipal stormwater permit. County officials disclosed that portions of the sample site areas in Poverty Bay were reclassified from "approved" to "conditionally approved" in September 2017, and that the area was closed seasonally for 77 days from Sept. 15 through Nov. 30. Officials said the area is meeting standard, but there are some concerns which threaten a downgrade in the classification.

Seattle King County Department of Natural Resources and Parks continues to coordinate efforts in a Pollution Identification and Corrections program in those parts of the cities of Des Moines and Federal Way that include the basin of Woodmont Creek.

NATIONALLY

Taxes and Housing Tax Credits

On March 21, congressional negotiators agreed on a comprehensive omnibus appropriations bill that is designed to fund the federal government for the balance of the fiscal year ending on Sept. 30, 2018.

According to NAR, the bill includes significant improvements to the Low-Income Housing Tax Credit (LIHTC), championed by NAR as a key part of a larger coalition that fought for ways to help alleviate the dilution of the credit that occurred from last year's tax reform bill. The Tax Cuts and Jobs Act lowered the corporate tax rate from 35 percent to 21 percent, thus greatly weakening the incentive value of the LIHTC.

The improvements, which include a significant increase in the allocation of the LIHTC as well as a change in the average income test, are viewed as the most important housing legislation in years. They should result in hundreds of thousands of new affordable housing units built throughout the country.

The Seattle King County Housing Development Consortium (HDC) noted that the legislation includes "a four-year, 12.5 percent increase in housing tax credit allocations and allows income-averaging at LIHTC-financed properties. Both provisions come from the [Affordable Housing Credit Improvement Act](#), a 2016 bill by our own Sen. Maria Cantwell and Utah's Sen. Orrin Hatch. Since its introduction, the bill has had widespread bipartisan support."

The income averaging provision, which is permanent, means that households earning up to 80 percent of area median income can live in LIHTC-financed properties so long as the average income of all residents remains at 60 percent. The 12.5 percent increase will not fully make up for projected reduction in development caused by the tax reform bill, but it is an important first step. The ACTION campaign [reports](#) it will support the development or rehabilitation of 29,000 new affordable rental homes nationwide.

Flood Insurance

On April 1, the [National Flood Insurance Program \(NFIP\) premium rates](#) are set to rise an average of 8 percent. This increase is slightly more than last year but consistent with the annual 5-10 percent increases prior to the 2012 Biggert-Waters Act, which made significant reforms to the NFIP. With these April 1 changes, FEMA is also continuing to implement the next round of increases and other technical changes for the newly mapped and preferred risk properties.

Under 2014 amendments to the Biggert-Waters Act, individual property owners could see a rate increase up to 18 percent for newer properties and 25 percent for older ones.

NFIP is set to expire on July 31 of this year. [Take action](#) and tell Congress to renew NFIP and protect communities.

PROTECTING YOUR BUSINESS

Elections in 2018

Laws govern the way in which you conduct your business and affect your bottom line. Laws are made by elected officials. This year elections will be for state legislative positions (all House members and half of Senate members). The primary election is on Aug. 7, and the general election is on Nov. 6.

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 King County REALTORS® will take action to protect your business by supporting congressional and state legislative candidates who share our REALTOR® values. We will provide an online REALTOR® Voting Guide for the Aug. 7 primary election and will mail you the REALTOR® Voting Guide for the Nov. 6 general election.



Issues & Impacts

REALTORS® Political Action Committee (RPAC)

NEW! An Easy, Quick Way to Protect Your Business: REALTOR® PAC Online



Introducing a new secure, online REALTOR® PAC (RPAC) investment site that makes it easier than ever for busy REALTORS® to protect their business.

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're 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.

Visit: <https://realtorparty.realtor/rpac/?referrer=http://www.nwrealtor.com>

As of the end of May, Seattle King County REALTORS® has raised **\$246,000** for the REALTOR® PAC. **Please invest in RPAC** at www.warealtor.org/government/political-affairs/.

Issues & Impacts is a quarterly publication produced by Seattle King County REALTORS® to inform members about current issues and successes within your Governmental Affairs Department. We will release our next publication in July 2018. The 2018 VP of Governmental & Public Affairs is Georgia Wall georgia@avenueproperties.com, VP-elect of Governmental & Public Affairs is Lynn Sanborn lynn@windermere.com, staff director is David Crowell dcrowell@nwrealtor.com, and our local legislative housing advocates are Sam Pace sam@sampace.com and Randy Bannecker randy@bannecker.com. Please call David at 425.974.1011 ext. 704 if there are any local legislative issues that need our attention.