

2018



VOTE
ACT
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VOTER'S GUIDE

RPAC Trustees recommend your support
for the following candidates and issues



OREGON
ASSOCIATION
OF REALTORS®



Your Best Investment In Real Estate

November 2018 General Election Voter's Guide

The Oregon REALTORS® Political Action Committee is pleased to share our 2018 voter's guide.

You'll find a list of candidates the ORPAC Trustees have chosen to support for election, and the issue-based ballot measures the association has chosen to weigh in on.

Candidates do not always share positions that are consistent with each and every policy or position of the Oregon Association of REALTORS®; however, there must be a demonstrated commitment to the industry. Consequently, in addition to evaluating voting records, the ORPAC Trustees take into consideration local board recommendations, a candidate's viability, demonstrated leadership, political influence, and the in-person candidate interview process.

Together we are the REALTOR® Party; a powerful alliance of REALTORS® and REALTOR® Associations working to protect and promote homeownership and property investment. The REALTOR® Party speaks with one voice to advance candidates and public policies that build strong communities and promote a vibrant business environment.

The candidate recommendations made here are for state-level office. The issues are on the state-wide ballot. Please contact your local REALTOR® association's office for a list of candidates and issues they are supporting or opposing.

YES on Ballot Measure 104



20 years ago Oregon voters passed a constitutional amendment requiring a supermajority vote on all revenue raising legislation. In recent years, legislators and their lawyers have found creative loopholes and made several attempts at raising taxes and eliminating exemptions, deductions and credits without a supermajority vote.

Dozens of bills were introduced in the past two legislative sessions that circumvented the three-fifths requirement. Many of these proposals would have impacted middle-class families and small businesses. A few examples include:

The Oregon legislature attempted to eliminate the **home mortgage interest tax deduction**— a state income tax deduction that makes home ownership affordable to over a half-million Oregon households. They also considered a **proposal to eliminate property tax deductions** and other legislation damaging to homeowners. (HB 2006–2017) Most concerning, the legislature **robbed thousands of Oregon small businesses of recent federal taxcuts** by disconnecting from the Federal tax code – raising \$244 million in new revenue from Oregon small businesses on a simple majority vote. (SB 1528– 2018) **We urge you to Vote YES on Measure 104.**

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YES on Ballot Measure 102



YES ON 102
FOR AFFORDABLE HOUSING

Measure 102 would lift the ban on government working with non-profits and local businesses to build affordable housing with general obligation bond funds. This means that bond dollars approved by voters to build affordable housing will go farther because they can leverage other funding sources (like low-income housing tax credits) and be implemented with partners that have the most experience in building, owning and operating affordable housing. The Oregon Legislature referred this simple and sensible constitutional amendment to voters almost unanimously with strong bipartisan support. The amendment includes additional requirements for oversight and public reporting.

So why does the Oregon Association of REALTORS® care about Measure 102? **It will make it easier for local governments to work with partners to build and preserve homes that are affordable.** Local governments can already ask voters to approve bonds to build affordable housing, and some are considering it. However, many cities don't have the capacity to implement an affordable housing bond program without this change. Everyone in Oregon will benefit by giving communities throughout our state the freedom to use affordable housing bonds in partnership with the non-profits and businesses to make homes more affordable for local residents. **We urge you to get out to Vote YES on Measure 102.**

Oregon State Governor



After a long discussion and months of consideration, the Oregon REALTORS® Political Action Committee, the state RPAC Trustees, chose to support **Representative Knute Buehler's candidacy for Governor.**

Knute Buehler is a prior recipient of our American Dream award, an honorarium given to policy makers who have gone above and beyond to advocate for home ownership and private property rights. He served on the House Committee on Human Services and Housing where, during the 2017 session, he helped develop the first introduction of our First Time Homebuyer Legislation.

Representative Buehler also served on the House Revenue Committee where, in 2017, he helped defeat legislation that would have drastically reduced the mortgage interest deduction and additional legislation that would have eliminated the ability to deduct of property taxes for families who make an income of \$50,000 or more – virtually all Oregon home owners.

There are a variety of reasons Oregonians will choose to support one candidate or another for Governor. Our recommendation of support for Representative Buehler has been made because we collectively agree that as Governor, Dr. Buehler will take a comprehensive approach to solve Oregon's housing crisis – including addressing our restrictive land use system.

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Oregon State Senate



Senate District 1 – Dallas Heard *(Roseburg)*

Dallas Heard is a successful, local entrepreneur who has served the Roseburg area for several years. He owns several rental properties in the Roseburg area which he manages, is a farmer, and has owned a landscape contracting business for the last nine years. Dallas has served on the Callahan PAC which advises the Douglas County Planning Commission. He has also served on the Housing Authority of Douglas County Board of Commissioners. He served as Chair of the Looking Glass Rural Fire District Board of Directors and served as Director of the CECRO PAC.



Senate District 3– Jessica Gomez *(Rogue Valley)*

At the age of twelve, she moved from New York to Oregon then Los Angeles to begin her career as a programmer/analyst at Integrated Micro-machines, a telecom startup. By 2003, the dot-com bubble had burst, and moved back to open Rogue Valley Micro-devices in 2004. Her company employs twenty Oregonians and specializes in bio-medical devices.



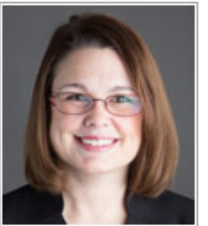
Senate District 4 - Floyd Prozanski *(Portland)*

Floyd was first elected to the Oregon Legislature in 1994. He served in the House of Representatives between 1995 – 2000. In 2003 Floyd was appointed to represent Oregon Senate District 4. He was elected in 2004 to complete the current term and has been reelected three times since 2006. Floyd graduated from Texas A&M University and later earned a law degree from South Texas College of Law. An avid cyclist and home-brewer, he lives in Eugene with his wife. During the interim, Floyd works as a municipal prosecutor and serves on various legislative committees, workgroups and commissions.



Senate District 6 - Lee Beyer *(Springfield)*

Lee Beyer has been married to his wife Terry for 45 years, raised three children and served in the Air Force. He graduated from the University of Oregon with a degree in management and started his first professional job in Corvallis managing vocational training programs. In 1998 Lee was elected to the State Senate. In 2001, he joined the Oregon Public Utility Commission. Lee returned to the legislature in 2011. Throughout that time he has chaired the Senate Business and Transportation committee.



Senate District 8 - Sara Gelser *(Corvallis)*

Sara Gelser has served in the Oregon Legislature since 2005. After serving in the Oregon House for nine years, she was elected to the Oregon State Senate in 2015. She is Chair of the Senate Human Services and sits on the Human Service Budget Committee. She serves on the Senate Education Committee, Senate Workforce Committee, and the Senate Conduct Committee. She served as Chair of the House Education Committee for six years, and also spent nine years serving on the House Revenue Committee.



Senate District 10 - Jackie Winters *(Salem)*

She began her governmental service in 1959, at Oregon Health Sciences University in the medical records unit and later joined the staff of the Portland Model Cities Program. She helped create the Oregon Food Share Program, which grew into a statewide system serving most of Oregon's neediest families. In 1998, voters elected Jackie, as their State Representative, the first African-American Republican to achieve this honor.

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Senate District 11 – Peter Courtney (*Salem*)

The most veteran member of the Oregon Legislature, Senator Peter Courtney is now serving a record-setting ninth term as Senate President. Courtney is in his sixth term as a State Senator, representing portions of Salem, Gervais and Woodburn. He previously served seven terms in the Oregon House of Representatives, including four terms as House Democratic Leader. In his 32 years in the Legislature, Courtney has sponsored over 200 measures which have become law.



Senate District 13 – Kim Thatcher (*Salem*)

At the Oregon State Capitol Kim has earned the reputation for being a strong taxpayer watchdog and advocate for government accountability. Above all else, she has a deep conviction in protecting both the Federal and State Constitutions. Kim is the owner of two small companies that specialize in the road construction industry.



Senate District 16 - Betsy Johnson (*Scappoose*)

Senator Betsy Johnson is running for her fourth term in the Oregon Senate. Senator Johnson also served three terms in the Oregon House of Representatives. Her father, the late Sam Johnson, was a member of the House of Representatives from Redmond. Her mother, Becky Johnson, has served on numerous State Boards, including the State Board of Higher Education and the Teachers Standards and Practices Commission.



Senate District 19 – Rob Wagner (*Tualatin*)

Fulfilling a lifelong dream of serving in the state legislature, Rob Wagner won appointment to the Oregon State Senate in January 2018. Senator Wagner serves on the Senate Committee of Judiciary, reviewing Oregon's civil and criminal law. He also serves on the Senate Committee of Human Services, where he is focusing on protecting our seniors, youth, and the most vulnerable in our communities.



Senate District 20 – Alan Olsen (*Canby*)

Alan has been a resident of Canby for over 30 years and a citizen of Oregon for 36 years. He graduated from Purdue University with a Bachelor of Science Degree in Chemistry and a Minor in Physics. He's a Veteran of the United States Army, serving from 1969 to 1971. In addition, he is a General Contractor and small business owner, building homes across Oregon. As a current State Senator, he's focused on rebuilding Oregon. He has a strong foundation built on jobs, education and support for our Veterans.



Senate District 26 – Chuck Thomsen (*Tualatin*)

Senator Chuck Thomsen was first elected to the Oregon Senate in November 2010 representing much of east Multnomah, East Clackamas, and Hood River Counties. In representing Senate District 26, Chuck has built off of his previous experiences as a pear farmer and former 16-year County Commissioner. Senator Thomsen currently resides on three important committees: Full Ways and Means, Business and Transportation, and the Environment and Natural Resources Budget subcommittee, allowing Chuck to utilize his agricultural expertise.



Senate District 30 – Cliff Bentz (*Ontario*)

Senator Bentz was raised on the Whitehorse ranch in Fields, OR. He attended Eastern Oregon State College with a B.S. in History and Minor in Business/Economics, then graduated from Lewis and Clark Northwestern School of Law. He was appointed to the Oregon House of Representatives in 2008, re-elected in 2010, 2012, 2014, 2016 and appointed to the Senate in 2018. He owns and leases commercial real estate in Ontario, OR.

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Oregon House of Representatives



House District 1 – David Brock Smith (*Port Orford*)

A small business owner and Curry County Commissioner, David Brock Smith has made a name for himself in the legislature as an affordable housing advocate, focusing on multifamily developments.



House District 2 – Gary Leif (*Roseburg*)

Representative Leif was raised in Douglas County. Gary became involved in public service 35 years ago. Gary brings people together to protect our history and build a future for our children and grandchildren. Gary recognizes that rural Oregon stands at a critical crossroad both socially and economically and is excited to be a leader in Salem.



House District 3 – Carl Wilson (*Grants Pass*)

Throughout his tenure in the Oregon House, Rep. Carl Wilson has demonstrated his commitment to rural economic development and increased flexibility in Oregon's land use system. He has sponsored several key pieces of legislation for the real estate industry.



House District 4 - Duane Stark (*Central Point*)

Rep. Duane Stark has a long history of community involvement and demonstrated interest in issues affecting the real estate industry and the economic well being of rural Oregon. In the 2016 session he spearheaded a group of bills designed to address Oregon's housing crisis. He's continued to focus on low-income housing legislation.



House District 6 - Kim Wallan (*Medford*)

An attorney by trade, Kim has lived with her family in Medford for 31 years. She has served one term as a Medford City Councilor and was previously a member of the Medford School Board. Kim's experience and passion for her community makes her well suited to serve in the legislature. She's also endorsed by outgoing Rep. Sal Esquivel, a REALTOR® Member and an American Dream Award recipient.



District 7 – Cedric Hayden (*Creswell*)

Rep. Cedric Hayden demonstrated a strong understanding of the issues critical to the real estate industry and has been a strong voice for REALTORS® in the Legislature.

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**House District 8 – Paul Holvey** (*Eugene*)

As chairman of the Committee on Business and Labor, Rep. Paul Holvey oversaw the passage of all three of our proactive legislation in 2015. An understanding of the complexity of the regulatory issues facing REALTORS® makes him an obvious choice for our support.

**House District 9 – Caddy McKeown** (*Coos Bay*)

Rep. Caddy McKeown has emerged as a strong, bipartisan voice for rural Oregon in the Oregon House of Representatives. A tireless champion for enhanced economic development opportunities, Rep. McKeown demonstrates an open-door policy for all issues affecting the real estate industry.

**House District 10 – David Gomberg** (*Lincoln City*)

An open door policy and a steadfast resolve for serving his community are the hallmarks of Rep. David Gomberg. He's been actively working with our REALTOR® members on the coast to find solutions to Oregon's shortage of real estate appraisers and affordable housing.

**House District 11 – Marty Wilde** (*Eugene*)

Marty is the Executive Director of the Lane County Medical Society and father of two. He understands that Oregon cannot address our housing affordability issues without addressing our supply gap. And he illustrated an understanding of potential negative impacts of well-intentioned laws that discourage investment in multi-family housing.

**House District 12 – John Lively** (*Springfield*)

Rep. John Lively has developed a well-earned reputation as a thorough and independent problem-solver. In a sometimes polarizing political process, he can find his way to governing majorities and deliver good results for his constituents.

**House District 13 – Nancy Nathanson** (*Eugene*)

Impeccable attention to detail is the calling card of Rep. Nancy Nathanson. Now serving as the House Co-Chair of Ways and Means (our state's budgeting committee) means our tax dollars are in good hands.

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House District 15- Shelly Boshart Davis (*Tangent*)

Rooted in Linn County and Oregon's agriculture community, Shelly grew up on a family farm in the Tangent and Shedd area. She serves on the Government Affairs Committee for the Albany Chamber of Commerce, and previously sat on the local United Way board. In 2016, she was appointed to the Linn County Budget Committee. Shelly will hit the ground running as a state legislator.



House District 16- Dan Rayfield (*Corvallis*)

Finishing his first term as a member of the Oregon House, Rep. Dan Rayfield quickly carved out a niche for himself and is considered by many to be "someone to watch." We expect to see more good things from Rep. Rayfield after he is re-elected this November.



House District 17- Sherrie Sprenger (*Lebanon*)

Rep. Sherrie Sprenger, a past American Dream Award recipient, is extremely supportive of efforts to protect the private property rights of Oregonians, and continually seeks input from Oregon REALTORS® on all issues that could impact the real estate industry.



House District 18- Rick Lewis (*Silverton*)

Rick was appointed to the Oregon House of Representatives in February 2017 to fill the remainder of the term for REALTOR Champion, Vic Gilliam, who unfortunately resigned due to his battle with ALS. Rick previously served as mayor of Silverton, Oregon. Despite being one of the newest members of the Oregon House, Rick has already demonstrated a knack for the job.



House District 19- Denyc Boles (*South Salem*)

Appointed in January 2017 to fill the rest of the term vacated by Jodi Hack. Denyc has deep roots in Salem where she lives with her husband and three children. Prior to her 2017 appointment, she successfully introduced and passed a law that protects Oregonians from people who secretly record videos of others when there is an expectation of privacy. Her tenacity and collaborative nature have earned our support.



House District 21 - Brian Clem (*Salem*)

Rep. Brian Clem, Chair of the House Rural Communities Committee and an American Dream Award recipient, has been a strong moderate voice in Salem, and demonstrates a willingness to work to find consensus on difficult issues threatening private property rights, in addition to enhancing economic development in Oregon.

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**House District 23 – Mike Nearman** (*Dallas*)

Having worked in the real estate industry prior to running for the legislature, Rep. Mike Nearman has proven to be a strong housing advocate. His door is always open to REALTORS®.

**House District 24 – Ron Noble** (*McMinnville*)

Ron Noble has an impeccable public service record in law enforcement, most recently serving as the Chief of Police for the City of McMinnville. Noble knows what it takes to build strong communities and has earned REALTOR® support.

**House District 25 – Bill Post** (*Keizer*)

Finishing his second term in the Oregon House of Representatives, Rep. Bill Post has proven his deep connections to his community. He's a great vote for Oregon REALTORS®.

**House District 26 – Richard Vial** (*Hillsboro*)

Rich Vial has a long track record of success and has served his local community on numerous boards, commissions and community groups. He focuses on increasing standards of living for the cities he serves.

**House District 28- Jeff Barker** (*Aloha*)

Rep. Jeff Barker, an American Dream Award recipient and Chair of the House Judiciary Committee, has been a strong bipartisan voice and has consistently shown a willingness to build consensus and create new economic development opportunities that maintain housing affordability for all Oregonians.

**House District 31 - Brad Witt** (*Clatskanie*)

Rep. Brad Witt, a past American Dream Award recipient and strong voice for rural Oregon, has been instrumental in protecting economic development in Oregon by preserving the limited degree of local control in Oregon's land use process.

**House District 32–Vineeta Lower** (*Seaside*)

Currently an eighth grade advisory teacher at Oregon Virtual Academy (ORVA), Vineeta also has years of experience as a the Governor's liaison for the Washington State Department of Transportation. She's charming, quick witted and very passionate about finding ways to increase workforce housing for the coastal communities in her district.

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House District 34 – Ken Helm (*Beaverton*)

A land use lawyer by training, Rep. Ken Helm started his career as a clerk for the Oregon Land Use Board of Appeals. He has always included the Oregon Association of REALTORS® in the development of legislation regarding economic development and housing policy.



House District 35 – Margaret Doherty (*Tigard*)

An American Dream Award recipient, in the 2015 legislative session Rep. Margaret Doherty was the chief sponsor of all of our proactive legislation. Her open door policy and support for her district's economic well being makes her an easy choice for our support.



House District 36 - Jennifer Williamson (*Portland*)

During Rep. Jennifer Williamson's first election in 2012, the Oregon Association of REALTORS® was the first business trade group to support her candidacy. She's quickly proven herself as a leader. Williamson was recently elected as caucus leader and is one of six legislators steering the policy direction of the state of Oregon. She works closely on issues key to the real estate industry in the Oregon House.



House District 37 - Julie Parrish (*West Linn*)

As a small business owner and past American Dream Award recipient, Rep. Julie Parrish fully understands the challenges facing businesses in Oregon, and is committed to protecting private property rights, in addition to opposing any additional fees or taxes on Oregon homebuyers.



House District 39 - Christine Drazan (*Canby*)

Christine has served on the Canby School District Budget Committee and is currently serving on the Clackamas County Planning Commission. Christine served as the Executive Director of the Cultural Advocacy Coalition, a statewide nonprofit that supports the preservation of Oregon's history and culture. Her husband Dan is an attorney with Dunn Carney where he leads their Real Estate Team.



House District 40 – Josh Hill (*Oregon City*)

After losing his parents at a young age Josh was raised by his grandparents. His grandfather, a Marine, instilled in him a sense of pride and purpose which inspired him to enlist in the Air Force. After moving back to Oregon to take care of his ailing grandparents, he started working at a small business in Oregon's wine industry. Josh Hill is passionate about getting hard drugs off the streets and issues related to making housing more affordable.



House District 46–Alissa Keny-Guyer (*Portland*)

As the Chair of the House Human Services and Housing Committee, Rep. Keny-Guyer oversaw the passage of four major housing bills that we supported in the 2016 and 2018 sessions, including our First Time Homebuyer Savings Account Legislation.

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House District 48 – Jeff Reardon *(Portland)*

Rep. Jeff Reardon has proven himself to be an independent thinker and a supporter of good housing policy and smart growth. Rep. Reardon's open door policy for Oregon REALTORS® makes him an easy choice for our support.



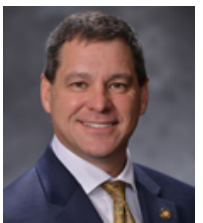
House District 50 – Carla Piluso *(Gresham)*

As the first woman policy chief in Gresham and school board member, Rep. Carla Piluso had a long history of bipartisan solutions to difficult problems even before being elected to the Oregon House. Rep. Piluso is an easy choice for our support.



House District 51 – Lori Chavez-DeRemer *(Happy Valley)*

Running for her first term in the Oregon House, Lori Chavez-DeRemer is no stranger to Oregon politics. Her public service as the Mayor of Happy Valley gives her a leg up on the complex decisions she'll have to make as a legislator.



House District 52 – Jeff Helfrich *(Hood River)*

An Air Force and First Gulf War veteran, former Cascade Locks City Councilor, retired police sergeant and former patrol deputy in Multnomah County, Jeff knows the importance of vibrant communities, economic development and affordable housing.



House District 53 – Jack Zika *(Redmond)*

Jack serves on the Redmond Planning Commission and Neighborhood Revitalization Committee. Most importantly Jack is a REALTOR® and has been active with the association, serving on COAR and OAR governance committees. We're very excited about Jack's candidacy and his opportunity to represent his constituents and the housing industry at the State Capitol.



House District 54 – Cheri Helt *(Bend)*

Cheri and her husband Steve invested their life-savings to start two successful Bend restaurants, Zydeco Kitchen and Bistro 28, growing them to employ over 90 people. A hands-on restaurateur, Cheri, takes a personal interest in her co-workers, customers and community. She's also been elected three times to the Bend-La Pine School Board. During her service, high school graduation rates have risen 10%.

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House District 55 - Mike McLane (*Prineville*)

As an attorney and American Dream Award recipient, Rep. Mike McLane exhibited a strong understanding of real estate issues and demonstrated his commitment to rational land use policies and the protection of private property rights.



House District 56 – E. Werner Reschke (*Malin*)

Werner Reschke brings a no-nonsense style to advocacy. His support for housing and economic development policy means he's a solid vote on REALTOR® issues.



House District 57 - Greg Smith (*Heppner*)

Rep. Greg Smith has been a key figure on the important Joint Ways and Means Committee, and has routinely championed proposals to enhance economic development in rural Oregon.



House District 58 - Greg Barreto (*La Grande*)

As a small business owner, Rep. Greg Barreto is committed to streamlining regulations and ensuring that a balanced approach is taken in utilizing Oregon's vast natural resources for economic development in Eastern Oregon.



House District 59 – Daniel Bonham (*Maupin*)

In January of 2018, Daniel was appointed to fill the vacancy after American Dream recipient, Rep. John Huffman was appointed State Director of the Department of Agriculture office of Rural Development. Daniel and his wife Lorilyn own Maupin's Stoves and Spas where they sell fireplaces, spas and patio furnishings.



House District 60 – Lynn Findley (*Baker*)

Lynn Findley grew up on a small farm in Malheur County, where his family has lived for three generations. Prior to his appointment Lynn served as the City Manager of Vale, OR for the past five years. Additionally, he served on the Malheur County Planning Commission, Lakeview City Planning Commission, Malheur County Rural Lands Committee, Southeast Area Commission on Transportation, and the Malheur County Economic Development Board. He a strong proponent of protecting the mortgage interest deduction and other tax programs that help to keep housing affordable.