

WDCAR's REALTOR PARTY CANDIDATES
in the
September 14 Democratic Primary

Elections to decide the future leaders of the District of Columbia will soon be upon us. While you may have heard many viewpoints, you may not have heard what WDCAR RPAC Trustees have to say about the race.

The WDCAR RPAC Trustees are an independent decision-making entity appointed by the Board of Directors. They review and potentially endorse District candidates who are best suited to support REALTOR® interests with our RPAC funds. This year's Trustees are all former WDCAR Presidents from both the commercial and residential sectors.

This year's Trustees conducted face-to-face candidate interviews, reviewed candidates' questionnaires, and discussed issues such as the District budget, education, and the Real Estate Guaranty Fund. After careful review, WDCAR RPAC Trustees selected the following candidates for endorsements:

Vincent Gray for Mayor
Kwame Brown for Council Chair
David Catania for At-Large Councilmember (Independent)
Phil Mendelson for At-Large Councilmember
Harry "Tommy" Thomas, Jr. for Ward 5 Councilmember
Tommy Wells for Ward 6 Councilmember

These WDCAR-endorsed candidates have pledged to continue working with WDCAR to further the interests of the entire real estate industry. Here are some of the REALTOR® specific things you should know about our REALTOR® party candidates running in the September 14 Democratic primary:

Vince Gray for Mayor

- Initiated and fought for a decrease in the Class 2 commercial property tax rate
- Plans to continue that fight to bring down the Class 2 Commercial rate
- Supports rolling back recordation and transfer tax rates
- Supports continued funding of the Home Purchase Assistance Program (HPAP)
- Opposed the creation of four property tax classes
- Supported Property Assessed Clean Energy (PACE) financing program
- Consistently met with the REALTORS® to discuss the Real Estate Guaranty Fund, vacant/blighted property legislation, and other real estate related matters

- Advocate for fiscal responsibility
- Wants to establish a long term, coordinated economic development strategy
- As Mayor, plans to order a comprehensive assessment of business regulatory reform

Kwame Brown for Council Chair

- Chairman of the Economic Development Committee
- Deciding vote against effort by Councilmember Barry's and Graham's efforts to raise recordation and transfer taxes to 1.75%
- Voted for the decrease in the Class 2 commercial property tax rate
- Pledges not to support raising commercial and residential property tax rates
- Led the Council's efforts to revitalize small business
- Supported 10% cap on annual increase in residential property taxes
- Supported efforts to increase homestead deduction
- Worked to provide more "for-sale" housing opportunities for DC government employees

Phil Mendelson for At-Large Councilmember

(*PLEASE NOTE – Sitting Councilmember Michael A. Brown is not running this election.)

- Long time supporter of reducing recordation and transfer taxes
- Supports tax credits for first time homebuyers
- Committed to supporting efforts to restore funding to the Real Estate Guarantee Fund and prevent future raids
- Fought for calculated rate to reduce Class 1 residential property tax rate
- Supports continued lowering of Class 2 commercial property tax rate
- Introduced legislation to reduce the "vacant" property tax rate from \$10 - \$5
- Questioned the need for a fourth property tax rate
- Supports elimination of personal property tax rate

- Believes utility rates should be restructured to reduce burden on District residents and consumers

Harry "Tommy" Thomas, Jr. for Ward 5 Councilmember

- Supports roll back of recordation and transfer taxes (believes recordation and transfer taxes have reached the maximum market will bear)
- Willing to hold a “roundtable” on recordation and transfer tax issue
- Leader who introduced legislation to re-start and fully fund HPAP when program was in jeopardy
- Supported REALTOR® position on vacant property issues
- Addressed and solved numerous vacant property problems in his ward
- Supports further streamlining of the DCRA permitting process
- Introduced freeze on property taxes on commercial properties on North Capitol Street and Rhode Island
- Instrumental in development of New York Avenue and other economic development projects in Ward 5

Tommy Wells for Ward 6 Councilmember

- Councilmember for Ward 6 which includes Capitol Hill and our WDCAR office in the NAR Building
- Extremely responsive to REALTOR® and NAR constituent interests
- Vigorously fought to have REALTOR® positions heard and included in vacant property legislation
- Voted for decrease in commercial property tax rate
- Does not support raiding of Real Estate Guarantee Fund
- Would publicly support a rollback of recordation and transfer taxes
- Opposed the creation of four property tax classes
- Supported Property Assessed Clean Energy (PACE) financing program
- Leader of vibrant Ward 6 economic development projects from NOMA to H Street to the Riverfront