



DELIVERING RESULTS

ACTIVATE

We've secured significant policy wins for the commercial, retail, and residential real estate industries by mobilizing our members to explain our unique needs to lawmakers.

The WBPA has launched two political action committees:

- **WBPA PAC** - focused on educating and supporting candidates willing to fight for property rights.
- **Protect Our Property PAC (POP)** - proactively educates voters on broader real estate issues and property rights.

EDUCATE

WBPA has launched two innovative educational opportunities to inform and support the industry.

- **Industry-focused podcast**, Your Property Matters. We interview policy-makers, thought leaders and industry experts to unpack property rights problems in Washington.
- **Lunch Developments**, a monthly, virtual, and interactive series that connects experts with our members for an informal networking and Q&A session during the lunch-hour.

LEGISLATE

We **protect real estate** interests from harmful legislation, and fight for solutions. With **decades of experience** in the state Capitol, we've protected **contractor liability**, fended off **rent control** & costly **land-use & energy regulations**.

Key WBPA Legislative WINS in Olympia

- **EXEMPTED** All Real Estate from State Capital Gains Tax.
- **DEFEATED** Governor's Natural Gas Ban.
- **PASSED** Multi-Family Tax Exemption for incorporating affordable housing units into market rate projects.
- **DEFEATED** Rent control and Rent control lite.
- **DEFEATED** Onerous and costly security deposit legislation.

LITIGATE

Through prudent operation of our Legal Defense Fund, the WBPA has led property rights protections efforts in state and federal court. We are the only group with active litigation against Gov. Inslee's emergency power overreach and eviction moratoria.

Key Legal Actions:

- Lawsuit limiting the governor's emergency powers;
- Challenged authority of eviction moratoria enforcement;
- Numerous Friend of the Court briefs;
- Coordinating litigation over local property rights ordinances

JOIN THE CAUSE NOW

Become a WBPA member today. Scan the QR Code for more details about how you can make a stand for property rights in Washington State.

www.theWBPA.org





POLITICAL

ACTION

COMMITTEE

The Washington Business Properties Association is proud to announce the launch of two new Political Action Committees to support the important work of protecting property rights for our commercial, residential and retail industry members.

THE PROBLEM

Policies in Olympia continue to erode the rights of business property owners and impose onerous regulations on the development of critical commercial and retail properties. While WBPA has worked hard to disrupt bad ideas in the legislative process, it's critical that we take the fight out of Olympia and onto the campaign trail.

ABOUT US

Our PACs will focus on electing the right candidates who will stand up for property rights and sensible regulations that foster a friendlier business environment, and educate voters on how policies affect them and what their legislators are doing about it.

THE NEXT STEP IN ADVANCING PROPERTY RIGHTS

WBPA PAC

WBPA PAC is a candidates political action committee. The focus will be to leverage our voices to directly support candidates from both parties whose platforms align with our values.

We are able to provide up to \$2,000 per candidate to help them secure a victory and carry our message to Olympia. Your generous contributions to this PAC allows us to fully vet potential candidates in targeted districts to ensure potential policy makers are making the right call.

We will work to ensure doors are open when policies are being made and we have a seat at the table when legislation is crafted.

Protect Our Property PAC (POP)

This is an issues-based PAC. Ensuring the right candidate wins is critical, but that requires resources and expertise sometimes outside of a candidate's wheelhouse.

That's where POP PAC comes in to educate voters about important housing and property rights policies year-round. When bad legislation threatens housing security, jeopardizes economic development or infringes on the property rights of our members we can respond to tell the whole story.

Using innovative and nimble campaign strategies, POP PAC will focus resources to ensure voters know how their legislators are representing them and what impact policies will have.

DEFENDING THE PROPERTY RIGHTS OF WASHINGTON'S

COMMERCIAL REAL ESTATE INDUSTRY



The Washington Business Properties Association (WBPA) was created to advocate, protect, and defend property rights across Washington state. For years, city, county, and state law makers have made it increasingly difficult to create and provide housing. The WBPA seeks to unite commercial, retail, and residential property owners for greater impact on shared issues.

WBPA IS ADVANCING PROPERTY RIGHTS

Today, the commercial real estate industry faces burdensome regulatory mandates at the state and local levels. WBPA has made the protection of a reasonable and common-sense business environment a top priority for all commercial real estate members.

Our priorities for 2022 and beyond are to fight new and unreasonable permit and zoning codes, unrealistic energy benchmarking requirements, continue to fight against the ban on natural gas, frivolous lawsuits on alleged ADA violations, and an onslaught of tax proposals. By uniting cross-industry, we are building a coalition to stand against governmental overreach.



"WBPA protects commercial, residential, and retail property rights in courts and in the legislature. Our strength is in the diversity of our members and our shared goal of a prosperous future for property owners."

Kevin Wallace
PRESIDENT

WBPA IS FOR COMMERCIAL REAL ESTATE

During the 2022 legislative session, WBPA's lobbying team:



WBPA worked hard to **defeat three** of the **governor's priority bills** attempting to **ban** the use of **natural gas** across commercial real estate.



WBPA fought for policies to **protect our retail and commercial** real estate **members** impacted by dramatic increases in violence, **property crimes**, and **retail theft**. Washington ranks 2nd in overall retail theft nationwide.



Some lawmakers have attempted to drastically **increase commercial property taxes** with unconstitutional gimmicks. WBPA led a coalition to **defeat those efforts** this legislative session.

WHAT'S NEXT

After a successful legislative session, WBPA is turning our attention to restoring balance to Olympia.

WBPA is launching two political action committees: WBPA PAC, that supports candidates aligned with our mission, and Protect Our Property PAC that will educate voters and fight on the issues.

The upcoming November election provides the best opportunity in more than a decade to shape a Legislature that fights for property rights and your business.

JOIN WBPA AND DEFEND YOUR PROPERTY RIGHTS

Help WBPA defend property rights in Washington state. Your membership will support our efforts to elect lawmakers who are pro-business and understand the importance of property rights. Become a member of the WBPA today!



Visit www.thewbpa.org to learn more about membership opportunities and benefits.

BOARD OF DIRECTORS

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Wallace Properties

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Thrive Communities

Cristina Dugoni
Davis Investors

George Petrie
Goodman Real Estate

Nancy Bainbridge
Rogers
NAIOP

Cathy Jeney
Paragon Real Estate Advisors

Craig Hillis
Intrust Realty Advisors & IREM

DEFENDING THE PROPERTY RIGHTS OF WASHINGTON'S



HOUSING PROVIDERS

The Washington Business Properties Association (WBPA) was created to advocate, protect, and defend property rights across Washington state. For years, city, county, and state law makers have made it increasingly difficult to create and provide housing. The WBPA seeks to unite commercial, retail, and residential property owners for greater impact on shared issues.

WBPA IS ADVANCING PROPERTY RIGHTS

Today, many housing providers are still facing bankruptcies and foreclosures due to the Pandemic and the recent eviction moratoria. WBPA has made the protection of housing property rights a top issue in the legislature and in the courts.

Our priorities for 2022 and beyond are to fight onerous and unconstitutional legislation, to support development and housing creation, to fight property rights takings, and to protect property owner's assets and investments. By uniting cross-industry, we are building a coalition to stand against governmental overreach.



"WBPA advocates, protects, defends, and advances property rights across Washington state. We work hard to defeat oppressive legislation and protect your constitutional property rights and financial integrity."

George Petrie
MEMBER AT LARGE

WBPA IS FOR PEOPLE WHO CREATE HOUSING

During the 2022 legislative session, WBPA's lobbying team:



Stopped residential rent control and defeated onerous and unrealistic Right of First Refusal legislation that would have impacted all real estate sectors.



WBPA worked hard to defeat bad policies including legislation creating one-way leases and banning criminal background checks for tenant screening.



WBPA supported legislation that would have streamlined permitting processes, reformed land use regulations and encouraged development of housing across the state.

WHAT'S NEXT

Housing

WBPA will be working on a slate of bills in the 2023 session focused on bringing more housing units to the market by reducing regulations and costs, and streamlining timelines and processes.

Legal Defense Fund

WBPA is leading legal challenges against the Governor's eviction moratorium and emergency powers in state and federal courts. Favorable rulings in other venues across the country bode well for WBPA's litigation.

JOIN WBPA AND DEFEND YOUR PROPERTY RIGHTS

Help WBPA defend your property rights in Washington state. Your membership will go toward our efforts electing lawmakers who understand property rights and housing needs, as well as supporting our legislative advocacy work with local and state lawmakers on your behalf.



Visit www.thewbpa.org to learn more about membership opportunities and benefits.

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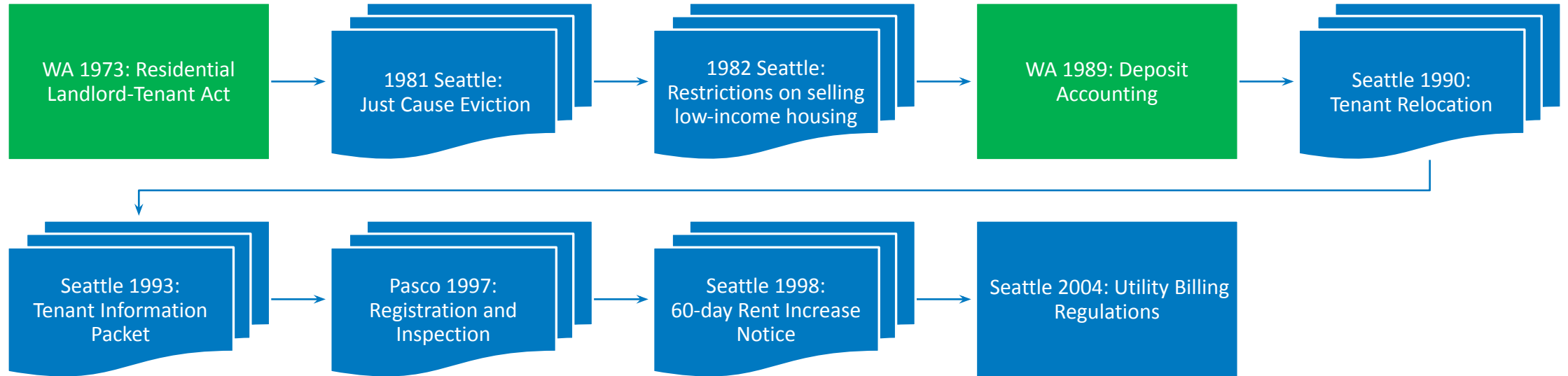
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SIGNIFICANT CHANGES 1973 - 2016



 = Other cities have duplicated the regulation.

EXPLOSION OF NEW LAWS SINCE 2017...



SUPPORTERS



JACKSON LEGACY FUND

The JLF was established in 2010 by those inspired by the legacy of former Washington State US Senator, Henry M. "Scoop" Jackson. The mission of the JLF is to support pragmatic Democratic leadership in Washington State politics.

The JLF believes that a big tent Democratic party is a stronger Democratic party. Endorsed candidates recognize the importance of thriving businesses to our quality of life and value the role of unions and trades in building the middle class.

Contributors to the JLF are donors of all sizes and types, including businesses, individuals, and labor organizations. The resources the JLF provides helps amplify the voices of pragmatic Democrats and turn out voters for elections. This support is especially critical in primary elections, where voters may be faced with a choice between two or more Democrats.

The JLF accomplishes its mission by hosting policy discussions and participating in elections. If you are interested in supporting pragmatic Democrats in Washington State, please consider a contribution to the JLF. For relevant expenditure data please consult the public disclosure commission.

There is a problem in American politics. While women make up 51% of the population in America, they account for only 28% of state legislative seats held across the country. The disparity is huge and our system of governance is suffering.

Decades of research have shown that women govern differently and that difference matters. League of Our Own is dedicated to finding talented women to run for office and provide them the tools, resources, training and mentorship they need to be successful candidates and effective leaders. Welcome to League of Our Own.

The League is made up of fans, scouts, prospects and coaches. We are broadening the bench through a state-wide network of people who want to run for office either now or in the future and people who can support them across the board. Additionally, we are giving them the tools and training they need to be a successful support network, successful candidates and effective elected officials.

League of Our Own Washington is already having an impact. After just one cycle of operation, local communities in our state are benefitting from the election of League prospects including: 7 school board members 5 city councilmembers 3 mayors and 2 port commissioners; 17 League Prospects won their race with four of them even defeating incumbents! More than two dozen Prospects are seeking legislative and county offices in 2022 and they have already started recruiting for local races in 2023.

LEAGUE OF OUR OWN



PROJECT 42

Our approach is to build a durable conservative infrastructure that will change the status quo over time.

The key components of our approach are:

- Identify core capacities that need to be built or financed that will change the status quo over time;
- Policy Development – Washington Policy Center, The Discovery Institute and other policy organizations and trade associations like WBPA
- Candidate Recruitment/Training – League of Our Own, Strategic Communications - Change Washington,
- Media/Investigative Reporting – The Center Square/Franklin Center, Ballot Initiative Machine, Data/Strategic Targeting,
- Legal – Citizen Action Defense Fund and working with groups like WBPA that focus on litigation,
- Grassroots Mobilization - that need to be built or financed Identify, vet and invest in the most effective organizations to build these capacities
- Run those organizations like businesses – creating goals and metrics to measure outcomes
- Most importantly, the work of this durable infrastructure will never stop. Project 42 will continue to build for the long-term.

This infrastructure cannot be built without help from free-market champions like yourself. Project 42 - a 501c4 non-profit organization, has been created to build a durable infrastructure to change the course of Washington state. This infrastructure is being built for long-term success mirroring an approach from the Colorado "Blueprint." This approach has also turned the tide in other states such as Wisconsin.



SUPPORTERS



WBPA WBPA PAC PROTECT OUR PROPERTY PAC (POP)

What is the WBPA? – The WBPA is the broadest coalition of businesses and professional associations focused on commercial, residential, and retail real estate and property rights issues in Washington State.

WBPA IS FOR PEOPLE WHO CREATE HOUSING

Our priorities for 2022 and beyond are to fight onerous and unconstitutional legislation, to support development and housing creation, to fight property rights takings, and to protect property owner's assets and investments.

1. WBPA PAC is a candidates political action committee. The focus will be to leverage our voices to directly support candidates from both parties whose platforms align with our values.
2. Protect Our Property PAC (POP) is an issues-based PAC, ensuring the right candidate wins is critical, but that requires resources and expertise sometimes outside of a candidate's wheelhouse.

THE LEADERSHIP COUNCIL

The Leadership Council is a group of community and business leaders who have joined together to have a lasting, positive impact on the course of state government.

The Leadership Council has two key functions: to help elect fiscally-responsible legislators to the State Senate and to communicate directly with Senate leaders on issues vital to the private sector.

The Leadership Council was able to help elect a majority to the Washington State Senate in 1987, 1996, 2003, and again in 2013. Through their financial support and active participation, members of the Leadership Council are now working to assure that our current fiscally conservative majority stays in power.



HOUSE OF REPUBLICAN ORGANIZATIONAL COMMITTEE

One-party rule in Olympia has led to a lack of consequences for significant failures, from crippling data breaches and significant cost overruns for transportation projects to the early release of violent prisoners and the unaddressed homelessness and substance abuse crisis.

Without government accountability, everyday families will continue facing the devastating impact of failures. We will work to hold the governor and his state agencies accountable, working to restore public trust by increasing oversight and implementing proven reforms.

Washingtonians deserve meaningful representation in government policies – not one-man or one-party rule. We're committed to limiting the governor's emergency powers to certify the sole authority to create laws belongs to the peoples' representatives in the Legislature and the people themselves.



Property Rights - Bringing Back Balance to Olympia

2022 Election Cycle - Short and Long Term Investments

Website / Mailing Address		2022 Election Cycle Investment Levels					
		\$5 K	\$10 K	\$25 K	\$100 K	\$250 K	\$500 K
Short Term = Political Action Committees (PAC's) = Bringing Back Balance Now...							
WBPA PAC (D&R)	WBPA PAC - Washington Business Properties Association (thewbpa.org)	\$1,000	\$2,000	\$5,000	\$15,000	\$18,750	\$37,500
Protect Our Property PAC	Protect Our Property PAC - Washington Business Properties Association (thewbpa.org)	\$1,000	\$2,000	\$5,000	\$15,000	\$18,750	\$37,500
Jackson Legacy Fund (D)	https://www.jacksonlegacyfund.com/	\$500	\$1,000	\$2,500	\$10,000	\$18,750	\$37,500
House Rep Organizing Comm (HROC)	https://hroc.us/	\$500	\$1,000	\$2,500	\$10,000	\$18,750	\$37,500
Senate Rep Campaign Comm (SRCC)	https://www.waleaders.org/	\$500	\$1,000	\$2,500	\$10,000	\$18,750	\$37,500
Long Term = Advocacy Organizations* = Bringing Back Balance for the future...							
League of Our Own	https://www.leagueofourown.org/	\$500	\$1,000	\$2,500	\$15,000	\$50,000	\$100,000
Project 42	https://www.pfortytwo.com/	\$500	\$1,000	\$2,500	\$10,000	\$56,250	\$112,500
WA Business Properties Assn*	https://www.thewbpa.org/	\$500	\$1,000	\$2,500	\$15,000	\$50,000	\$100,000
Totals:		\$5,000	\$10,000	\$25,000	\$100,000	\$250,000	\$500,000

* Contributions to WBPA may be deducted as an ordinary business expense. Please check with your tax professional.

QR CODES TO DIRECT WEBSITE

