

How does the Colorado Association of REALTORS® select candidates to support?

Given that our Association spends a lot of time and effort to raise money in support of REALTOR® friendly candidates, this is a logical question. In reality, by the time we are deciding which candidates to support, we are well into the “political cycle of life.” The cycle includes raising money through RPAC, interviewing candidates, compiling a detailed voting record, possibly getting involved in campaigns, without coordinating with the campaigns, through independent expenditures and, ultimately, working with these lawmakers once they get elected. Then the cycle starts all over again two years later. So let’s answer the endorsement question by explaining the process CAR uses to decide which candidates will receive REALTOR® support at the federal and state level.

Federal Candidates

Let’s use U.S. Congressman Mike Coffman as an example, since he is running for re-election this year. Coffman is opposed by Democratic candidate Andrew Romanoff. Coffman is the incumbent finishing his third term and Romanoff, the former Colorado Speaker of the House, has never been in Congress. Coffman has an established voting record on REALTOR® issues and Romanoff has no record at all in Congress.

With incumbents running for re-election at the federal level, NAR will review their voting record on important REALTOR® issues and several other factors important to our industry, such as key committee votes, access by NAR staff, etc. If the legislative record is good and NAR believes the incumbent deserves REALTOR® support, they work with CAR to review the record and make a joint recommendation for support to the REALTORS® Political Action Committee Trustees in Washington, D.C.

If NAR and CAR decide to support a challenger over the incumbent, it’s because the incumbent’s record on NAR and CAR issues is not very good. If this is the case, CAR and NAR will ask a challenger to fill out a detailed questionnaire on critical REALTOR® issues, hold a face-to-face candidate interview with members of the CAR Political Action Committee (CARPAC) and make a recommendation to the NAR Trustees. The NAR Trustees have the final say.

In either case, a decision to support or oppose a candidate is made with great attention paid to two important factors: for an incumbent, what is the candidate’s record; and for a new challenger, how would they likely vote on real estate issues? The process to reach a decision is very thorough.

State Candidates

For the statewide offices of Governor, Treasurer, Secretary of State and Attorney General, the CAR Board of Directors must approve support of a candidate for statewide office. Prior to approval of the CAR Board, the vetting process to reach a decision is rigorous.

Decisions on statewide candidates start with the Colorado Association of REALTORS® Political Action Committee (CARPAC), a formal committee of CAR that includes members from across the state. This committee reviews the record of incumbents, compares that record with required information on potential challengers, and provides a critical evaluation of all the facts surrounding a candidate and the race. Every facet of the candidate(s) is reviewed, discussed, and ultimately voted on by this committee first.

The next step involves the CAR Board of Directors. By the time a final decision is made on any statewide race, at least two major committees of your organization, including the CAR Board of Directors, have been fully educated on the merits of the candidate(s) and the possible consequences of their election. The Board must vote to approve the decision/recommendation of the CARPAC.

In individual legislative seats, the Political Committee (PC) and Small Donor Committee (SDC), two subcommittees of the CARPAC, have final authority. In legislative seats with no incumbent running (open seats), an interview team comprised of CARPAC members, CAR Legislative Policy Committee (LPC) members, and local board/association leaders conducts a formal face-to-face candidate interview with most all candidates running in a specific district with recommendations going first to the CARPAC and then to the PC and SDC. More often than not, CARPAC and the PC and SDC will accept the interview team’s recommendation.

With incumbents, it starts with their record but also considers other factors as well. If the incumbent has a record of support with CAR, they receive REALTOR® support using much the same criteria as NAR’s RPAC Trustees consider. If the incumbent’s record is poor, both the incumbent and any challengers are interviewed for possible support.

Conclusion

While you may or may not always agree with the recommendations of your Association, the vetting process for candidate selection is both thorough and logical. Candidates, both Democrat and Republican, who support the “REALTOR® Party”, are recommended for support. Vote for the candidate of your choice, but factor in the work of your Association when you decide. It’s not an arbitrary process. Your local, state and national REALTORS® Associations care about your ability to succeed in the real estate business and that’s why they put in the time and effort to offer suggestions on which candidates are the most REALTOR® friendly.



VOTE NOVEMBER 4TH



STATEWIDE CANDIDATES

The Colorado Association of REALTORS® (CAR) Board of Directors, based in part on the recommendations by the CAR Political Action Committee (CARPAC) and a team of REALTORS® who interviewed candidates for these races, endorsed the following:

Governor - John Hickenlooper
Attorney General - Cynthia Coffman

Treasurer - Walker Stapleton
Secretary of State - Wayne Williams

STATE LEGISLATIVE CANDIDATES

The Colorado Association of REALTORS® Political Action Committee (CARPAC), based in part on recommendations by a team of REALTORS® who interviewed candidates for these races, endorsed the following:

SENATE

SD 1: Jerry Sonnenberg	SD 6: Ellen Roberts *	SD 13: John Cooke III	SD 30: Chris Holbert
SD 2: Kevin Grantham *	SD 7: Ray Scott	SD 19: Rachel Zenzinger	SD 34: Lucia Guzman *
SD 3: Leroy Garcia	SD 9: Kent Lambert *	SD 20: Cheri Jahn *	
SD 5: Don Suppes	SD 11: Bernie Herpin *	SD 24: Judy Solano	

HOUSE

HD 2: Alec Garnett	HD 19: Paul Lundeen	HD 34: Steve Lebsock *	HD 51: Brian DelGrosso *
HD 3: Candice Bengé	HD 20: Terri Carver	HD 37: Jack Tate	HD 52: Joann Ginal
HD 4: Dan Pabon *	HD 21: Lois Landgraf *	HD 38: Kathleen Conti *	HD 53: Jeni Arndt
HD 6: Lois Court *	HD 22: Justin Everett *	HD 39: Polly Lawrence *	HD 54: Yeulin Willet
HD 7: Angela Williams *	HD 25: Jon Keyser	HD 40: JulieMarie Shepherd	HD 55: Dan Thurlow
HD 8: Beth McCann *	HD 26: Diane Mitsch-Bush	HD 42: Rhonda Fields *	HD 56: Kevin Priola *
HD 9: Paul Rosenthal *	HD 27: Libby Szabo *	HD 43: Kevin Van Winkle	HD 57: Bob Rankin *
HD 10: Dickey Lee Hullinghorst *	HD 28: Brittany Pettersen	HD 44: Kim Ransom	HD 58: Don Coram *
HD 13: KC Becker	HD 29: Tracy Kraft-Tharp	HD 45: Patrick Neville	HD 60: Jim Wilson *
HD 14: Dan Nordberg *	HD 30: Jenise May	HD 46: Brian Mater	HD 62: Ed Vigil *
HD 16: Janak Joshi	HD 31: Joe Salazar	HD 47: Clarice Navarro-Ratzlaff *	HD 63: Lori Saine *
HD 17: Kit Roupe	HD 32: Dominick Moreno *	HD 49: Perry Buck *	HD 64: Tim Dore *
HD 18: Pete Lee	HD 33: Dianne Primavera *	HD 50: Dave Young	HD 65: Jon Becker

* Friendly Incumbent

CONGRESSIONAL CANDIDATES

The national REALTOR® Political Action Committee (RPAC), based on recommendations from CARPAC has endorsed the following congressional candidates:

U.S. Senate - Mark Udall	CD 2: Jared Polis	CD 4: Ken Buck	CD 6: Mike Coffman
CD 1: Diana Degette	CD 3: Scott Tipton	CD 5: Doug Lamborn	CD 7: Ed Perlmutter

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