



Home Builders Association of Western Michigan  
5700 West Michigan Avenue  
Kalamazoo, MI 49009

(269) 375-4225  
Fax: (269) 375-6493  
[www.kalamazoohomepage.com](http://www.kalamazoohomepage.com)

# Home Builders Association of Western Michigan Government Relations Committee

## INFORMATION REQUEST FORM

Candidate Name: \_\_Rafael Wolf\_\_

Street address: \_\_1418 Elkerton Ave\_\_

City: \_\_Kalamazoo\_\_ State: \_\_MI\_\_ Zip: \_\_49048\_\_

Mailing address (if different from above): \_\_\_\_\_

County: \_\_Kalamazoo\_\_ Duration at Current Residence: \_\_15\_\_

Phone: \_\_765-714-7257\_\_ E-mail: \_\_rfwolf@vote3p.com\_\_

LinkedIn: https://www.linkedin.com/in/rafaelwolf\_ Website: \_\_https://vote3p.com\_\_

Campaign committee name: \_\_The Committee to Elect Rafael Wolf\_\_

Campaign committee address: \_\_5519 East Cork Street, Kalamazoo, MI 49048\_\_

Current Occupation: \_\_IT Consulting\_\_

Candidacy for which office? \_\_State House Rep 41<sup>st</sup> District\_\_ Incumbent? \_\_No\_\_

Please list endorsements received to date: \_\_Classical Liberal Cucus, \_\_

\_\_Libertarian Party of SWM\_\_

\_\_Michigan Association Of Justice (2020 race)\_\_

### MISSION STATEMENT

The HBA exists so that members of the residential construction industry can ethically and efficiently provide our communities with safe, quality, and affordable housing. As a membership association, we're dedicated to helping our members grow and prosper while being a local resource for homeowners to find quality services and reliable contractors.



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## HBA of Western Michigan local candidate informational questions

1) Are you currently serving in the MI Legislature? If No, have you ever run for elective office? List any offices you've previously run for and convey the outcome.

\_No, I have been on a number of boards and politically active. \_\_\_\_\_

\_If you're elected as a duopoly candidate from the GOP or DNC you are part of a machine you likely don't understand and as such simply go along with party leadership. This is not a ringing endorsement to create real meaningful change.

2) What is your background (education, employment, other relevant experience)?

\_Business background, two, almost three degrees (Religious Education, Information Tech\_ Accounting). I am a continual learner and well versed in economics, economic theory and how systems work. I have a reading list at <https://vote3p.com/reading-list> that have helped me to understand how the world actually works.

3) If elected/re-elected, what top concern(s) would you address first?

\_I am a "systemic candidate". That means we need to undo certain power structures. For Example, when you vote in a Rep you are electing a "committee member" that can't represent you. Their power is stripped to the committee chair. The chairs power is stripped to the speaker. We need to remove these systems of central control empowering actual representation for the people by the candidate they elected to politic with others.

4) Why should the residential, construction and remodeling community support your candidacy?

\_Because I will tell them what they already know and not lie. That politicians want to hamstring their industry with subsidy making it eventually reliant on the state rather than the private market for their livelihood. The state wants to remove, and largely has, any capacity for innovation outside of big industry players who donate to a politicians campaign.

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5) Why should the residential, construction and remodeling community NOT support your opponent's candidacy (if applicable)?

\_Because they are market manipulators and propagandists. For example, Whitmer's housing plan wants to address a supposed "housing shortage" in Michigan while Michigan's population has been flat for the past 2 decades. There is no shortage of housing, there's a shortage of affordability of existing homes (condo, rental, family). This is the economics the two party's don't understand because their agenda has nothing to do with homes. Their agenda is always corporate subsidy.

6) Today, the home building and remodeling community is confronted with a wide array of complex issues. Within your community, what resource(s) do you look to for advice/counsel?

\_Here I'd listen. What are your challenges? Lets ask. What I find when asking is the answer is almost always "government". For example, the City of Kzoo now has a requirement that all new construction require an EV charger to be installed. Why? Because it's a political agenda not a practical one.

7) Government regulations, policies, ordinances and codes are trending issues for the residential, construction and remodeling industry. How would you reduce regulations to better support the promotion of additional housing?

\_Gather a team of critics to slash and burn of course. Perhaps make many "suggestions" rather than code. In my industry we have "best practice" which often times isn't given a certain scenario. Code trashes innovation and creativity. The tiny home movement is rural, not urban for that very reason. City of Kzoo only recently did a tiny home but it could have been done 20 yrs ago

8) What is your philosophy on residential development, impact fees, property taxes, etc.?

\_The entire government is a Ponzi scheme. Fees and property taxes are part of that Ponzi. As soon as a city experiences "de-growth" the Ponzi collapses into blight at which point property is cheap and hopefully attracts development because those are bargain areas! Those are also usually subsidized by the state and the burden of fees, taxes, etc is designed to eventually bankrupt the citizenry because those left can't afford to propup a system that's overbuilt assuming unlimited growth. A government monopoly actually encourages mal-investment wasting precious monetary resources because they do not need to compete in a real marketplace. Residential development should be "organic" by a market.

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9) If elected/re-elected, what steps would you take to encourage and support new housing development?

\_Reduce code, allow for innovation, allow for individuals to take market risk, educate about\_  
\_alternative thinking, alternative building and remove government from the dynamics a better more\_  
\_open market could bring. We almost need a Henry Ford moment in house where someone can develop the Model T home that's affordable and good. The banks and government won't like it.

10) What is your position on property owners' rights regarding development, redevelopment and remodeling?

\_As a Libertarian property rights are paramount. If it's your property you are taking the risk of any\_  
\_investment to develop a property. If you want 4 sheds, sure, be aware how that might impact your\_  
\_resale value, again, education here is key. I'm still also strong on environmental impact, anything adversely affecting the environment should be addressed and this is the tightrope walk of rights.

11) How would you define positive housing market growth within the community?

\_What are the market demands? Currently there is no market, the city or townships decide what to\_  
\_build and where or where or what they'll allow. There is no market dynamism here. That's why you\_  
\_now have architectural homogeneity Booooooring! Positive house market growth to me is diversity, creativity and modularity. This will also result in resilience against all kinds of external factors.

12) How can the HBA of Western Michigan assist you if elected/re-elected?

\_Simply allow forums like this to listen to HBA members. What do the members want. In fact, I don't\_  
\_even care what the HBA as an organization necessarily thinks, I care what individuals think. You're\_  
\_there to represent your members, great, but I want to hear from individual HBA members the most.

The Government Relations Committee appreciates the time you've taken to complete this form. Please know that your participation will help HBA members make an informed decision on election day.

Please mail the completed form to the address above, e-mail it to [MeganW@hbawmi.com](mailto:MeganW@hbawmi.com), or fax it to (269) 375-6493.

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