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For immediate release

Contact:
Nick Baker
Associate Director of Communications, GCAAR
301.590.8764 or nbaker@gcaar.com

GCAAR statement on the Montgomery County Council voting to hike recordation taxes

Recordation taxes set to increase up to 200%, decreasing housing affordability

ROCKVILLE, Md. – The Greater Capital Area Association of REALTORS released the following statement following the Montgomery County Council 7-4 vote increasing the county's recordation taxes up to 200%. This will amount to up to 30% more in recordation tax being paid by a homebuyer at the settlement table.

"Yesterday, the Montgomery County Council didn't just vote to increase recordation taxes, they voted to make housing less affordable. When this proposal was first introduced, GCAAR stated that hiking recordation taxes, when combined with all-time high real estate prices and increased interest rates, will make homeownership almost impossible for the average person. We stand by that assessment," said GCAAR President Avi Adler.

"In the following days, the Council will decide whether to approve County Executive Marc Elrich's property tax hike. This double whammy of tax hikes will further exacerbate the affordability crisis in our county at a time when Montgomery County is already receiving increased revenue from higher property assessment. We call on the councilmembers to demonstrate leadership, put current and future homeowners first and vote no on raising property taxes."

About GCAAR
The Greater Capital Area Association of REALTORS®, one of the largest local REALTOR® associations in the U.S., is the voice for REALTORS® in Washington, D.C. and Montgomery County, Maryland. Representing more than 12,000 real estate professionals in the greater capital area, GCAAR provides services vital to its members' daily business needs and works with lawmakers to ensure public policy that encourages homeownership and supports the real estate industry. For more information, visit www.GCAAR.com

AHAM
ASSOCIATION OF HOME APPLIANCE MANUFACTURERS

1111 19th Street NW ➤ Suite 402 ➤ Washington, DC 20036
t 202.872.5955 f 202.872.9354 www.aham.org

FOR IMMEDIATE RELEASE

Contact: Jill Notini
t 202.872.5955 x318
jnotini@aham.org

PROPOSED DISHWASHER ENERGY STANDARDS TURN BACK TIME

Fourth Generation Standard Would Negate Savings from Prior Energy Efficiency Standards and Result in Unacceptable Product Performance

WASHINGTON, DC (July 16, 2015)-- New energy and water efficiency regulations proposed by the U.S. Department of Energy (DOE) would result in dishwasher performance that is unacceptable to consumers, essentially turning back the clock to the days of hand-washing dishes. The proposed standards, which will become effective in January 2019, would require dishwashers to cut energy use by 24% and water use by 38%, leaving just 3.1 gallons of water to clean an entire load of dishes in a normal wash cycle. This will force handwashing and repeat cycles, undermining the energy and water savings accumulated from the three previous standards, and will trigger enormous consumer dissatisfaction.

Home appliance manufacturers recently completed several rounds of testing to the proposed standards. The testing revealed a build-up of film, fats and grease on dishes at the end of the cycle. As a result of the proposed standards, it is highly likely that consumers will pre-wash dishes or choose to repeat dishwasher cycles, thereby erasing any energy or water savings.

According to AHAM's analysis, DOE's forecasting models show water usage could actually increase because of product impact and altered consumer behavior in pre-rinsing dishes.

In addition to poor performance results, AHAM's analysis shows that it will take 20 years for the consumer to recoup the cost of a new dishwasher, longer than most consumers live in their home and longer than the expected life of the dishwasher. AHAM's analysis shows that the proposed standard levels result in a national energy savings of less than 0.6 quads, barely meeting the threshold for a product to even be eligible for a national efficiency standard.

"Standards work best when they are developed through consensus. Unlike the three prior dishwasher standards, the latest proposed energy and water levels were published before manufacturers were consulted. Our testing shows that the impact on dishwasher performance would be disastrous," noted Joseph M. McGuire, president of AHAM.

With the adoption of the proposed standards levels, it is possible that over 70 percent of consumers could actually experience a net financial loss when purchasing a product that meets the proposed levels, according to AHAM's analysis of the DOE proposal. For manufacturers, DOE itself estimates the dishwasher industry's value to decrease up to 34.7 percent because of the increased investment costs required to meet the new standard levels.

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The Association of Home Appliance Manufacturers (AHAM) is the trade association representing manufacturers of major, portable and floor care home appliances and suppliers to the industry. AHAM is headquartered in Washington, D.C. and maintains an office in Ottawa. AHAM is the single voice providing the home appliance industry and its customers leadership, advocacy and a forum for action — developing and implementing credible solutions for public policy, standards and business decisions. You can visit the AHAM web sites at http://www.aham.org or www.ahamcanada.ca.

Subject: **Additional Guidance for Suspension of Contract Letters**

Date: **March 3, 2009**

Below are questions that may be asked when contractors call after receiving the Suspension of Contract letters, particularly to prompt responses when little information is available to provide to contractors at this time. Based on the circumstances surrounding the contract suspensions, a very limited response is warranted in every case, and it is important to remain dispassionate at all times.

Potential questions that should be anticipated:

- Is the company going to cancel the plant? Yes or no?
- Why was I notified by letter on this and not given the courtesy of a phone call? Is that how you are planning to work going forward?
- Is every contract being cut off?
- We've heard you are really cash-strapped. Is that true? If you won't answer this, why shouldn't I assume it's true?
- How long have you been thinking about this? Who personally made the call on this? Who does the buck stop with?
- What do you need from us to reconsider your decision?
- When can we meet with you and others at the company to get an update on things?
- If you or others at the company are not going to answer my questions, I'll have our attorneys do so. What is the name of the company's attorney so we can contact him?

In all circumstances, the approach should be to:

- Take the call and let the caller do as much of the talking as possible.
- Acknowledge that their concerns are appreciated, recap the brief core talking points, and then add that the matter cannot be discussed any further.
- When asked additional questions, the response should be *"I understand why you are asking these questions. However, I have said what I can say at this point. We will get back to you as soon as we can and we appreciate your patience."* This line should be repeated, or something similar to it, consistently so that it makes clear the same response will come with any further questions and the caller realizes they will not be able to extract additional information.

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Backgrounder

-The Mississippi Attorney General's Actions Against Entergy Mississippi

Since August, 2008, in the wake of the high electricity rates resulting from skyrocketing natural gas prices, Mississippi Attorney General Jim Hood has made several accusations about Entergy Mississippi, Inc.'s business practices. He called into question the trustworthiness of the company and our 1,900 employees.

Entergy Mississippi has maintained that our business practices are in the best interest of our customers. For 85 years we have worked diligently every day to provide our customers with reliable electricity at the lowest reasonable cost.

It is Entergy Mississippi's position that the statements made by the Attorney General about Entergy Mississippi have been misleading and at times altogether inaccurate. Because our company's integrity has been questioned, we have put together this fact-based background document as a reference.

- The Mississippi Attorney General has stated that Entergy Mississippi has been overcharging our customers. This statement is not true.

- Entergy Mississippi is a privately-held, public utility company. Our business operations are highly regulated by the Mississippi Public Service Commission, the Federal Energy Regulatory Commission. A host of audits are conducted both internally and externally throughout the year.

- Just like the gas that powers your car; electric power plants require fuel to run. Fuels costs, which hit record highs in 2008, make it more expensive to drive a car and much more expensive to operate power plants. At Entergy Mississippi we are continually working and planning for the long-term to stabilize and minimize the impact of these costs on our customers.

- Several times each year, our fuel purchasing practices are audited, verified and approved by the Mississippi Public Service Commission and the Federal Energy Regulatory Commission to ensure that our customers are paying the lowest price possible for electricity. By law, Entergy Mississippi cannot profit from fuel costs. If Entergy Mississippi pays a dollar for fuel, our customer pays a dollar for fuel.

- While the attorney general continues to make false and misleading statements about Entergy Mississippi, we continue to provide the proper regulatory authorities with the information necessary to review and audit our fuel procurement and fuel adjustment procedures.

- As part of his allegations, the attorney general regularly cites the Gordon and Delaney cases which involved two Louisiana utilities and their fuel and purchased power costs that were primarily incurred in the 1990s and were handled by the Louisiana Public Service Commission and the New Orleans City Council as the regulators of those utilities, not the courts. Also, it is important to recognize that although refunds ordered in the Delaney case related primarily to natural gas provided to Entergy Louisiana under the Evangeline contract, that contract was not deemed imprudent, unreasonable or not in the public interest by the LPSC.

- Entergy Mississippi has maintained that, as the regulatory body established by the Mississippi State Legislature for electric utilities, the MPSC is the proper forum for the Attorney General to address these issues, not the courts.

- Entergy Mississippi believes that the recent MPSC-commissioned independent performance audit of our fuel procurement and fuel adjustment clause, conducted by Vantage Consulting, Inc., demonstrates that our business practices are in the best interest of our customers or otherwise reasonable. We pledge to work with the MPSC to make improvements in procedures based on the report's recommendations.

- Entergy Mississippi has an 85-year history of providing reliable power, as well as being a strong community partner in helping bring more jobs and opportunities to the state. We provide electricity to 433,000 customers in 45 counties in Mississippi. Our 1,900 employees and 1,000 retirees are active members of their communities and take pride in their work, because they live here too.