

2016 QUALIFIED POLITICAL PARTY
UTAH STATE LEGISLATURE
DECLARATION OF CANDIDACY

For Office Use Only
Precinct SLC026
Party Affiliation Dem
Office District House 24

Rebecca Chavez-Houck
(print name exactly as it is to be printed on the official ballot - no amendments or modifications after March 17, 2016)

for the office of Utah House of Representatives for the 24th district.

State of Utah }
County of Salt Lake } ss.

I, Rebecca Chavez-Houck, declare my intention of becoming a candidate for the office and district of Utah House of Representatives - 24th District as a candidate for the Democratic party. I do solemnly swear that: I will meet the qualifications to hold the office, both legally and constitutionally, if selected;

I reside at 643 E. 16th Avenue in the City or Town of Salt Lake City, Utah, Zip Code 84103, Phone No. 801-891-9292; I will not knowingly violate any law governing campaigns and elections; I will file all campaign financial disclosure reports as required by law; and I understand that failure to do so may result in my disqualification as a candidate for this office and removal of my name from the ballot. The mailing address that I designate for receiving official election notices is:

643 East 16th Avenue

I am a member of the Democratic political party; OR
 I am not a member of a political party.

I am seeking the nomination using:
 The convention process described in Utah Code 20A-9-407;
 The signature-gathering process described in Utah Code 20A-9-408;
 Both the convention process and the signature-gathering process.

rchouck@comcast.net Email Address @rchouck Twitter Handle (optional)

www.rebeccaforhouse.com Website (optional)

Rebecca Chavez-Houck
Signature of Candidate (must be signed in the presence of the filing officer)

[Signature]
Notary Public (or other officer qualified to administer oath)

Subscribed and sworn before me this 3/11/16
(month/day/year)

RECEIVED
MAR 11 2016
SALT LAKE COUNTY CLERK

QUALIFICATIONS FOR CANDIDATE FILING DECLARATION

Please initial:

RCM The filing officer read the constitutional and statutory qualifications as listed below to me, and I meet those qualifications.

RCM I agree to file all campaign financial disclosure reports, including the report due seven days before my political convention, and I understand that failure to do so may result in my disqualification as a candidate for this office, possible fines and/or criminal penalties, including removal of my name from the ballot.

RCM I received a copy of the pledge of fair campaign practices, and I understand that signing this pledge is voluntary.

RCM I provided a valid email, or physical address if no email is available, and I understand this will be used for official communications and updates from election officials.

RCM I understand I will receive all financial disclosure notices by email.

_____ I prefer to also receive financial disclosure notices by mail at the following address:

RCM I understand my name will appear on the ballot as it is printed on this declaration of candidacy, and that I may not make any amendments or modifications after 5:00 p.m. on March 17, 2016.

RCM I have received a copy of Section 20A-7-801 regarding the Statewide Electronic Voter Information Website Program and its applicable deadline.

Rebecca Clay Truck

Signature of Candidate

3/11/16

Date

CM Nesje

Signature of Filing Officer

3/11/16

Date

QUALIFICATIONS

Before the filing officer accepts any declaration of candidacy, the filing officer shall read to the candidate the constitutional and statutory requirements for candidacy, and the candidate shall state whether he/she fulfills the requirements. If the candidate indicates that he/she does not qualify, the filing officer may not accept his/her declaration of candidacy (Utah Code Section 20A-9-201, 202).

UTAH SENATOR AND REPRESENTATIVE

Utah Constitution Article VI, Section 5 and 6

- U.S. Citizen
 - At least 25 years old at the filing deadline
 - Three-year consecutive resident of Utah at the filing deadline
 - Six-month consecutive resident of the district from which elected at the filing deadline
 - Qualified voter in the district from which the person is chosen*
 - Not convicted of a felony**
 - Pay filing fee of **\$80.71** (Representative) or **\$111.43** (Senator)
- No person holding any public office of profit or trust under authority of the United States, or of this State, shall be a member of the Legislature; provided, that appointments in the State Militia, and the offices of notary public, justice of the peace, United States commissioner, and postmaster of the fourth class, shall not, within the meaning of this section, be considered offices of profit or trust.

* A qualified voter (1) is a citizen of the United States; (2) is a resident of Utah; (3) will, on the date of that election: be at least 18 years old, and have been a resident of Utah for 30 days immediately before that election; (4) and has registered to vote.

**A person convicted of a felony loses the right to hold office until (1) all felony convictions have been expunged, OR (2) ten years have passed since the most recent felony conviction AND the person has paid all court-ordered restitution and fines AND the person has completed probation, been granted parole, or completed the term of incarceration associated with the felony.



**2016 CONFLICT OF INTEREST &
FINANCIAL DISCLOSURE**

All versions of this document, including amended versions, shall remain on the legislative website and in the House main office (hard copy) for two years from the date the completed form is received by the Chief Clerk.

NOTE: "preceding year" means the year immediately preceding the day on which the officeholder files a Conflict of Interest form. UCA: 20A-11-1602(6)

1. Name of officeholder: Rebecca Chavez-Houck

2. Employment

(2014 Gen. Session, HB 394, pg. 21: An officeholder is required to disclose each of the officeholder's current employers, as well as employers during the preceding year.)

Name & address of CURRENT employer(s) State of Utah	Brief description of employment	Occupation and/or job title Member, Utah House of Representatives
Name & address of PRECEDING YEAR'S employer(s) Same	Brief description of employment	Occupation and/or job title

3. Entities in which you are an owner or officer.

[2014 Gen. Session, HB 394, pg. 21]

CURRENT YEAR: Name of entities	Type of business or activity conducted by each entity	Your position in each entity
Lone Peak Realty & Management LC Aquila LLC Petra Tierra LLC Tierra Buena LLC 48 th Street LLC Newport Investment Properties LLC KVC Properties LLC Marinus Apartments LLC	Income property, dev. & mgmt. Real estate holdings Real estate holdings – Riverton UT Real estate holdings – Riverton UT Commercial real estate (Laundromat, storage units, tanning salon) Real estate holdings – South Salt Lake Real estate holdings –Riverton UT Real estate holdings – Salt lake	Member Member Member Member Member Member Member Member
Committee for a Democratic Majority Aspira Public Affairs, LLC	Political Action Committee Community Affairs Consultancy	Treasurer Managing Member

PRECEDING YEAR: Name of entities	Type of business or activity conducted by each entity	Your position in each entity
Lone Peak Realty & Management LC	Income property, dev. & mgmt.	Member
Aquila LLC	Real estate holdings	Member
Petra Tierra LLC	Real estate holdings – Riverton UT	Member
Tierra Buena LLC	Real estate holdings – Riverton UT	Member
48 th Street LLC	Commercial real estate (Laundromat, storage units, tanning salon)	Member
Newport Investment Properties LLC	Real estate holdings – South Salt Lake	Member
KVC Properties LLC	Real estate holdings –Riverton UT	Member
Committee for a Democratic Majority	Political Action Committee	Officer

4. Each individual or entity from whom the regulated officeholder has received \$5,000 or more in income currently and during the preceding year. [2014 Gen. Session, HB 394, pg. 21]

NOTE: UCA 20A-11-1604 (5) (b): "in making the disclosure . . . , a regulated officeholder who provides goods or services to multiple customers or clients as part of a business or a licensed profession is only required to provide the information described in Subsection (4)(e) in relation to the entity or practice through which the regulated officeholder provides the goods or services and is not required to provide the information described in Subsection (4)(e) in relation to the regulated officeholder's customers or clients."

Name of individual or entity	Type of business or activity conducted by the entity
State of Utah Molina Healthcare - Utah (Community affairs client, Aspira Public Affairs, LLC)	State Legislative work Healthcare/Insurance

5. Each entity in which you currently hold any stocks or bonds having a fair market value of \$5,000 or more, including info for the preceding year.
(excludes funds that are managed by a third party, including blind trusts, managed investment accounts, and mutual funds). [2014 Gen. Session, HB 394, pg. 21]

Name of entity	Type of business or activity conducted by the entity
Charles Schwab Apple AT&T Bank of America Invesco Mortgage Capital, Inc. Prospect Capital Corp. Five Oaks Investment ICP CYS Investments REIT JP Morgan Chase	Roth IRA management Technology & Electronics Communications Banking Mortgage Financing Mortgage Financing Mortgage Financing Real Estate Investment Trust Mortgage Financing

6. **Entity or organization for which you serve on the board of directors or in any other type of paid leadership capacity (include current and preceding year).** [2014 Gen. Session, HB 394, pg. 21]

** (only required to list those entities not already listed in responses to questions 3,4, or 5)*

Name of entity or organization	Type of business or activity conducted by the entity	Your position in the entity or organization
Envision Utah	Community planning, research & advocacy	Member, Board of Directors
United Way of Salt Lake	Community planning, research & advocacy	Member, Board of Directors
Plan B Theatre Co.	Theatre	Member, Board of Directors
Utah AIDS Foundation	Advocacy services to people with HIV/AIDS	Member, Advisory Board
HEAL Utah	Advocacy on environmental & energy issues	Member, Advisory Board

7. **Description of any real property in which the legislator holds an ownership or other financial interest that the legislator believes may constitute a conflict of interest. (optional)** [2014 Gen. Session, HB 394, pg. 22]

Description of the real property	Description of the type of interest held by the legislator
48 th Street Plaza	Fractional interest – storage units, laundromat, tanning salon
Aquila LLC	Fractional interest – apartment complex, Holladay UT
Petra Tierra LLC	Fractional interest – income property, Riverton UT
Tierra Buena LLC	Fractional interest – undeveloped property, Riverton UT
Chavez-Houck Family Trust	Fractional interest – undeveloped land, Moroni UT; income property, Salt Lake City, UT and San Diego, CA
KVC Properties LLC	Fractional interest- developed land, Riverton UT
Newport Investment Properties LLC	Fractional interest – apartment complex, South Salt Lake, UT
Marinus Apartments LLC	Fractional interest - apartment complex, Salt Lake City

8. **Name of spouse and any other adult residing in your household who is not related by blood or marriage.** [see 2014 Gen. Session, HB 394; pg. 22]]

<p>Name of SPOUSE:</p> <p>Martin R. Houck</p>

Names of OTHER ADULTS residing in home who are not related by blood or marriage:

9. Employment information for your spouse and any other adult residing in your household that is not related to you by blood or marriage - include current employer and employer(s) during the preceding year. [2014 Gen. Session, HB 394, pgs. 20 and 22]

SPOUSE's current employer(s): Lone Peak Realty & Management, LC	Address of spouse's current employer(s) 463 West 4800 South Murray UT 84123
SPOUSES's employer(s) in the preceding year: Same as above	Address of spouse's preceding year employer(s) Same as above
Information for other adults not related by blood or marriage who are living in the same home as officeholder: NAME OF INDIVIDUAL:	Brief description of employment & occupation
NAME OF INDIVIDUAL:	Brief description of employment & occupation

10. Any other matter or interest you believe may constitute a conflict of interest. (optional) (2014 Gen. Session, HB 394, pg. 22)

Primary community affairs client for Aspira Public Affairs, LLC: Molina Healthcare of Utah

I certify that I believe the information provided on this form is true and accurate to the best of my knowledge.

s/ Rebecca Chavez-Houck
(Signature of House member)

1-10-16
(Date)

Received by the Chief Clerk of the House:

s/ Sandy D. Tenney
(Signature)

1-10-16
(Date)



PLEDGE OF FAIR CAMPAIGN PRACTICES

(Utah Code §20A-9-206)

There are basic principles of decency, honesty, and fair play which every candidate for public office in the State of Utah has a moral obligation to observe and uphold, in order that, after vigorously contested but fairly conducted campaigns, our citizens may exercise their right to a free election, and that the will of the people may be fully and clearly expressed on the issues.

THEREFORE:

I SHALL conduct my campaign openly and publicly, discussing the issues as I see them, presenting my record and policies with sincerity and frankness, and criticizing, without fear or favor, the record and policies of my opponents that I believe merit criticism.

I SHALL NOT use, nor shall I permit the use of, scurrilous attacks on any candidate or the candidate's immediate family. I shall not participate in or nor shall I permit the use of defamation, libel, or slander against any candidate or the candidate's immediate family. I shall not participate in nor shall I permit the use of any other criticism of any candidate or the candidate's immediate family that I do not believe to be truthful, provable, and relevant to my campaign.

I SHALL NOT use, nor shall I permit the use of, any practice that tends to corrupt or undermine our American system of free elections, or that hinders or prevents the free expression of the will of the voters, including practices intended to hinder or prevent any eligible person from registering to vote or voting.

I SHALL NOT coerce election help or campaign contributions for myself or for any other candidate from my employees or volunteers.

I SHALL immediately and publicly repudiate support deriving from any individual or group which resorts, on behalf of my candidacy or in opposition to that of an opponent, to methods in violation of the letter or spirit of this pledge. I shall accept responsibility to take firm action against any subordinate who violates any provision of this pledge or the laws governing elections.

I SHALL defend and uphold the right of every qualified American voter to full and equal participation in the electoral process.

I, the undersigned, candidate for election to public office in the State of Utah, hereby voluntarily endorse, subscribe to, and solemnly pledge myself to conduct my campaign in accordance with the above principles and practices.

Name: Rebecca Chavez-Houck Office: Utah House of Representatives - District 24

Signature: Rebecca Chavez-Houck Date: 3/11/16

*This is a voluntary pledge. Candidates are not required to sign this pledge of fair campaign practices.

*This document is considered a public record and will be retained for public inspection until 30 days following the election.

