



Texas BOMA Legislative Update
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When we last wrote, the election season was looming. As we sit here on February 10, we are now well into the election calendar, both on the state level and nationally.

The Presidential Contest

On the Democratic side, the contest is a two-person race between Senator Bernie Sanders (I-Vermont) and Secretary Hillary Clinton. Secretary Clinton narrowly won the Iowa Caucus in terms of total votes, though she secured several additional delegates versus Senator Sanders. In the New Hampshire primary, held yesterday, Senator Sanders defeated Secretary Clinton by over 20 points. Despite his strong win, however, Senator Sanders only earned 13 delegates to Secretary Clinton's 15 in New Hampshire.

On the Republican side, the contest is large and varies by state. While several former top contenders have dropped out over the course of the race (including former Texas Governor Rick Perry, Wisconsin Governor Scott Walker, Senator Rand Paul, and Louisiana Governor Bobby Jindal), many have remained in the contest. In Iowa, Texas Senator Ted Cruz won the caucus, beating front-runner Donald Trump, with Florida Senator Marco Rubio a close third. However, in the New Hampshire primary, Mr. Trump won, pulling almost 36% of the vote, regaining his front-runner status. Ohio Governor John Kasich came in second with 15.8% of the vote, trailed by Senator Cruz (11.7%), former Florida Governor Jeb Bush (11.1%), and Senator Rubio (10.5%). Commentators still view the race as open, though Trump currently has the upper hand. After the election, New Jersey Governor Chris Christie announced he was returning to New Jersey to reevaluate his campaign—it is possible he will drop out of the race this week.

Moving on, the Nevada Democratic Caucus and the South Carolina Republican Primary will take place on February 20. The Nevada Republican Caucus will occur on February 23, and the South Carolina Democratic Primary will be held February 27. On the Democratic side, pundits believe Secretary Clinton—behind in total votes cast but ahead in delegates—will begin to put distance between herself and Senator Sanders, as Iowa and New Hampshire are viewed as less favorable to Secretary Clinton than the upcoming states. On the Republican side, the momentum seems to favor Mr. Trump and Senator Cruz. Most observers believe Senator Cruz, to remain viable, must post strong results in South Carolina and the various southern states holding primaries on March 1. For the other Republican contenders, generally seen as running

for the “establishment vote” in the Republican primary, the question most ask is which one emerges as the alternative to Mr. Trump and Senator Cruz.

State Elections

Texas will hold its primary on March 1. Early voting for the primary starts next week. We have previously outlined the various contested races for the House of Representatives and the State Senate. At this point, it appears most of the action is on the Republican side, with few Democratic incumbents facing serious opposition. Recent polling shows most incumbent Republican state representatives faring well, even those facing opposition from the right wing of the party. The big race on the Democratic side is in San Antonio, where Representative Trey Martinez-Fischer is attempting to defeat Senator Jose Menendez, who earned his seat in a 2015 special election.

At our next update, we will report on the results of the various primary races.