



2026 General Election Candidate Guide

Congressional District 4 • Washington Supreme Court
Legislative Districts 8, 14, 15, 16 • Benton and Franklin Counties • City of Richland

General Election Day: Tuesday, November 3, 2026
Ballots mailed October 16 • Registration deadline (online/mail) October 26

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2026



How to read this guide

Purpose. This guide compiles public information on every contested race advancing to the November 3, 2026 general election in Benton and Franklin counties. It is prepared by the Tri-City Association of REALTORS® Government Affairs Committee as a research reference.

Political ideology. Each candidate is placed on a gradient from liberal to conservative, shown as a color-matched marker on a blue-to-red scale. Blue indicates liberal positioning, purple indicates moderate, and red indicates conservative.

Housing. Each candidate receives one of three designations. Pro-Housing indicates demonstrated support for housing supply, affordability, homeownership, regulatory relief, or fiscal restraint that reduces housing costs. Neutral indicates no known housing record or insufficient evidence to evaluate. Restricts Housing indicates support for policies that increase housing costs, restrict supply, or impose regulatory burdens on development and homeownership.

Endorsements and funding. Each candidate includes a summary of publicly reported endorsements and major funding sources.

How candidates are scored

Ideology scores are drawn from multiple public inputs: legislative voting records on key bills, the candidate's stated positions in questionnaires and campaign materials, endorsement patterns from political parties and advocacy organizations, campaign funding sources as reported through public disclosure filings, party preference as stated on the ballot, and the candidate's overall public profile. For judicial candidates, who are ethically barred from stating positions on issues likely to come before the court, scores are inferred from endorsement patterns, appointing officials, and campaign funding; treat those scores as directional.

Housing designations are informed by a range of indicators specific to each office type. For state legislators, the primary inputs are voting records on housing-related bills, stated positions on housing supply, zoning and land use policy, rent regulation, permitting reform, real estate taxation, carbon mandates that affect construction costs, and budget philosophy as it relates to regulatory burden on housing. Industry endorsements and funding tiers from real estate and homebuilder organizations are also considered. For county and local candidates, the inputs are professional qualifications relevant to the office, stated positions on fees, taxes, and development policy, public safety records that affect neighborhood livability and property values, and any relevant industry experience or credentials. For judicial candidates, housing is scored Neutral unless the candidate has a documented record directly affecting housing policy through litigation, rulemaking, or public advocacy.

Sources consulted include official election results from the Washington Secretary of State and county auditors, official local voters' pamphlets, candidate questionnaire responses from nonpartisan voter education organizations, state and county party organizations on both sides, progressive and conservative voter guides, real estate industry legislative scorecards and endorsement records, the Association of Washington Business, candidate campaign websites and public statements, press coverage from regional outlets, Washington Public Disclosure Commission filings, and the committee's direct professional knowledge of candidates and legislative behavior in the coverage area.

What is not scored. Personal characteristics, private conduct, and unverified claims are excluded. Scores reflect the public record and professional assessment only.

Disclaimer and reader notice

The 2026 General Election Candidate Guide is prepared by the Tri-City Association of REALTORS® ("TCAR") Government Affairs Committee to assist readers in evaluating candidates and issues relevant to housing, homeownership, property rights, and the real estate industry. It reflects an association and industry perspective and is not an official government voters' pamphlet.

Candidate descriptions, endorsements, campaign finance summaries, and election information are based on sources available at the time of preparation. Although reasonable efforts have been made to provide accurate information, TCAR does not warrant its accuracy, completeness, or continued currency. Candidate positions, endorsements, funding, and election details may change. Readers should verify information through official election authorities, public disclosure records, and candidates' own materials.

Political ideology placements and housing designations, including "Pro-Housing," "Neutral," and "Restricts Housing," are the committee's evaluative opinions under the methodology described in this guide. They are not official classifications, comprehensive assessments of a candidate's qualifications, or guarantees of future conduct. "Neutral" may indicate insufficient information rather than a neutral policy position. Judicial ideology placements are inferences from the identified sources and should not be interpreted as predictions of rulings in particular cases.

A candidate's inclusion, rating, or placement does not, by itself, constitute a TCAR endorsement. TCAR endorsements are identified expressly where applicable. References to endorsements by other organizations do not imply an endorsement by TCAR or an affiliation with those organizations. The assessments and endorsements presented do not necessarily reflect the individual views of TCAR members.

This guide is informational and does not constitute legal, tax, or financial advice. Readers are encouraged to consult multiple sources, exercise independent judgment, and make their own voting decisions. Suspected factual errors or omissions may be submitted to TCAR for review and correction.

U.S. Representative • Congressional District 4

Open seat. Two-year term. Top two from primary.

Amanda McKinney Prefers Republican Party

Yakima County Commissioner, six years; NACo leadership on rural and wildfire issues; former mortgage banker. Platform: agriculture and water rights, dam protection, advanced nuclear and Hanford expansion, border security. Pro-growth county record; housing is not a stated campaign priority. Won the primary with 34.8% in an 11-candidate field.

Key endorsements and funding: Trump, Speaker Mike Johnson, Turning Point Action, Rep. Dan Newhouse (tacit). Major GOP donor base.

POLITICAL IDEOLOGY



NEUTRAL

John Duresky Prefers Democratic Party

Retired Air Force major, 24 years in cyberspace operations; later managed federal technology programs at Hanford exceeding \$100 million annually. Platform: affordability, rural hospitals, ACA subsidies, farm bill and H2A reform, congressional stock trading ban. Housing appears only through general affordability framing. Finished second in the primary with 29.9%.

Key endorsements and funding: WA State Labor Council, WA Education Association, Benton and Franklin County Democrats.

POLITICAL IDEOLOGY



NEUTRAL

Washington Supreme Court

Nonpartisan, statewide. Four contested positions advancing from the primary.

Position 1 • Two-year unexpired term

Colleen Melody Incumbent (appointed 2025)

Appointed by Gov. Ferguson to replace Justice Yu. Eleven years as Chief of the AG's Civil Rights Division; led challenges to the travel ban, family separation, and restrictions on abortion medication; prior DOJ Civil Rights Division. Won the primary with 52.9%.

Key endorsements and funding: All sitting Supreme Court justices, five retired justices, Governors Ferguson, Inslee, and Gregoire, AG Brown, WSLC, WEA, Planned Parenthood Alliance Advocates, county Democratic organizations. Supported by Beware the Attack on Our Courts.

POLITICAL IDEOLOGY



NEUTRAL

Scott Edwards

Tax and constitutional attorney, 30-plus years; a dozen Supreme Court cases; 20-plus years teaching state and local tax at UW Law. Career includes challenges to the Seattle high earners tax, capital gains tax, and the Millionaire Tax with co-counsel Rob McKenna; prior work with the Freedom Foundation. The one judicial candidate with a sustained record on tax burdens relevant to property owners and housing costs. Finished second with 29.4%.

Key endorsements and funding: Recommended by WAGOP. Supported by Concerned Taxpayers of Washington State. Major business and taxpayer advocacy funding.

POLITICAL IDEOLOGY



PRO-HOUSING

Position 3 • Six-year term

David Stevens

Mason County Superior Court judge; career spans prosecution, public defense, federal civil rights investigation, and international justice posts in Kosovo and Afghanistan; Navy veteran; 200-plus jury trials. Prior partisan record: Republican House candidate (2004), Spokane County Prosecutor candidate (2010), Spokane County GOP vice chair. Won the primary with 35.2%.

Key endorsements and funding: WA State Republican Party, conservative judicial reform organizations. Prior candidate pledge with socially conservative positions per Fuse.

POLITICAL IDEOLOGY



NEUTRAL

Jaime Michelle Hawk

King County Superior Court judge since 2019; two decades as a public defender and federal defender; first ACLU of Washington attorney to become a judge; Supreme Court Minority and Justice Commission. States she has never had a trial overturned for legal error. Finished second with 33.3%.

Key endorsements and funding: Gov. Ferguson, Rep. Jayapal (sole), 110-plus judges, WSLC, WEA, SEIU 775 and 925, FairVote WA 'Democracy Champion,' The Urbanist. Broadest labor slate in the race.

POLITICAL IDEOLOGY



NEUTRAL

Position 5 • Two-year unexpired term

Theo Angelis Incumbent (appointed 2026)

Appointed by Gov. Ferguson to replace Justice Madsen; 26 years at K&L Gates leading appellate and IP practices; extensive pro bono for immigrant children, refugees, and veterans; ACLU Humanitarian Award; first justice of Middle Eastern descent. Won the primary with 35.8%.

Key endorsements and funding: All Supreme Court colleagues, Governors Ferguson and Gregoire, WSLC, WEA, Planned Parenthood Alliance Advocates, Sierra Club. Supported by Beware the Attack on Our Courts.

POLITICAL IDEOLOGY



NEUTRAL

Dave Larson

Retired Federal Way Municipal Court judge, 18 years on the bench, 23 as a trial lawyer; fifth Supreme Court run (2000, 2016, 2020, 2024). Courts bipartisan support including Cascade Party and Forward Party. Detailed questionnaire answers citing specific Code of Judicial Conduct rules. Finished second with 32.2%.

Key endorsements and funding: WA State Republican Party, Forward Party (Andrew Yang quote), Family Policy Institute WA Action. Supported by Concerned Taxpayers of Washington State.

POLITICAL IDEOLOGY



NEUTRAL

Position 7 • Six-year term

Debra L. Stephens Incumbent • Chief Justice

On the court since 2008; current Chief Justice; previously Court of Appeals Division III; first woman from Eastern Washington on the court; former Gonzaga constitutional law professor. Campaign: judicial independence, access to justice, Eastern Washington perspective. Won the primary with 54.4%.

Key endorsements and funding: Current and former colleagues, judges statewide, WSLC, WEA, Sierra Club. Supported by Beware the Attack on Our Courts.

POLITICAL IDEOLOGY



NEUTRAL

Todd A. Bloom

Attorney, CPA, CFA, CFP; retired Navy lieutenant commander; nearly 20 years as a FINRA arbitrator; elected WSBA Board of Governors member through 2029; public defender background. Questionnaire answers emphasize judicial restraint. Finished second with 27.1%.

Key endorsements and funding: Recommended by WAGOP. Supported by Concerned Taxpayers of Washington State.

POLITICAL IDEOLOGY



NEUTRAL

State Senate • Legislative District 8

Open seat. Four-year term. Torres led the primary 52% to 46%.

Nikki Torres Prefers Republican Party

Sitting state senator (LD15, elected 2022); Deputy Floor Leader and Assistant Ranking on Operating Budget. Former Pasco City Council member and Tri-Cities Hispanic Chamber president; MBA. Cites more than \$500 million in capital funding secured for the region. Named 2026 REALTOR® Champion by WA REALTORS®. Redistricting moved her to LD8.

Key endorsements and funding: WA REALTORS®, AWB, Sen. Boehnke, Rep. Barnard, Rep. Connors.

POLITICAL IDEOLOGY



PRO-HOUSING

Gabe Galbraith Prefers Republican Party

Kennewick School Board president (elected 2021, re-elected 2025); Marine Corps veteran; Hanford security specialist and small business owner; two master's degrees. Platform: constitutional freedoms, law enforcement, parental rights, opposition to new taxes. No specific housing proposals or legislative record to score.

Key endorsements and funding: Benton County Republican Party.

POLITICAL IDEOLOGY



NEUTRAL

State House • Legislative District 14, Position 1

Two-year term. Mendoza led the primary 51% to 43%.

Gloria Mendoza Prefers Republican Party • Incumbent

First-term incumbent; former Grandview mayor (5 years) and council member; founder and CEO of a vocational training company serving agricultural workers. Platform: individual rights, fiscal restraint, agriculture, Second Amendment.

Key endorsements and funding: WA REALTORS®, AWB.

POLITICAL IDEOLOGY



PRO-HOUSING

Chelsea Dimas Prefers Democratic Party

Communications specialist with Civil Survival; commissioner on the WA State Human Rights Commission and Commission on Hispanic Affairs. Housing platform centers tenant protections, housing vouchers, and treating housing as a human right.

Key endorsements and funding: WSLC, SEIU 775 and 925, AFT-WA, UFCW 3000, OneAmerica, Latino PAC, WA Conservation Action, Benton County Democrats.

POLITICAL IDEOLOGY



RESTRICTS HOUSING

State House • Legislative District 14, Position 2

Two-year term. Manjarrez led the primary 51% to 30%.

Deb Manjarrez Prefers Republican Party • Incumbent

First-term incumbent; CPA and managing partner of a Wapato accounting firm; treasurer of a family orchard operation; 10 years chairing the Wapato Chamber. Fiscal record is the campaign's center.

Key endorsements and funding: WA REALTORS®, AWB.

POLITICAL IDEOLOGY



PRO-HOUSING

Ezequiel Morfin Prefers Democratic Party

Toppenish City Council member and planning commissioner; small business owner and chief electrical inspector for the Yakama Nation; United Farm Workers background. Platform: 'truly affordable housing' through tenant protections, labor protections, limits on cooperation with federal immigration enforcement.

Key endorsements and funding: WSLC, SEIU 775 and 925, AFT-WA, UFCW 3000, OneAmerica, Latino PAC, WA Conservation Action, Yakima, Franklin, and Benton County Democrats.

POLITICAL IDEOLOGY



RESTRICTS HOUSING

State House • Legislative District 15

Position 1 and Position 2 contested. Two-year terms.

Chris Corry (Position 1) Prefers Republican Party • Incumbent

House member since 2019; Deputy Leader, House Republican Caucus; Appropriations. Eastern Washington director, Washington Policy Center. Won the primary with 67.1%.

Key endorsements and funding: WA REALTORS®, AWB.

POLITICAL IDEOLOGY



PRO-HOUSING

Jack McEntire (Position 1) Prefers Democratic Party

Sculptor and Yakima County Democrats vice chair. Platform: universal health care, education access. Finished second with 32.6%. No housing record.

Key endorsements and funding: Yakima County Democrats.

POLITICAL IDEOLOGY



NEUTRAL

State House • Legislative District 15, Position 2

Two-year term. Berg led the primary 48% to 30%.

Reedy Berg Prefers Republican Party

Yakima City Council member (District 7) and Deputy Mayor; middle school U.S. history teacher; former agricultural produce broker. Platform: fiscal responsibility, public safety, agriculture.

Key endorsements and funding: Yakima County Republican Party, Sen. Dufault.

POLITICAL IDEOLOGY



NEUTRAL

Liz Hallock Prefers No Kings Party

Family and public records attorney; Princeton undergraduate; 2016 Sanders delegate. Platform: economic inequality, reproductive rights, opposition to the current administration. No housing content.

POLITICAL IDEOLOGY



NEUTRAL

State House • Legislative District 16

Both positions contested. Two-year terms. Both candidates in each race advance.

Mark Klicker (Position 1) Prefers Republican Party • Incumbent

House member since 2021; Ranking Member, Local Government; Assistant Ranking, Environment/Energy. Farm and ranch REALTOR®, timber producer. Published opposition to rent increase caps and move-in fee limits. Platform: tax relief, reliable energy, regulatory relief. Led the primary with 60.4%.

Key endorsements and funding: WA REALTORS®, AWB.

POLITICAL IDEOLOGY



PRO-HOUSING

Kyle Palmer (Position 1) Prefers Democratic Party

Broker and small business owner; graduate real estate development study, Portland State; former chair of the Richland Planning Commission; former chair of the TCAR Education Committee. Platform is explicitly supply-side: housing, water security, reliable energy, streamlining barriers. Finished second with 39.5%.

Key endorsements and funding: WA State Labor Council, WEA.

POLITICAL IDEOLOGY



PRO-HOUSING

Skyler Rude (Position 2) Prefers Republican Party • Incumbent*

House member since 2019; Assistant Minority Floor Leader; education policy lead for the caucus. Real estate broker and small business owner. Occasionally splits from caucus on select issues. Led the primary with 58.0%.

Key endorsements and funding: AWB, Walla Walla County Republican Party, Mainstream Republicans of Washington.

POLITICAL IDEOLOGY



NEUTRAL

*Resigning effective October 31, 2026.

Derek Sarley (Position 2) Prefers Democratic Party

Walla Walla School Board member since 2015, four terms as president; past president of WSSDA; 25 years growing a PR agency to 100 staff. Platform pairs public education investment with market-friendly language on reducing barriers to housing supply. Finished second with 42.0%.

Key endorsements and funding: WSLC, AFT-WA, WEA.

POLITICAL IDEOLOGY



NEUTRAL

Benton County Prosecuting Attorney

Two Republicans. Four-year term. Eisinger led 54% to 45%.

Eric Eisinger Prefers Republican Party • Incumbent

Prosecuting Attorney since 2023; 22-plus years litigation; former senior partner, Walker Heye; Kennewick city prosecutor 2006 to 2010; past president, Benton Franklin Counties Bar. Campaign: tougher standards for violent crime, appropriate bail.

Key endorsements and funding: Tri-City Association of REALTORS®, Benton County Republican Party, Sheriff Mike Clark, Commissioner Will McKay.

POLITICAL IDEOLOGY



PRO-HOUSING

Julie Long Prefers Republican Party

Trial prosecutor, 28 years; thousands of cases including aggravated first-degree murder. Campaign: high bail, no plea bargains with violent offenders, and clearing what she describes as a backlog.

Key endorsements and funding: Pasco Police Officers Association.

POLITICAL IDEOLOGY



NEUTRAL

Benton County Sheriff

Two Republicans. Clark dominated the primary 70% to 29%.

Michael (Mike) Clark Prefers Republican Party • Incumbent

Current Sheriff, 23 years with BCSO through nearly every rank; leads 88 deputies. States local crime has continued to decline since taking office.

Key endorsements and funding: Benton County Republican Party, mayors of Kennewick, Richland, West Richland, Prosser, Benton City, and Pasco, all three Benton County commissioners, Prosecuting Attorney Eric Eisinger.

POLITICAL IDEOLOGY



PRO-HOUSING

Brad Klippert Prefers Republican Party

Fourteen years in the state House; first-year Kennewick City Council member; 33-plus years as a sheriff's deputy; 30-plus years military service. Campaign: constitutional rights, support for deputies, transparency.

POLITICAL IDEOLOGY



PRO-HOUSING

Franklin County • Contested Races

Assessor • Hollingsworth led 54% to 45%

Chris Hollingsworth Prefers Republican Party

Practicing appraiser challenging the incumbent.

Key endorsements and funding: Tri-City Association of REALTORS®, Mainstream Republicans of Washington, WA Farm Bureau PAC, WA Patriot PAC, Rep. Connors (LD8), Sen. Dozier (LD16).

POLITICAL IDEOLOGY



PRO-HOUSING

John A Rosenau Prefers Republican Party • Incumbent

Incumbent Assessor seeking another term.

Key endorsements and funding: Franklin County Republican Party, Prosecuting Attorney Shawn Sant, Appraisers Local 2658F.

POLITICAL IDEOLOGY



RESTRICTS HOUSING

Sheriff • Huber led the primary 48% to 31%.

Monty Huber Prefers Republican Party

Franklin County Undersheriff.

POLITICAL IDEOLOGY



NEUTRAL

Christopher (Chris) Lee Prefers Republican Party

Connell Police Chief; 25 years in law enforcement.

Key endorsements and funding: All three Franklin County Commissioners, WA Teamsters Legislative League.

POLITICAL IDEOLOGY



NEUTRAL

Commissioner District 3 • Didier led 58% to 40%

Clint Didier Prefers Republican Party • Incumbent

Incumbent commissioner; former NFL player; prior runs for U.S. Senate, U.S. House, and statewide office. Strong property rights and anti-regulation posture.

POLITICAL IDEOLOGY



NEUTRAL

Joel Prantle Prefers Republican Party

Owner of TJ Train Models; recently appointed to the Franklin County Planning Commission. First run for county office.

POLITICAL IDEOLOGY



NEUTRAL

Richland City Council • Position 4

Nonpartisan. Unexpired term of the late Donald Landsman. Saltz led 40% to 28%.

Kyle Saltz

Hanford Patrol officer, eight years; Army Reserve; military veteran. Second consecutive council run; the 2025 general against Kurt Maier finished near 50-50. Frames this campaign as carrying forward Donald Landsman's legacy. Has raised concerns about upfront builder fees, development costs, and impact fees as drivers of housing cost.

Key endorsements and funding: Tri-City Association of REALTORS®, Benton County Republican Party, Mainstream Republicans of Washington.



Mary S. Lipton

Bioanalytic chemist at EMSL/PNNL; adjunct professor, WSU Tri-Cities; 30-plus year Richland resident. States Richland is 'walking a fine line between growth and maintaining its identity' and favors a balanced approach with extensive debate as industry and newcomers arrive.



Score summary • All candidates advancing to November

Race	Candidate	Position	Housing
CD4	Amanda McKinney (R)	Conservative	Neutral
CD4	John Duresky (D)	Liberal	Neutral
Sup. Ct. 1	Colleen Melody	Liberal	Neutral
Sup. Ct. 1	Scott Edwards	Conservative	Pro-Housing
Sup. Ct. 3	David Stevens	Conservative	Neutral
Sup. Ct. 3	Jaime Michelle Hawk	Liberal	Neutral
Sup. Ct. 5	Theo Angelis	Liberal	Neutral
Sup. Ct. 5	Dave Larson	Conservative	Neutral
Sup. Ct. 7	Debra L. Stephens	Liberal	Neutral
Sup. Ct. 7	Todd A. Bloom	Conservative	Neutral
LD8 Senate	Nikki Torres (R)	Conservative	Pro-Housing
LD8 Senate	Gabe Galbraith (R)	Conservative	Neutral
LD14 House 1	Gloria Mendoza (R)	Conservative	Pro-Housing
LD14 House 1	Chelsea Dimas (D)	Liberal	Restricts
LD14 House 2	Deb Manjarrez (R)	Conservative	Pro-Housing
LD14 House 2	Ezequiel Morfin (D)	Liberal	Restricts
LD15 House 1	Chris Corry (R)	Conservative	Pro-Housing
LD15 House 1	Jack McEntire (D)	Liberal	Neutral
LD15 House 2	Reedy Berg (R)	Conservative	Neutral
LD15 House 2	Liz Hallock (NK)	Liberal	Neutral
LD16 House 1	Mark Klicker (R)	Conservative	Pro-Housing
LD16 House 1	Kyle Palmer (D)	Moderate	Pro-Housing
LD16 House 2	Skyler Rude (R)	Conservative	Neutral
LD16 House 2	Derek Sarley (D)	Liberal	Neutral
Benton Pros.	Eric Eisinger (R)	Conservative	Pro-Housing
Benton Pros.	Julie Long (R)	Conservative	Neutral
Benton Sheriff	Mike Clark (R)	Conservative	Pro-Housing
Benton Sheriff	Brad Klippert (R)	Conservative	Pro-Housing
Franklin Assessor	Chris Hollingsworth (R)	Conservative	Pro-Housing
Franklin Assessor	John A. Rosenau (R)	Conservative	Restricts
Franklin Sheriff	Monty Huber (R)	Conservative	Neutral
Franklin Sheriff	Chris Lee (R)	Conservative	Neutral
Franklin Comm. 3	Clint Didier (R)	Conservative	Neutral
Franklin Comm. 3	Joel Prantle (R)	Conservative	Neutral
Richland CC 4	Kyle Saltz	Conservative	Pro-Housing
Richland CC 4	Mary S. Lipton	Liberal	Restricts

Ideology: Liberal / Moderate / Conservative. Housing: Pro-Housing / Neutral / Restricts Housing. Party key: R Republican, D Democrat, NK No Kings. Judicial races are nonpartisan.