

AGENDA



2022 NAR NXT

STATE AND LOCAL ISSUES POLICY COMMITTEE

NOVEMBER 11, 2022

10:30 AM – 12:00 PM ET

CHAIR COLE CANNON (OH)

VICE CHAIR GENE SZPEINSKI (MI)

COMMITTEE LIAISON GREG HERB (PA)

STAFF EXECUTIVE MELISSA HORN (DC)

PURPOSE

To identify, analyze and recommend policies affecting state and local issues impacting Real Estate and Housing which are not within the authority of existing NAR Committees. The Committee seeks to educate and assist REALTOR® Associations and REALTORS® in acting as spokespersons in their communities to advocate on these challenges and be a part of equitable solutions. The Committee shares ideas on how to effectively lobby and support relevant REALTOR® policies at the state and local level.

10:30AM – 10:40AM

I. WELCOME & MEETING OVERVIEW

- COLE CANNON (OH), CHAIR

10:40AM – 10:45 AM

II. SMART GROWTH ADVISORY BOARD UPDATE

- SARAH WARE (IL)

10:45AM – 11:05AM

III. POLICY IN PRACTICE LEGISLATIVE ACTIVITY ON THE STATE AND LOCAL LEVEL

- JOSH DIX, DIRECTOR OF GOVERNMENT AFFAIRS FOR CHARLESTON TRIDENT ASSOCIATION OF REALTORS®
- LIZ PEETZ, VICE PRESIDENT OF GOVERNMENT AFFAIRS FOR THE COLORADO ASSOCIATION OF REALTORS®

11:05AM – 11:15AM

IV. NEW DOWN PAYMENT ASSISTANCE PROGRAMS POLICY STATEMENT

- COLE CANNON (OH), CHAIR

REALTORS® recognize that the down payment is one of the largest hurdles faced by prospective buyers and that a significant share of Americans from all walks of life need financial assistance to overcome this initial barrier. The National Association of REALTORS® (NAR) urges:

- Private entities, including employers, to fund down payment assistance (DPA) programs generally or as an employee retention benefit,
- State and local associations to promote local legislation and regulation that would support, fund, and establish DPA programs, and
- Lenders, federal guarantee programs, the government sponsored enterprises, and private lenders to accept and engage both public and privately funded DPA programs

Regulators should:

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- Monitor both publicly and privately funded DPA programs for transparency and their ability to provide a bona fide benefit to consumers,
- Provide adequate disclosures to ensure consumers understand their financial obligations, and
- Ensure consumer protections address unique product features and financial structures but allow for innovation that generates a credible benefit for consumers and preserves market safety and soundness.

DPA programs should:

- Raise the financial acumen of their clients through purchase and property-owner education (e.g. maintenance, community engagement, etc.), and
- Be available and accessible by a wide range of qualified buyers

11:15AM – 11:45AM

V. 2022 STATE AND LOCAL LEGISLATIVE PRIORITIES SURVEY RESULTS

- JOE GOODE, CEO, AMERICAN STRATEGIES

11:45AM – 12:00PM

VI. OPEN DISCUSSION & HOMEWORK

- GENE SZPEINSKI (MI), VICE CHAIR