Resources, tools and funding information to help state and local REALTOR® Associations create, implement and sustain successful advocacy and community outreach programs.
The REALTOR® Party is a powerful alliance of REALTORS® and REALTOR® Associations working to advance public policies and candidates that build strong communities, protect property interests, and promote a vibrant business environment.
A LETTER FOR YOU FROM NAR’S 2019 PRESIDENT & CEO

There’s nothing like a good story – especially when it’s your own. At the National Association of REALTORS®, our story is your story. When REALTORS® and REALTOR® Associations at the local, state, and national levels join forces and work in accord, our accomplishments are mighty. Together, we have an extraordinary story to tell, but we must speak up to ensure our voices are heard and our story is told.

Over the last year, the REALTOR® Party has seen exciting change and opportunity. Combining NAR’s federal, state, and local advocacy operations into one group aligned our staff expertise and resources, and allows us to better serve you—our members, and state and local associations.

Throughout 2019, we’d like you to join us in continuing to write one of our association’s most dynamic chapters—the story of the REALTOR® Party. Your political and community outreach efforts at the state and local level are powerful and inspiring. They bring the REALTOR® Party to life, and make us a force to be reckoned with from the City Council and State House to the Nation’s Capital. We want to help you share these incredible stories.

As you read the 2019 REALTOR® Party Resource Guide, I encourage you to leverage the expertise of NAR’s Advocacy Group staff as well as other REALTOR® Associations as you plan and execute your advocacy outreach programs. Tap into the tools and resources outlined in this guide to build your own REALTOR® Party stories.

- Use the campaign resources to help elect a local REALTOR® Party Champion to public office or to enact First-Time Home Buyer Savings Account legislation.
- Apply for a Placemaking Grant and turn an underused public space into a vibrant one that pulls people together.
- Use a grant to host an RPAC 50th anniversary-themed fundraising event.
- Increase your association’s Call for Action responses by tapping into the Broker Involvement Program.

The possibilities are endless, and your potential is great. Own it!

If you need inspiration, take a look at the 300-plus REALTOR® Party Success Stories posted at the REALTOR® Party website (www.realtorparty.realtor/success-stories). You’ll quickly see how state and local associations are putting REALTOR® Party resources to work – one neighborhood and one local government at a time.

We look forward to hearing your REALTOR® Party stories, and watching you create them. Thank you for all you do.

John Smaby, 2019 President
National Association of REALTORS®

Bob Goldberg, Chief Executive Officer
National Association of REALTORS®
CONTENTS

NAR’s Organizational Alignment Core Standards ............................................................... 5
Advocacy Territorial Jurisdiction ....................................................................................... 6
Regulatory Affairs Resources ........................................................................................... 7
Advocacy Issues A to Z ..................................................................................................... 11
Index ................................................................................................................................. 15
Community Outreach ....................................................................................................... 21
RPAC Fundraising ........................................................................................................... 24
Campaign Services .......................................................................................................... 28
Member & Consumer Involvement .................................................................................. 30
Online Resources ............................................................................................................ 33
Staff Directory ................................................................................................................ 35
Coming in 2019: New REALTOR® Party Programs & Resources .................................. 40
NAR’S ORGANIZATIONAL ALIGNMENT CORE STANDARDS

The REALTOR® Party offers programs, grants, and other tools and resources, as well as expertise, to help associations meet the Vote, Act and Invest components of the Core Standards requirements. In the program descriptions listed throughout this resource guide, there are indications of the programs that may qualify for use in attaining Core Standards compliance. Programs marked with a V indicate they may qualify under the Vote section; programs marked with an A indicate they may qualify under the Act section; and programs marked with an I indicate they may qualify under the Invest section. Some programs may qualify for multiple sections and are marked with a V, A and/or I.

Submission of a grant application, program participation, or resource utilization does not automatically meet the Core Standards requirement as an activity must take place and be documented. NAR Advocacy staff is available to assist you in learning how to use the REALTOR® Party resources to meet the Vote, Act, and/or Invest components of the Core Standards.

Please contact the staff member listed, beginning on page 35, for information on a specific REALTOR® Party program you may be interested in pursuing, or contact Susie Helm, Vice President of State and Local Services, at shelm@realtors.org or 202-383-1117 for information.
ADVOCACY TERRITORIAL JURISDICTION

NAR’s Board of Directors approved a process for the use of advocacy resources outside of a state or local association’s territorial jurisdiction in November 2017.

The use of resources were divided into two categories:

- Situations where a state or local association is making use of REALTOR® Party resources for advocacy activity.
- All other uses of a state or local association’s advocacy funds.

Territorial Jurisdiction Policy

The National Association of REALTORS® adopted a policy that state and local REALTOR® Associations may only use REALTOR® Party advocacy resources for activity within their territorial jurisdiction, as defined by NAR. Use outside the association’s territorial jurisdiction is permitted with a written agreement among or policy applicable to all affected local and state association(s) regarding such use of advocacy resources, or the association in whose jurisdiction such advocacy will occur or NAR approves.

The policy allows for an association to request REALTOR® Party funds for use outside of its territorial jurisdiction, and if the association in whose jurisdiction such activity will take place objects, the funds may be provided subject to review and approval by the appropriate NAR committee(s) overseeing REALTOR® Party activities.

For the full policy, sample agreements and bylaws, and territorial jurisdiction maps, visit www.realtorparty.realtor/tools-resources/territorial-jurisdiction.html.

Contact: Gerry Allen
Vice President, RPAC and Campaign Services
gallen@realtors.org
202-383-1109
REGULATORY AFFAIRS RESOURCES

The activities of the federal agencies and departments of the United States government permeate the business of real estate in a variety of ways. Whether the activity is issuing formal rules, pursuing an enforcement action, or engaging in industry supervision, the buying and selling of real estate is impacted by the actions of more than 25 federal and independent agencies and departments.

NAR tracks the activity of these agencies, focusing exclusively on issues affecting REALTORS®, their businesses, and their clients. In addition to being experts on matters ranging from banking regulation to environmental concerns, NAR staff also manage relationships with the agencies to ensure NAR member priorities are always carefully considered.

A list of agencies pertinent to REALTORS® can be found at [http://narfocus.com/billdatabase/clientfiles/172/21/3180.pdf](http://narfocus.com/billdatabase/clientfiles/172/21/3180.pdf)

**Selection of Federal Agency Relationships**

**Appraisal Subcommittee (ASC)**
The mission of the ASC is to ensure that real estate appraisers, who perform appraisals in real estate transactions that could expose the United States government to financial loss, are sufficiently trained and tested to assure competency and independent judgment according to uniform high professional standards and ethics.

**Contact:** Sehar Siddiqi

**Bureau of Consumer Financial Protection (BCFP)**
The BCFP, formerly known as the Consumer Financial Protection Bureau (CFPB), regulates the offering and provision of consumer financial products or services under the federal consumer financial laws and educates and empowers consumers to make better informed financial decisions. REALTORS® interact with the BCFP with respect to the Real Estate Settlement Procedures Act (RESPA) and real estate closings, as well as Know Before You Owe (KYBO or TRID).

**Contact:** Christie DeSanctis

**Copyright Office (USCO)**
The Copyright Office is responsible for administering a complex and dynamic set of laws, which include registration, the recordation of title and licenses, a number of statutory licensing provisions, and other aspects of the 1976 Copyright Act and the 1998 Digital Millennium Copyright Act.

**Contact:** Melanie Wyne

**Department of Agriculture (USDA)**
USDA programs and activities impact the real estate industry in two main areas. The Rural Housing Service (RHS) provides affordable housing opportunities to low- and moderate-income rural homebuyers. In addition, the Forest Service provides policies on wildfire management, land acquisition, recreational opportunities, and land management policies.

**Contacts:** Sehar Siddiqi and Megan Booth (RHS) or Russell Riggs (Forest Service)

**Department of Commerce (DOC)**
The DOC impacts REALTORS® through its activities in economic development, coastal zone management, and regulation of endangered fish species and other marine animals. These policies may have an impact on land use and development in coastal areas.

**Contact:** Russell Riggs
**REGULATORY AFFAIRS RESOURCES**

**Department of Defense (DOD)**
The DOD manages military bases across the nation and around the world. Any change to a military installation’s use can impact its surrounding community. REALTORS® interact and provide input with the Base Realignment and Closure (BRAC) Commission, during the base realignment process. They also work with the Office of Economic Adjustment (OEA) when communities are adversely impacted by base closures or realignments, base expansions, and contract or program cancellations. DOD also houses the U.S. Army Corps of Engineers (USACE), which is responsible for administering the wetlands permitting and regulatory program under the Clean Water Act.

**Contact:** Russell Riggs

**Department of Energy (DOE)**
DOE’s Building Technologies Program partners with states, industry, and manufacturers to improve the energy efficiency of new and existing buildings and homes; as well as public-private partnerships that enhance energy efficiency and productivity in communities.

**Contact:** Russell Riggs

**Department of Health and Human Services (HHS)**
The Department of Health and Human Services oversees the implementation and enforcement of the nation’s laws governing health care, including the Affordable Care Act. In addition to substantial research conducted by HHS offices such as the National Institutes of Health (NIH), the agency’s Center for Medicare and Medicaid administers the Medicare program, which is the source of insurance coverage for 16 percent of NAR’s members.

**Contacts:** Christie DeSanctis and Austin Perez

**Department of Homeland Security (DHS)**
DHS most directly impacts the real estate industry through the Federal Emergency Management Agency (FEMA). FEMA is responsible for coordinating the federal response to floods, earthquakes, hurricanes, and other natural or man-made disasters, as well as providing disaster assistance to States, communities and individuals. FEMA also administers the National Flood Insurance Program (NFIP) and programs that provide assistance for mitigating future damages from natural hazards. The NFIP also creates the Flood Insurance Rate Maps (FIRMs). The accuracy and timeliness of these maps is critical for the transaction of properties located in, or adjacent to, a floodplain.

**Contact:** Austin Perez

**Department of Housing & Urban Development (HUD)**
HUD is the agency in charge of increasing homeownership opportunities, supporting community development, and increasing access to affordable rental housing and homeownership for low-income individuals. Programs under their jurisdiction include the Federal Housing Administration’s (FHA) mortgage insurance program, Community Development Block Grants (CDBG), and multifamily assisted housing programs, including housing vouchers. HUD also is responsible for implementing and enforcing the Fair Housing Act.

**Contacts:** Sehar Siddiqi, Megan Booth, and Fred Underwood

**Department of the Interior (DOI)**
The activities of the DOI have their greatest impact on the real estate industry through its ability to acquire property for wilderness, wildlife protection, and recreational purposes, and it is the administration of the Endangered Species Act (ESA). These activities have far-reaching implications for private property rights.

**Contact:** Russell Riggs
Department of Justice (DOJ)
The DOJ oversees investigation and prosecution of antitrust matters and laws that promote competition in the U.S. economy.

Contact: Melanie Wyne

Department of Labor (DOL)
DOL administers a variety of federal labor laws, including those that guarantee workers’ rights to safe and healthful working conditions, a minimum hourly wage and overtime pay, unemployment insurance, and other income support. REALTORS® also interact with DOL with respect to independent contract status and association health plans.

Contacts: Christie DeSanctis

Department of Treasury
The Department of Treasury has wide reaching implications for the real estate community as it administers regulations affecting U.S. economic and financial systems. REALTORS® are focused on a range of issues by this agency ranging from tax code interpretations and tax collection to supervision and enforcement over financial institutions, including anti-money laundering requirements and safety and soundness laws.

Contacts: Evan Liddiard and Vijay Yadlapati

Department of Veterans Affairs (VA)
The Department of Veterans Affairs (VA) is responsible for administering benefits programs for veterans, their families, and survivors, including the VA home loan guaranty program.

Contacts: Sehar Siddiqi and Megan Booth

Environmental Protection Agency (EPA)
EPA’s rules and regulations impact the real estate industry in several ways. The most direct impact is its enforcement of the Residential Lead-Based Paint Hazard Reduction Act of 1992 as well as required disclosure of lead-based paint in sales and lease transactions involving pre-1978 residential properties. Other EPA issues that may impact REALTORS® and the real estate industry include wetlands, air quality, brownfields development, and general land use concerns.

Contact: Russell Riggs

Federal Communications Commission (FCC)
The FCC is the agency charged with regulating the nation’s communications infrastructure including telephone, mobile phone, and internet networks. In addition to its oversight of communication networks, the FCC is responsible for rules governing solicitations via phone, texts, and fax. The agency also plays a major role in broadband services oversight, including net neutrality.

Contact: Melanie Wyne

Federal Housing Finance Agency (FHFA)
FHFA is the federal regulator charged with assuring safe and sound operation of Fannie Mae, Freddie Mac, and the Federal Home Loan Banks. These entities provide crucial support for the housing and mortgage markets.

Contacts: Christie DeSanctis, Vijay Yadlapati, and Ken Fears
Federal Trade Commission (FTC)
The FTC works to ensure that the nation’s markets are vigorous, efficient, and free of restrictions that harm consumers. FTC enforces federal consumer protection laws that prevent fraud, deception, and unfair business practices. The FTC’s rules and regulations primarily impact the real estate industry in the areas of privacy, data security, consumer protection, and telemarketing.
Contact: Melanie Wyne

Internal Revenue Service (IRS)
The IRS is responsible for collecting taxes and administering the Internal Revenue Code, which contains the great majority of the federal tax laws in the U.S. Its duties also include assisting the Treasury Department in setting tax policy through regulations, which are designed to provide guidance to taxpayers in complying with the tax laws. IRS is also responsible for providing assistance to taxpayers and pursuing and resolving cases of erroneous or fraudulent tax filings.
Contact: Evan Liddiard

Patent Trademark Office (USPTO)
USPTO is the federal agency for granting U.S. patents and registering trademarks. The USPTO advises the president of the United States, the secretary of commerce, and U.S. government agencies on intellectual property (IP) policy, protection, and enforcement; and promotes the stronger and more effective IP protection around the world.
Contact: Melanie Wyne

Small Business Administration (SBA)
The SBA is an independent agency that was established to “aid, counsel, assist, and protect” small businesses. The SBA is primarily a guarantor of loans made to small businesses. In some circumstances, it also makes loans to victims of natural disasters, facilitates government procurement contracts for small businesses, and assists businesses with management, technical and training issues.
Contacts: Erin Stackley
NAR’s Advocacy Group staff is working on a number of pressing public policy issues affecting the real estate industry and REALTORS®. Highlighted below are a few federal, state, and local issues and the staff experts working on that issue. Additional issues and information can be found in the Political Advocacy section of nar.realtor at www.nar.realtor/political-advocacy and the REALTOR® Party website at www.realtorparty.realtor. Use the staff directory for contact information at the end of the Resource Guide to contact staff.

### Issue

<table>
<thead>
<tr>
<th>Issue</th>
<th>Staff Expert</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Affiliated Business 3% Cap</strong></td>
<td>Christie DeSanctis</td>
</tr>
<tr>
<td>NAR supports a fix to Dodd/Frank rules on Qualified Mortgages (QM) that disadvantage small lenders over big banks.</td>
<td>Nia Duggins</td>
</tr>
<tr>
<td><strong>Affordable Rental Housing</strong></td>
<td>Megan Booth</td>
</tr>
<tr>
<td>NAR supports legislative and regulatory proposals to remove disincentives that inhibit owner participation in the development of new rental housing or the preservation of existing safe and affordable rental housing.</td>
<td></td>
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<tr>
<td><strong>Alternative Credit Scores</strong></td>
<td>Ken Fears</td>
</tr>
<tr>
<td>NAR supports legislative and regulatory proposals that support alternative credit scoring models aimed at responsibly expanding mortgage credit for millions of hardworking families.</td>
<td>Vijay Yadlapati</td>
</tr>
<tr>
<td><strong>Alternative Valuation Methods</strong></td>
<td>Sehar Siddiqi</td>
</tr>
<tr>
<td>NAR is in discussion with legislators, regulatory agencies, and stakeholders on the increased use of data-based valuation methods and hybrid appraisal products. NAR supports innovation in the valuation field, but only if safety and soundness concerns are also addressed.</td>
<td></td>
</tr>
<tr>
<td><strong>ADA Reform</strong></td>
<td>Erin Stackley</td>
</tr>
<tr>
<td>While NAR strongly supports the requirements of the Americans with Disability Act (ADA), NAR also supports legislation to curb abusive “drive-by” lawsuits that demand high payments or threaten legal action related to minor, often easily correctable infractions of the ADA.</td>
<td>Fred Underwood</td>
</tr>
<tr>
<td><strong>ADA Website Compliance</strong></td>
<td>Christie DeSanctis</td>
</tr>
<tr>
<td>NAR supports clear website accessibility standards under the ADA, and has requested guidance from the Department of Justice on this issue to curb demand letters for alleged violations by businesses.</td>
<td>Sarah Young</td>
</tr>
<tr>
<td><strong>Appraiser Qualifications</strong></td>
<td>Sehar Siddiqi</td>
</tr>
<tr>
<td>NAR supports state-level adoption of revised national minimum requirements for trainee appraisers including more flexible education and work hour requirements.</td>
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ADVOCACY ISSUES A TO Z

**Appraiser Shortages**
NAR supports state-level adoption of revised national minimum requirements for trainee appraisers including more flexible education and work hour requirements.  
Sehar Siddiqi

**Assistance Animals**
NAR urges HUD to provide further guidance regarding assistance and companion animals. Reasonability standards should be considered.  
Fred Underwood  
Megan Booth

**Association Health Plans**
NAR supports changes to underwriting and rating rules that address problems facing the self-employed and small employers. NAR also supports legislative and regulatory changes to allow bona fide trade associations to offer association health plans (AHPs) to their members.  
Christie DeSanctis  
Austin Perez

**BASEL Capital Standards**
NAR supports legislation that would clarify the definition of High Volatility Acquisition, Development & Construction loans (HVCRE ADC), and provide exceptions to the Rule.  
Erin Stackley  
Ken Fears

**Broadband Access**
NAR supports a national broadband plan to ensure all communities have affordable access to a world-class communications infrastructure.  
Melanie Wyne

**Capital Gains Exclusion**
NAR believes the capital gains exclusion ($250K for singles/$500K for joint) for the sale of a home should be indexed for inflation.  
Evan Liddiard

**Commercial Real Estate Lending**
NAR supports legislative and regulatory proposals to create a covered bond market in the U.S., and also to increase the lending cap for credit unions.  
Erin Stackley

**Competition**
NAR asserts that the real estate market is vibrant, healthy and vigorously competitive. Technology innovation in the real estate industry is robust and listing data is available from multiple sources.  
Melanie Wyne

**Copyright**
NAR supports the ability of MLS organizations to protect their intellectual property through the use of compilation copyrights.  
Melanie Wyne

**Condominium Lending**
NAR supports legislative and regulatory proposals to ease restrictions on the purchase and sale of condominiums.  
Megan Booth  
Sehar Siddiqi
Data Privacy
NAR recognizes the importance of protecting client data entrusted to them and supports common sense data privacy and security safeguards that are effective but do not unduly burden our members’ ability to efficiently run their businesses.

Melanie Wyne

Deduction for Sole Proprietors and Owners of Pass-Through Businesses
NAR successfully lobbied Treasury and IRS to clarify that the 20% deduction included in the Tax Cuts and Jobs Act of 2017 is effective in providing the maximum benefit permissible under the law for real estate professionals. Also following NAR discussions, IRS guidance provides a “safe harbor” of 250-hours of landlord-type activity per year to ensure that net real estate rental income qualifies for the deduction.

Evan Liddiard

Depreciation
NAR supports shortening the 27.5- and 39-year cost recovery periods for real property.

Evan Liddiard

Drones
NAR supports efforts to create new federal regulations to allow for the future commercial use of unmanned aerial vehicle technology by the real estate industry.

Erin Stackley

Energy Efficiency 179D Tax Deduction
NAR supports the renewal of this tax incentive, which allows commercial building owners who improve the building’s energy-efficiency to receive an immediate deduction instead of having to depreciate.

Erin Stackley

Evan Liddiard

Eminent Domain
Supports eminent domain authority only for a public use, as well as a broad interpretation of “just” compensation. NAR also supports states’ rights governing eminent domain.

Russell Riggs

Eminent Domain for Taking Mortgages
NAR opposes the use of eminent domain to take underwater mortgages.

Russell Riggs

Endangered Species Act (ESA) Reform
NAR supports reforms to the ESA that recognize economic impacts when designating endangered species and their habitats. Proposals must provide market-based incentives to encourage species protection, and compensate private property owners if their property’s economic value declines.

Russell Riggs

Fair Housing (Sexual Orientation & Gender Identity)
NAR supports legislation to add sexual orientation and gender identity as protected classes under the Fair Housing Act. NAR has also included these categories in the Code of Ethics.

Fred Underwood
ADVOCACY ISSUES A TO Z

FHA Condo Rule
NAR is urging the U.S. Department of Housing and Urban Development (HUD) to publish the final Federal Housing Administration (FHA) condominium rule, which will ease current FHA restrictions on condo lending.

Sehar Siddiqi
Megan Booth

FHA Lifetime Mortgage Insurance Premium
NAR urges FHA to remove the requirement that premiums be paid for the life of the loan, and instead return to the practice where these could be cancelled after the borrower has sufficient equity.

Sehar Siddiqi
Megan Booth

First Time Home Buyer Savings Accounts
NAR supports Home Buyer Savings Accounts established at the state level and urges states to adopt such plans. NAR believes individuals or families saving for homeownership should be able to put a percentage of income or maximum amount of funds into an account that is tax free to be used within a specified amount of time for the purchase of a home. Home Buyer Savings Accounts are typically used for first time homeowners or returning home buyers.

Adriann Murawski

Global Climate Change
NAR supports action that protects property rights while emphasizing environmental stewardship and voluntary local action, based on private sector, market-based investments to encourage energy efficiency, adaptation and mitigation.

Russell Riggs
Austin Perez

Guarantee Fees
NAR is concerned with the high G-fees charged by Fannie Mae and Freddie Mac, which have translated into huge profits for the entities, but high prices for consumers. NAR supports reasonableness when setting G-fees to avoid over charging tax-paying homeowners and a specific reduction in light of recent tax legislation.

Ken Fears
Vijay Yadlapati
Christie DeSanctis

Homelessness
NAR supports Veterans Affairs Supportive Housing (VASH) vouchers to ensure veterans have access to housing, and continuum of care programs that focus on housing first programs.

Megan Booth
Sehar Siddiqi

Housing Counseling
NAR supports housing counseling programs that incentivize housing education.

Wendy Penn
Sehar Siddiqi
Advocacy Issues A to Z

Housing Finance Reform
NAR supports reforms to replace Fannie Mae and Freddie Mac with a non-shareholder owned government authority(s), in a way that ensures the mission of the GSEs continues to meet the needs of consumers and the taxpayer is protected. Such reforms must also encourage private capital's participation in the secondary mortgage market, and ensure that there is mortgage capital in all markets at all times and under all economic conditions, with the continued availability of the 30-year fixed rate mortgage.

Imigration
NAR supports reauthorization of the EB-5 visa program that encourages significant investment into US businesses and real estate in return for a path to citizenship.

Impact Fees
NAR opposes impact fees. Where impact fees exist, NAR urges their repeal. Impact fees should be used solely for capital improvements related to a specific new development.

Independent Contractor Status
NAR strongly supports the continued right of brokers to choose whether to treat and classify agents as employees or independent contractors for federal tax purposes; and supports actions at the state level to strengthen the rights of brokers to make these determinations and opposes efforts at the federal level to weaken those rights.

Infrastructure and Transportation
NAR supports action to develop a long-term, dedicated source of revenue to maintain and fund surface transportation projects; rebuild and modernize other core infrastructure needs such as transit, ports and water management systems; and streamline the permit process.

Internet Sales Tax Fairness
NAR supports legislation to level the sales tax playing field for all retailers - online and brick and mortar.

Lead Paint
NAR supports federal policies that reduce lead exposure risks in homes without costly and burdensome rules on property owners.

Marijuana Legalization
NAR does not have policy on the legalization of marijuana, but provides guidance to property owners/agents about issues to be aware of if state allows marijuana. Conflicts between federal and state law can create difficulties for all types of properties.
ADVOCACY ISSUES A TO Z

Marketing Service Agreements
NAR encourages the Consumer Financial Protection Bureau (CFPB) to publish guidance that specifically rejects the contention that the marketing of settlement services is a mere referral, and ensures that real estate professionals can be paid for such marketing. Christie DeSanctis
Nia Duggins

Money Laundering and Terrorism Financing
NAR supports continued efforts to combat money laundering and the financing of terrorism through a risk-based analysis approach, focusing regulation on high-risk entities such as financial institutions rather than non-financial professions. NAR supports the current rules requiring reporting of cash over $10,000 and ensuring real estate professionals understand their responsibilities to prevent criminal activity from infiltrating the real estate market and without the imposition of burdensome or duplicative requirements. Christie DeSanctis
Nia Duggins

Mortgage Debt Cancellation Relief
NAR supports legislation to provide a permanent provision for the exclusion from taxation of the phantom income generated when all or a portion of a mortgage on a primary residence is forgiven. Evan Liddiard

Mortgage Disclosure Rule
NAR urges the CFPB to continue clarifying the rules allowing for lenders’ flexibility in being able to reissue a Closing Disclosure (CD) to determine if a closing cost was disclosed in good faith, regardless of when the CD is provided relative to consummation. Christie DeSanctis
Nia Duggins

Mortgage Interest Deduction
NAR supports indexing the $750,000 maximum loan amount eligible for deducting mortgage interest for inflation. Evan Liddiard

National Flood Insurance Program (NFIP)
NAR urges Congress to complete work on a long-term reauthorization and reform the NFIP, and urges FEMA to continue to update the flood maps. NAR also supports legislative efforts to provide access to a private flood market. Austin Perez

Natural Disaster Policy
NAR support improving access to affordable property insurance for all natural disasters, as well as strengthening pre-disaster mitigation, preparation and planning to avoid post-disaster relief, response and recovery. Austin Perez
Net Neutrality
NAR supports legislative and regulatory efforts to ensure that broadband providers adhere to net neutral practices including, no blocking, no throttling of data and no paid prioritization.

Melanie Wyne

Opportunity Zones
NAR supports Qualified Opportunity Zones, which offer powerful capital gains tax incentives to investors to redeploy assets into economically troubled areas throughout the country and to keep them invested for long periods. Newly-constructed and revitalized commercial real estate is expected to be a primary focus for a great deal of the new investment expected through this incentive program.

Evan Liddiard
Erin Stackley

PACE Loans
NAR supports legislative and regulatory proposals that require Property Assessed Clean Energy (PACE) loan terms to be fully disclosed to borrowers.

Russell Riggs

Patent Reform
NAR supports common sense patent litigation reform in an effort to protect our members from abusive patent trolls.

Melanie Wyne

Possession and Evictions
NAR believes that the fundamental right of rental property owners to regain possession of their property shall not be abridged. NAR opposes the erosion of these property owner rights: 1. The right to owner occupy property. 2. The right to inspect property with proper notice. 3. The right to terminate tenancy within the terms of the lease. 4. The right to freely go out of the rental business and convert property to other uses.

Adriann Murawski

Property Assessed Clean Energy (PACE) Loans
NAR supports legislative and regulatory proposals that require PACE loan terms to be fully disclosed to borrowers.

Russell Riggs

Real Estate Transfer Taxes
NAR opposes real estate transfer taxes. Where transfer taxes currently exist, NAR urges their repeal and opposition to any increases. NAR urges the redirection of fees to be used for one-time capital acquisitions that are related to housing or commercial property improvements (e.g. infrastructure) and exemptions to transfer taxes for first-time homebuyers and for homebuyers from low- and moderate-income households.

Adriann Murawski
Rent Control
NAR opposes current and future rent control and rent stabilization laws on both residential and commercial properties. NAR encourages local and state REALTOR® associations to oppose any legislative measure allowing for rent control or rent stabilization efforts. Further, NAR opposes moratoria on zoning approvals for apartments and mobile home parks.

Adriann Murawski

Rural Housing Loans
NAR urges the Rural Housing Service to move forward with efforts to allow lenders to directly endorse RHS loans, in order to increase the availability of guaranteed loans; and eliminate issues if government shutdowns occur.

Sehar Siddiqi
Megan Booth

Sales Tax on Services
NAR opposes the application of state or local sales tax to rent, and to real estate services and other professional services, including real estate broker commissions, title searches, appraisals, home inspections, property management services, and any other services related to the real estate transaction.

Adriann Murawski

Short-term Worker Visas
NAR supports federal visa programs, such as the H2-B program, that allows foreign workers to work in the U.S. temporarily. NAR also supports reforms to these programs that addresses national security and employer and visa overstay concerns.

Russell Riggs
Nia Duggins

Sign Ordinances
REALTORS® have the right to advertise properties and use For Sale signs, and NAR opposes efforts to restrict such.

Adriann Murawski

Source of Income Discrimination
NAR is developing policy addressing increasing calls for amendments to the Fair Housing Act to prohibit discrimination based on Source of Income, which is often defined to include the use of housing vouchers such as in the Section 8 programs.

Fred Underwood
Megan Booth

State Licensing Boards
NAR is participating in a coalition that is closely monitoring an evolving discussion at the federal level on state license laws. There are two themes: (1) state license laws regulate too many occupations without a compelling reason for licensing, and (2) concerns that state license boards, especially those that include members of the profession regulated, can engage in anti-competitive and protectionist rulemaking.

Christie DeSanctis
Nia Duggins
**State and Local Tax Deduction**
NAR supports legislative efforts to reinstate the full deductibility of state and local taxes.
At a minimum, NAR urges legislators to index the current $10,000 cap for state and local tax deductions to inflation and to remove the marriage penalty by increasing the deduction cap for joint returns to $20,000, twice the amount of that for singles.

Evan Liddiard

**Student Loan Debt**
NAR supports federal policy proposals to allow student loan borrowers to refinance into lower interest rates and to streamline income-based repayment programs.

Vijay Yadlapati
Ken Fears

**Terrorism Insurance**
NAR supports and urges Congress to continue to authorize the federal terrorism risk insurance program.

Erin Stackley
Austin Perez

**Tort Reform**
NAR supports legislative proposals to establish caps limiting noneconomic and punitive damage awards and standards for the assignment of certain class action lawsuits to federal court.

Christie DeSanctis
Nia Duggins

**VA Home Loan Guaranty**
NAR continues to work with the Department of Veterans Affairs to allow veterans to be on a level playing field with other buyers.

Megan Booth
Sehar Siddiqi

**Waters of the US (WOTUS)**
NAR supports legislation and regulation to clearly define what “waters” are under the jurisdiction of the federal government.

Russell Riggs

**Wildfires**
NAR encourages active forest management practices that return the ecological benefits of fire to our forested areas, bring balance to our nation’s firefighting policies, and protect homes and communities in the wildland/urban interface.

Russell Riggs
Austin Perez

**X and Z - RESPA (Regulation X) TILA (Regulation Z) Harmonization (Know Before You Owe or TRID)**
NAR supports a RESPA/TILA harmonization that adds transparency, simplifies disclosures, and reduces burdens to settlement service providers, including real estate professionals. NAR continues to work with the CFPB to ensure outstanding concerns with the rule are addressed.

Christie DeSanctis
INDEX

Programs & Grants
- Advocacy Everywhere
- Broker Involvement Program & Grant
- Consumer Advocacy Outreach Program
- Customized State Smart Growth Legislation Program
- Diversity Initiative Grant
- Federal Political Coordinator (FPC) Program
- Housing Opportunity Grant
- Land Use Initiative
- Phone-a-Friend for RPAC
- Phone-a-Friend for RPAC Fundraising Grants
- Placemaking Program & Grant
- REALTOR® Association Mobile Processor (RAMP)
- REALTOR Party Conference Grants for State Associations
- REALTOR® Party Corporate Ally Program
- REALTOR® Party Plus
- RPAC Fundraising Grant
- RPAC Major Investor Event Fundraising Program
- RPAC Online Fundraising Program
- RPAC Political Advocacy Fund
- Smart Growth Action Grant
- State & Local Growth Polling Program
- State & Local Independent Expenditure Program
- State & Local Issues Mobilization Program
- Transforming Neighborhoods Program
- Voter Registration Program for REALTORS®

Tools & Resources
- Advocacy Issues A to Z
- Better Block Guide for Associations
- Community Preference Survey
- Customized RPAC Marketing Materials
- Employer-Assisted Housing Guide
- Fair Housing Resources
- Federal Issues Tracker
- GADFly Newsletter
- Hot Topic Alerts
- Land Use Memo Database & Growth Management Fact Book
- NAR Advocacy & REALTOR® Party Social Media Channels
- On Common Ground Magazine
- Placemaking Guide
- Real Estate Service (RES) Newsletter
- REALTOR® PAC Management System
- REALTOR® Party Mobile Alerts
- REALTOR® Party Tracker
- REALTOR® Party News
- REALTOR® Party Success Stories
- REALTOR® Party Website
- Regulatory Affairs Resources
- RPAC Fundraising Brochure
- RPAC Online Posting Guidelines
- Social Media Channels
- State Issues Tracker
- State Legislative Monitor
- Territorial Jurisdiction Policy
- Transforming Neighborhoods Program
- Voter Registration Program for REALTORS®

Training & Education
- Best Practices for Choosing REALTOR® Party Champions Course
- Candidate Issue & Campaign Training
- Candidate Training Academy
- GAD Institute
- Leading with Diversity Workshop
- REALTOR® Party New GAD & AE Orientation
- REALTOR® Party New Member Orientation
- RPAC Fundraising Webinars
- Smart Growth for the 21st Century Class

Recognition
- Community Outreach Awards
- Corporate Ally Recognition Pins
- FPC Meritorious Service Award
- President’s Circle
- President’s Cup Awards
- RPAC Hall of Fame
- RPAC Major Investor Recognition Pins
- Triple Crown Awards

- These resources may meet the Core Standards’ Vote requirement.
- These resources may meet the Core Standards’ Act requirement.
- These resources may meet the Core Standards’ Invest requirement.
- These RPAC programs are subject to state election laws.
COMMUNITY OUTREACH

Grants, trainings, technical assistance and resources help REALTOR® Associations become leaders in your community in four key areas—diversity, housing opportunity, land use, and smart growth.

DIVERSITY

DIVERSITY INITIATIVE GRANT
Increase diversity and inclusion within the association and its leadership; build and expand relationships with multicultural real estate organizations; and address fair housing issues and fair housing planning in your communities with the Diversity Initiative Grant program. Providing resources to state and local associations is a key strategy in NAR’s overall diversity program. Grant funding is available up to $5,000.

Learn More: www.realtorparty.realtor/diversity
Contact: Hugh Morris

LEADING WITH DIVERSITY WORKSHOP
This three-hour session for state association leaders and staff helps develop and articulate a business case for inclusion and diversity, define what diversity means in your community and move your association along its path to inclusion of diversity in your leadership. Workshop participants weigh the benefits of working with local chapters of multicultural real estate organizations and develop action plans that form the basis for a Diversity Initiative Grant. NAR will also work with State Association staff to help prepare the State Association to conduct this workshop for local associations in their state.

Learn More: www.realtorparty.realtor/training/leading-with-diversity-workshop
Contact: Fred Underwood

FAIR HOUSING RESOURCES
What is the state of fair housing in your community? As your local government completes HUD’s Fair Housing Assessments, be sure your association is part of the planning process. Help your communities look holistically at fair housing and develop solutions that will be effective in the marketplace. Check out the latest tools and resources, including a poster for Fair Housing Month.

Learn More: www.realtorparty.realtor/fairhousing
Contact: Fred Underwood
COMMUNITY OUTREACH

HOUSING OPPORTUNITY

HOUSING OPPORTUNITY GRANT
This grant program supports local and state REALTOR® Associations’ activities that create and expand housing opportunities. Grants are available at three funding levels for activities such as homeownership fairs, education events, affordable housing needs studies, housing forums, and more. Grant funding is available up to $10,000.

Learn More: www.realtorparty.realtor/hopgrants
Contact: Wendy Penn

LAND USE

LAND USE INITIATIVE
This program provides a comprehensive analysis of proposed land use–related measures at the state or local level to help associations take action that best supports the real estate industry within their community.

Learn More: www.realtorparty.realtor/landuse
Contact: Adriann Murawksi

LAND USE MEMO DATABASE & GROWTH MANAGEMENT FACT BOOK
Use the Memo Database and Growth Management Fact Book to research various land use management proposals and their impact on the real estate industry. This information can help craft your association’s response to proposed local ordinances in a way that best supports your members.

Learn More: www.realtorparty.realtor/landuse
Contact: Adriann Murawksi

SMART GROWTH

SMART GROWTH ACTION GRANT
This grant supports REALTOR® engagement in land use or transportation-related issues with the goal of affecting public policies that promote sustainable development, raising the profile of REALTORS® as community leaders and enhancing REALTOR® relationships with elected officials. Grant funding is available up to $15,000.

Learn More: www.realtorparty.realtor/sggrants
Contact: Hugh Morris

SMART GROWTH FOR THE 21ST CENTURY CLASS
Offer and sponsor this four-hour course that teaches REALTORS® state-of-the-art community planning concepts, the value of smart growth neighborhoods to homebuyers and their communities and how REALTORS® can help make smart growth happen.

Learn More: www.realtorparty.realtor/smartgrowthclass
Contact: Hugh Morris

For contact information, please see Staff Directory on pages 30-34.
COMMUNITY OUTREACH

COMMUNITY PREFERENCE SURVEY
Gain valuable information about consumers’ preferences toward transportation, housing, and smart growth from this biennial survey.
Learn More: www.realtorparty.realtor/cpsurvey
Contact: Hugh Morris

PLACEMAKING PROGRAM & GRANT
Placemaking is the creation of vibrant, public spaces for the community to gather. The Placemaking Guide, webinars and Spaces to Places blog offer ideas for transforming vacant lots, deserted plazas, underused alleys or overgrown green spaces into destinations.
Learn More: www.realtorparty.realtor/placemaking
Contact: Holly Moskerintz

WALKABLE COMMUNITY RESOURCES
Walkable communities are becoming the latest trend in real estate, and REALTORS® need to be aware of how the demand for walkable communities impacts real estate and their business. Get more details, listen to a webinar, and download the fact sheet to see how to make your community more walkable. Then use a Smart Growth Action Grant to plan and implement your initiative.
Learn More: www.realtorparty.realtor/walkability
Contact: Holly Moskerintz

CUSTOMIZED STATE SMART GROWTH LEGISLATION PROGRAM
This customized resource can help your state association set the stage for sustainable development practices by proactively altering the state’s land use laws.
Learn More: www.realtorparty.realtor/statelegislation
Contact: Adriann Murawski

STATE & LOCAL GROWTH POLLING PROGRAM
Survey your community’s residents on their attitudes toward growth and development. This information can help your association formulate land use policies. NAR will cover the cost of the polling.
Learn More: www.realtorparty.realtor/sgpolling
Contact: Hugh Morris

ON COMMON GROUND MAGAZINE
Published twice a year, On Common Ground contains articles on cutting-edge land planning and development techniques. Order bulk copies of this magazine to use as a leave-behind when visiting local officials or provide NAR with a mailing list and leave the delivery to us.
Learn More: www.oncommonground-digital.org/oncommonground
Contact: Catherine Messick

BETTER BLOCK GUIDE FOR ASSOCIATIONS
Better Block projects are one way REALTOR® Associations can revitalize a downtown or commercial corridor. This resource provides an overview of what a Better Block is and information to plan and organize a Better Block.
Learn More: www.realtorparty.realtor/betterblock
Contact: Holly Moskerintz
The REALTORS® Political Action Committee (RPAC) is your best investment in real estate. Take advantage of these grants, promotional materials, and fundraising tools to boost your investments and create a culture of RPAC in your REALTOR® Association.

REALTOR® PARTY CORPORATE ALLY PROGRAM
The REALTOR® Party Corporate Ally Program represents a revamped partnership between NAR and REALTOR® state and local associations, affiliates, societies and councils along with the corporate community to protect and promote our mutual business interests and strengthen our industry. The program provides funding for federal, state, and local issue campaigns to support public policies that are important to real estate. Learn More: www.realtorparty.realtor/corporateally
Contact: Allyson Nelson

PHONE-A-FRIEND FOR RPAC
The Phone-A-Friend for RPAC Phone Bank initiative leverages member-to-member outreach to ask for RPAC investments. The program uses the PAC Management System’s comprehensive phone bank module to generate and manage targeted lists, process credit card investments, and send automated thank you emails. NAR provides the structure and support required to execute this program, including:
• Program, implementation and volunteer training sessions on how to manage, setup, and run phone bank events
• Consulting help and technical assistance to answer questions that go beyond training
Learn More: www.realtorparty.realtor/phonebanks
Contact: Peter Kelly

RPAC MAJOR INVESTOR EVENT FUNDRAISING PROGRAM
Collaborate with NAR’s fundraising staff to recruit Major Investors through NAR-sponsored fundraising events eligible for reimbursement up to $65 per attendee for approved events. Learn More: www.realtorparty.realtor/mievents
Contact: Jackie Zaporowski

For contact information, please see Staff Directory on pages 35-39.
REALTOR® PARTY CONFERENCE GRANT
NAR is offering grants to state associations to host their own REALTOR® Party Conference in an effort to educate members and further the mission of the REALTOR® Party. State associations may qualify to receive a minimum of $5,000 and up to $16,000 to aid in hosting an educational or fundraising conference. Learn more:
Learn More: www.realtorparty.realtor/conferencegrant
Contact: Vanessa Lopez

RPAC FUNDRAISING GRANTS
Increase RPAC receipts and participation by applying for grants of up to $15,000 annually (subject to state law). Use these grants to help fund special RPAC fundraising events and activities, including phone banks. This program is limited to states with election laws that do not ban use of corporate political contributions for use in fundraising.
Learn More: www.realtorparty.realtor/rpacgrants
Contact: Liz Best-Bradford

REALTOR® PAC MANAGEMENT SYSTEM
Use NAR’s online REALTOR® PAC Management System to streamline processing, provide comprehensive accounting and compliance reporting and increase your association’s RPAC investments.
Learn More: www.realtorparty.realtor/pacmgt
Contact: Peter Kelly

RPAC ONLINE FUNDRAISING PROGRAM
For state and local associations on the PAC Management System, NAR offers end-to-end support to increase RPAC investments and participation through online efforts. NAR provides strategy development, technical support, and training to simplify the creation of successful online solicitation campaigns. Campaign materials include association-specific branding, message and investment form creation, group segmentation, and more.
Learn More: www.realtorparty.realtor/rpaconline
Contact: Peter Kelly

REALTOR® ASSOCIATION MOBILE PROCESSOR (RAMP)
The REALTOR® Association Mobile Processor (RAMP) is a mobile-based fundraising application specifically designed for RPAC fundraising. RAMP is set up on a mobile phone or tablet, allowing staff to collect RPAC investments anytime and anywhere. The investment information is stored directly in the REALTOR® PAC Management System for compliance and reporting purposes. RAMP processes all major credit cards and funds are deposited directly into the REALTOR® Association’s RPAC bank account.
Learn More: www.realtorparty.realtor/ramp
Contact: Peter Kelly
RPAC FUNDRAISING

RPAC FUNDRAISING BROCHURES
Order RPAC residential and/or commercial brochures to educate your members on the value of RPAC and increase investments. This program is limited to states with election laws that do not ban use of corporate political contributions in fundraising.

Learn More: www.realtorparty.realtor/rpac/brochures

Contact: Jackie Zaporowski

CUSTOMIZED RPAC PROMOTIONAL MATERIALS
Order customized RPAC marketing materials to be used for solicitation and investor education using your state or local association logo, investor clubs and state and local issues. NAR can customize the brochures with your logo and local issues, and pay for the design, printing, and delivery to your office. This program is limited to states with election laws that do not ban use of corporate political contributions in fundraising.

Learn More: www.realtorparty.realtor/rpacmktg

Contact: Jackie Zaporowski

RPAC FUNDRAISING WEBINARS
Participate in webinars designed to help state and local staff as well as REALTOR® volunteers acquire practical RPAC fundraising skills without leaving the office. The webinars are often hosted by NAR staff and allow opportunities to get all of your RPAC questions answered.

Learn more: www.realtorparty.realtor/rpac

Contact: Liz Demorest

CORPORATE ALLY RECOGNITION PIN
The Corporate Ally Recognition Pin recognizes corporate investors in the Corporate Ally Program. The recognition pin features green enamel overlay lettering on a silver metal pin with glass stars to denote the program’s seven recognition levels.

Learn More: www.realtorparty.realtor/corporateally

Contact: Allyson Nelson

RPAC MAJOR INVESTOR RECOGNITION PINS
RPAC Major Investor recognition pins are given to individual and soft dollar Major Investors whose RPAC contributions meet investment thresholds designated by the RPAC Trustees, namely Sterling, Crystal, Golden and Platinum Rs. The pin signifies the year of the Major Investor contribution. Hall of Fame and President’s Circle designations also are displayed on recognition pins.

Learn More: www.realtorparty.realtor/rpacpins

Contact: Jackie Zaporowski

For contact information, please see Staff Directory on pages 35-39.
RPAC FUNDRAISING

PRESIDENT’S CUP AWARDS
Comprised of RPAC and Advocacy goals for state and local associations that must be met by the end of the fundraising year, this award recognizes the hard work of state and local REALTOR® leaders and association staff to advance the REALTOR® Party.

Learn More: www.realtorparty.realtor/recognition/presidents-cup.html
Contact: Jackie Zaporowski or Victoria Givens

RPAC HALL OF FAME
The Hall of Fame recognizes dedicated members whose RPAC investments total an aggregate lifetime amount of at least $25,000. Members are installed at the REALTORS® Legislative Meeting & Trade Expo the following year in Washington, D.C. President’s Circle contributions may be counted toward Hall of Fame status. Among the benefits of the RPAC Hall of Fame are name plaques on the RPAC Hall of Fame wall located on NAR’s Washington, D.C. building rooftop, personal plaques commemorating installation and recognition pins with Hall of Fame designation.

Learn More: www.realtorparty.realtor/rpachof
Contact: Jackie Zaporowski

TRIPLE CROWN AWARDS
Recognizes state and local associations that meet their RPAC goals during the fundraising year. Qualifying state and local associations will be awarded the Triple Crown in May at the REALTORS® Legislative Meeting & Trade Expo.

Learn More: www.realtorparty.realtor/triple-crown
Contact: Jackie Zaporowski

PRESIDENT’S CIRCLE
The President’s Circle is an influential group of REALTORS® who contribute directly to REALTOR®-friendly candidates in response to requests from NAR and the RPAC Trustees. The legal limit any political action committee (PAC) can contribute to a federal candidate is $10,000 per election cycle. The President’s Circle program allows REALTORS® to contribute beyond RPAC dollars and increase the strength of the REALTOR® voice on Capitol Hill.

Learn More: www.realtorparty.realtor/recognition/presidents-circle.html
Contact: Avery Walker

RPAC ONLINE POSTING GUIDELINES
The posting of RPAC information on websites and social media is subject to both federal and state election laws. These laws may require that associations regulate access to certain portions of their sites.

Learn More: www.realtorparty.realtor/rpac/rpac-online-posting-guidelines.html
Contact: Liz Demorest
CAMPAIGN SERVICES

Check out the wide variety of resources to help your association be successful in campaigns to elect REALTOR® Champions to public offices as well as to advance public policies to benefit real estate. Tap into these services to help influence voter opinions in your next candidate or issue campaign.

STATE & LOCAL INDEPENDENT EXPENDITURES* V

Apply for funding to help influence voter opinion to elect your REALTOR® Champions to public office. Funds can help pay for mailings, phone banks, advertising and more. Total state and local allocations determined by membership size.

Learn More:
www.realtorparty.realtor/campaign-services/independent-expenditures

Contact: John Winston or Mitchell Norton

STATE & LOCAL ISSUES MOBILIZATION PROGRAM* V

Get financial and technical assistance in advocating your association’s position on important real estate issues. Whether attempting to pass a ballot initiative or influence proposed legislation or regulations, communicating the REALTOR® position to targeted lawmakers and voters can significantly enhance your association’s influence in the public policy arena.

Learn More:
www.realtorparty.realtor/issuesmob

Contact: Joe Maheady

* Services available through the State & Local Independent Expenditures and Issues Mobilization Programs include campaign management, polling and research, direct mail services, phone calls and phone banks, creative services, digital media services (websites and social media), radio and television production, data analysis, and legislative and advocacy outreach.
VOTER REGISTRATION PROGRAM FOR REALTORS®

If your members are not registered to vote, they cannot vote for candidates who support REALTOR® issues or in favor of public policies that promote homeownership. Use the Voter Registration Initiative Programs to increase registered REALTORS® in your association.

Learn More:
www.realtorparty.realtor/vri
Contact: Mitchell Norton

CANDIDATE TRAINING ACADEMY

Collaborate with NAR's professional campaign staff and consultants to help groom your REALTOR® Champions to be viable and successful candidates for public office. This training class walks a candidate step-by-step through the process, from making the decision to run and fundraising to Get-Out-The-Vote efforts on Election Day.

Learn More:
www.realtorparty.realtor/candidate
Contact: Kyle Lambert London

CANDIDATE & ISSUE CAMPAIGN TRAINING

Through a series of webinars culminating in an in-person course, AEs and GADs will have a deeper understanding of how to access and use NAR's Campaign Services resources to create multiphased plans for their association's issues and candidate campaigns. Attendees will also discover how they can accomplish association minimum Core Standards requirements through initiating campaign efforts.

Part 1 – Webinars: A series will cover the basics of issue and candidate campaign programs, including but not limited to mail, phone, online and email tactics and legal ramifications. Webinars are mandatory for those attending the in-person training and optional for any staff or member seeking additional information on a specific topic.

Part 2 – In-Person Training: An intensive, hands-on two-day training. NAR staff and professional campaign consultants will help attendees create multiphased plans for issues and candidate campaigns. Pre-registration is required.

Learn more:
www.realtorparty.realtor/cict
Contact: John Winston or Kyle Lambert London

CAMPAIGN SERVICES
Build on your association’s grassroots power with these tools and resources. Increase your membership and consumer’s involvement in the political process.

**MEMBER & CONSUMER INVOLVEMENT**

**ADVOCACY EVERYWHERE**

Advocacy Everywhere is designed to increase REALTOR® and consumer participation in calls for action and expand our influence on public policy at the local, state, and federal levels. This cohesive, web-based grassroots communication system features a concierge service in which NAR, with our professional services, is a full-service provider that expedites the components of a local or state association’s calls for action. Call for action components include, but are not limited to, email broadcasts, text messaging, social media and website outreach to mobilize our REALTOR® membership on key legislative issues.

Learn More: www.realtorparty.realtor/advocacyeverywhere
Contact: Melissa Horn

**REALTOR® PARTY MOBILE ALERTS**

REALTOR® Party Mobile Alerts texting platform offers REALTORS® a way to stay connected directly from their cell phone or tablet. When a legislative call for action is launched, subscribers get a short text message containing information to take action. REALTORS® can sign up for REALTOR® Party Mobile Alerts by texting the word REALTORS to 30644.

Learn More: www.realtorparty.realtor/rpma
Contact: Melissa Horn

**BROKER INVOLVEMENT PROGRAM**

Broker-owners can use this turnkey program to rally agents to bring REALTOR® Party issues to the attention of state legislatures and Congress. Enrolled broker owners/managers are able to automatically send company-branded NAR and state association calls for action directly to their agents. This increases participation rates, while emphasizing the broker-owner’s leadership role as a key provider of important information to their agents.

Learn More: www.realtorparty.realtor/brokers
Contact: Caroline Stewart

For contact information, please see Staff Directory on pages 35-39.
**BROKER INVOLVEMENT GRANT**

The Broker Involvement grant allows local and state associations to create broker activities that recruit, retain, educate, and engage brokers and their agents in the Broker Involvement Program. The grant activities will help solidify a culture of REALTOR® engagement and advocacy throughout the REALTOR® Association.

**Learn More:**
www.realtorparty.realtor/brokers

**Contact:** Caroline Stewart

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**GAD INSTITUTE**

The Government Affairs Directors (GAD) Institute is an annual professional development conference for state and local real estate association professionals who provide guidance to and work for associations in the areas of government affairs; political, legislative or regulatory affairs; communications; lobbying, advocacy, RPAC fundraising, campaigns, community outreach and all other REALTOR® Party initiatives. The Institute is an opportunity for these industry professionals to meet, exchange ideas and best practices, and gain valuable career skills and networking opportunities in order to provide the best value and information to their association and the real estate industry.

**Learn More:**
www.realtorparty.realtor/gadinstitute

**Contact:** Kyle Lambert London

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**FEDERAL POLITICAL COORDINATOR (FPC) PROGRAM**

Federal Political Coordinators (FPC) are the “face of real estate,” working to educate members of Congress on important issues facing the real estate industry. FPCs are recommended by their state president and appointed by the NAR President, to serve a two-year term that runs concurrently with the congressional cycle. Potential FPCs should have a willingness to learn the issues, the ability to set aside their personal politics to represent the REALTOR® Party and the desire to build and/or maintain a relationship with a member of Congress.

**Learn More:**
www.realtorparty.realtor/fpcs

**Contact:** Victoria Givens

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**FPC MERITORIOUS SERVICE AWARD**

Each year, NAR recognizes two FPCs whose outstanding work contributes to creating a sound and dynamic U.S. real estate market and fostering vibrant communities. These FPCs are selected through a rigorous selection process that includes the states and national leadership. Winners are announced and awarded the Meritorious Service Award during the REALTORS® Legislative Meetings & Trade Expo in May.

**Learn More:**
www.realtorparty.realtor/msa

**Contact:** Victoria Givens

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**REALTOR® PARTY NEW GAD & AE ORIENTATION**

Newly hired Association Executives (AEs) and GADs are invited to attend a day-and-a-half orientation, offering opportunities to explore the REALTOR® organization’s community, political and advocacy agendas at all three levels of government. Attendees will be introduced to the array of REALTOR® Party tools, services and programs that can assist them in achieving their own association’s community goals and advocacy efforts, as well as meet their minimum Core Standards. Interactive exercises will send attendees on their way with a roadmap for advocacy success. This training is offered twice a year in Washington, D.C. Please check the website for training details and qualifications.

**Learn More:**

**Contact:** Kyle Lambert London
BUILDING REALTOR® PARTY STRENGTH

FPC ADVOCACY ACADEMY
This intense and interactive training program would be required for all new FPCs. All FPCs moving forward will be expected to participate in this program when they onboard in a new Congressional Cycle.

Contact: Victoria Givens

BEST PRACTICES FOR CHOOSING REALTOR® PARTY CHAMPIONS
This three-hour training session provides best practices for RPAC Trustees, Government Affairs Committees or other member-leaders who disburse money to candidates at their state or local associations. The training provides hands-on assistance, from NAR trainers or trained GADs in your region. Time-tested sample documents provide associations the needed guidance to identify and support political candidates who are best qualified to represent the issues important to REALTORS®.

Learn More: www.realtorparty.realtor/training/realtor-champions-course.html
Contact: Kyle Lambert London

REALTOR® PARTY NEW MEMBER ORIENTATION
The REALTOR® Party New Member Orientation supplements the existing NAR Orientation Toolkit for associations, while solely focusing on educating your members on the value of advocacy. Materials, including a PowerPoint presentation, talking points for Instructors and embedded video, are designed to introduce new members to the REALTOR® Party; explain the importance of REALTOR® advocacy; and increase the likelihood of their involvement in Calls for Action, voting for issues important to real estate and using those activities to achieve association core standards requirements.

Learn More: www.realtorparty.realtor/newmember
Contact: Kyle Lambert London

CONSUMER ADVOCACY OUTREACH PROGRAM
Educate hundreds, and in some cases, thousands, of consumer voices on your association’s advocacy outreach efforts by using the Consumer Advocacy Outreach database. Ask them to take action on your real estate legislative Calls for Action. Promote advocacy successes on your state web page on HomeOwnershipMatters.realtor, and establish REALTORS® and REALTOR® Associations as public policy experts with consumers as well.

Contact: Erin Murphy
REALTOR® PARTY WEBSITE
Looking for new ways to vote, act, and invest in the REALTOR® Party? Want to see how other associations are successfully using REALTOR® Party programs, grants and tools? Whether you want to apply for grants, learn more about RPAC, or participate in a national call for action, the REALTOR® Party website is a one-stop shop for your advocacy needs. The website offers members and associations valuable resources and tools to strengthen their advocacy programs and build political clout at every level of government and strong communities nationwide.
Learn More: www.realtorparty.realtor
Contact: Brandon Maddox

REALTOR® PARTY TRACKER
The REALTOR® Party Tracker allows members to see how state and local REALTOR® Associations across the country are using REALTOR® Party programs, tools, and resources to improve state and local legislative and advocacy activities.
Learn More: www.realtorparty.realtor/tools-resources/realtor-party-tracker
Contact: Brandon Maddox

FEDERAL ISSUES TRACKER
NAR tracks hundreds of legislative and regulatory proposals every day. Find out where these proposals stand by searching the Federal Issues Tracker.
Learn More: www.nar.realtor/political-advocacy/federal-advocacy
Contact: Tiane Harrison

COMMERCIAL ISSUES BRIEF
The Commercial Issues & Actions provides a snapshot of federal issues impacting commercial real estate and NAR’s advocacy on them. It comes in a long-form as well as a one-pager of top priority issues.
Learn more: www.nar.realtor/commercial/advocacy
Contact: Erin Stackley

STATE ISSUES TRACKER
This interactive, searchable database can help you research, track, and analyze state laws that affect the real estate industry. Make comparisons among different state approaches to an issue and find citations of the particular state law addressing each issue.
Learn More: www.realtorparty.realtor/statetracker
Contact: Adriann Murawski
ONLINE RESOURCES

STATE LEGISLATIVE MONITOR
We are pleased to offer a new service that helps association staff to identify and monitor state legislation — the REALTOR® Party State Legislative Monitor. This database allows you to monitor legislation in your state and other states. State GADs have access to the State Legislative Monitor database and receive weekly reports via email.
Learn More: www.realtorparty.realtor/legmonitor
Contact: Adriann Murawski

HOT TOPIC ALERTS
This monthly resource highlights important trending real estate issues in state legislatures and contains a concise summary of information on a topic that has generated attention over the past six to twelve months. Hot Topic Alerts also include advocacy efforts of local REALTOR® Associations.
Contact: Adriann Murawski

REALTOR® PARTY NEWS
Emailed monthly, the REALTOR® Party News newsletter is sent to all NAR members and provides regular updates on REALTOR® Party activities and resources as well as success stories from state and local REALTOR® Associations.
Learn More: www.realtorparty.realtor
Contact: Tiane Harrison

GADFLY NEWSLETTER
The GADFly is a monthly email newsletter that provides Government Affairs Directors (GADs) and select Association Executive at state and local REALTOR® Associations with tools, news, and information to help them serve their members.
Contact: Tiane Harrison

REALTOR® PARTY SUCCESS STORIES
State and local REALTOR® Associations around the country are taking advantage of REALTOR® Party tools and resources to step up their community outreach and advocacy efforts. Their success stories expand beyond their states and cities because they inspire and set precedents. Take a look at the examples here for around the country.
Learn More: www.realtorparty.realtor/success-stories
Contact: Tiane Harrison

SOCIAL MEDIA CHANNELS
Follow us on Facebook, Twitter and Pinterest to get the latest news and information.

REALTOR® Party
Facebook: www.facebook.com/narrealtorparty/
Twitter: www.twitter.com/narrealtorparty
Pinterest: www.pinterest.com/Realtors/the-realtor-party

Home Ownership Matters
Facebook: www.facebook.com/homeownershipmatters
Twitter: www.twitter.com/NAR_homeowners

THE WASHINGTON REPORT
Covering legislative and regulatory policy activities, the Washington Report is compiled by NAR’s Advocacy Group policy staff. To receive this content via email, subscribe to NAR’s Weekly Report newsletter and check the “legislative & regulatory issues” box.
Learn More: www.nar.realtor/washington-report
Contact: Tiane Harrison
<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bill Malkasian, CAE</td>
<td>Chief Advocacy Officer</td>
<td>202-383-1067</td>
<td><a href="mailto:bmalkasian@realtors.org">bmalkasian@realtors.org</a></td>
</tr>
<tr>
<td>Kathleen LaMarre</td>
<td>Senior Executive Assistant</td>
<td>202-383-7560</td>
<td><a href="mailto:klamarre@realtors.org">klamarre@realtors.org</a></td>
</tr>
<tr>
<td>Tim Ryan</td>
<td>Financial Affairs and Advocacy Budget Director</td>
<td>202-383-1098</td>
<td><a href="mailto:tryan@realtors.org">tryan@realtors.org</a></td>
</tr>
<tr>
<td>Ali Ameri</td>
<td>Financial Management and Budget Analyst</td>
<td>202-383-1097</td>
<td><a href="mailto:aameri@realtors.org">aameri@realtors.org</a></td>
</tr>
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**CONGRESSIONAL RELATIONS & GRASSROOTS OUTREACH**

**Legislative Affairs**

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<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Phone</th>
<th>Email</th>
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<tbody>
<tr>
<td>Shannon McGahn</td>
<td>Senior Vice President of Government Affairs</td>
<td>202-383-1045</td>
<td><a href="mailto:smcgahn@realtors.org">smcgahn@realtors.org</a></td>
</tr>
<tr>
<td>Helen Devlin</td>
<td>Director, Federal Legislative &amp; Political Affairs</td>
<td>202-383-7559</td>
<td><a href="mailto:hdevlin@realtors.org">hdevlin@realtors.org</a></td>
</tr>
<tr>
<td>Colin Allen</td>
<td>Director, Federal Legislative &amp; Political Affairs</td>
<td>202-383-1131</td>
<td><a href="mailto:callen@realtors.org">callen@realtors.org</a></td>
</tr>
<tr>
<td>Joe Harris</td>
<td>Director, Federal Legislative &amp; Political Affairs</td>
<td>202-383-1226</td>
<td><a href="mailto:jharris@realtors.org">jharris@realtors.org</a></td>
</tr>
<tr>
<td>Ryan Rusbuldt</td>
<td>Legislative Representative</td>
<td>202-383-1196</td>
<td><a href="mailto:rrusbuldt@realtors.org">rrusbuldt@realtors.org</a></td>
</tr>
<tr>
<td>Sydney Barron</td>
<td>Legislative Representative</td>
<td>202-383-1089</td>
<td><a href="mailto:sbarrond@realtors.org">sbarrond@realtors.org</a></td>
</tr>
<tr>
<td>Lynda Keese</td>
<td>Senior Executive Assistant</td>
<td>202-383-1205</td>
<td><a href="mailto:lkeese@realtors.org">lkeese@realtors.org</a></td>
</tr>
</tbody>
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**Grassroots**

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<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jim MacGregor</td>
<td>Director, Advocacy Communications and Mobilization</td>
<td>202-383-1188</td>
<td><a href="mailto:jmacgregor@realtors.org">jmacgregor@realtors.org</a></td>
</tr>
<tr>
<td>Victoria Givens</td>
<td>REALTOR® Mobilization Programs Manager</td>
<td>202-383-1021</td>
<td><a href="mailto:vgivens@realtors.org">vgivens@realtors.org</a></td>
</tr>
<tr>
<td>Melissa Horn</td>
<td>Online Advocacy Manager</td>
<td>202-383-1026</td>
<td><a href="mailto:mhorn@realtors.org">mhorn@realtors.org</a></td>
</tr>
</tbody>
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**Political Programs**

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<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lisa Friday Scott</td>
<td>Director, Public Advocacy</td>
<td>202-383-1270</td>
<td><a href="mailto:lscott@realtors.org">lscott@realtors.org</a></td>
</tr>
<tr>
<td>Name</td>
<td>Position</td>
<td>Phone</td>
<td>Email</td>
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<td>---------------------------------</td>
</tr>
<tr>
<td>April Gavin</td>
<td>Senior Political Representative</td>
<td>202-383-1073</td>
<td><a href="mailto:abrown@realtors.org">abrown@realtors.org</a></td>
</tr>
<tr>
<td>Jack Greacen</td>
<td>Political Representative</td>
<td>202-383-1009</td>
<td><a href="mailto:jgreacen@realtors.org">jgreacen@realtors.org</a></td>
</tr>
<tr>
<td>Zack Rubin-McCarry</td>
<td>Political Representative</td>
<td>202-383-1086</td>
<td><a href="mailto:zrubinmccarry@realtors.org">zrubinmccarry@realtors.org</a></td>
</tr>
<tr>
<td>Susie Helm, RCE</td>
<td>Vice President, State and Local Services and Advocacy Operations</td>
<td>202-383-1117</td>
<td><a href="mailto:shelm@realtors.org">shelm@realtors.org</a></td>
</tr>
<tr>
<td>Erin Murphy</td>
<td>Sr. Representative, Consumer Advocacy Outreach</td>
<td>202-383-1079</td>
<td><a href="mailto:emurphy@realtors.org">emurphy@realtors.org</a></td>
</tr>
<tr>
<td>Catherine Mesick</td>
<td>Receptionist/Administrative Assistant</td>
<td>202-383-1000</td>
<td><a href="mailto:cmesick@realtors.org">cmesick@realtors.org</a></td>
</tr>
<tr>
<td>Hugh Morris, AICP, LEED AP</td>
<td>Manager, Smart Growth Programs</td>
<td>202-383-1278</td>
<td><a href="mailto:hmorris@realtors.org">hmorris@realtors.org</a></td>
</tr>
<tr>
<td>Holly Moskerintz, GREEN</td>
<td>Manager, Community Outreach</td>
<td>202-383-1157</td>
<td><a href="mailto:hmoskerintz@realtors.org">hmoskerintz@realtors.org</a></td>
</tr>
<tr>
<td>Adriann Murawski</td>
<td>Policy Representative, State and Local Government</td>
<td>202-383-1068</td>
<td><a href="mailto:amurawski@realtors.org">amurawski@realtors.org</a></td>
</tr>
<tr>
<td>Wendy Penn</td>
<td>Manager, Housing Opportunity Programs</td>
<td>202-383-7504</td>
<td><a href="mailto:wpenn@realtors.org">wpenn@realtors.org</a></td>
</tr>
<tr>
<td>Beth Brittingham</td>
<td>Director, Political Events</td>
<td>202-383-1209</td>
<td><a href="mailto:bbrittingham@realtors.org">bbrittingham@realtors.org</a></td>
</tr>
<tr>
<td>Patricia Tarhon</td>
<td>Specialist, Advocacy Meetings</td>
<td>202-383-1119</td>
<td><a href="mailto:ptarhon@realtors.org">ptarhon@realtors.org</a></td>
</tr>
<tr>
<td>Vanessa Lopez</td>
<td>Administrative Coordinator</td>
<td>202-383-7509</td>
<td><a href="mailto:vlopez@realtors.org">vlopez@realtors.org</a></td>
</tr>
<tr>
<td>Ted Wright</td>
<td>Administrative Associate, Meetings</td>
<td>202-383-1201</td>
<td><a href="mailto:twright@realtors.org">twright@realtors.org</a></td>
</tr>
</tbody>
</table>
RPAC AND CAMPAIGN SERVICES

Gerry Allen, CAE, RCE  Vice President, RPAC and Campaign Services  202-383-1109  gallen@realtors.org

Campaign Services

Kyle Lambert London, CAE, e-PRO, RCE  Manager, REALTOR® Party Education  202-383-1203  klambertlondon@realtors.org

Joe Maheady  Manager, Issues Mobilization Program  202-383-1006  jmaheady@realtors.org

Mitchell Norton  Manager, State and Local Independent Expenditure Program  202-383-1091  mnorton@realtors.org

Caroline Stewart  Campaign Services and Advocacy Specialist  202-383-1295  cstewart@realtors.org

John Winston  Manager, Campaign Services  202-383-1235  jwinston@realtors.org

Political Fundraising

Lauren Facemire  Director, RPAC & Political Fundraising  202-383-1080  lfacemire@realtors.org

Peter Kelly  Director, Political Technology & Online Fundraising  202-383-7599  pkelly@realtors.org

Liz Demorest  Manager, RPAC Fundraising  202-383-1030  ldemorest@realtors.org

Allyson Nelson  Manager, Political Fundraising  202-383-1156  anelson@realtors.org

Liz Best-Bradford  RPAC Fundraising Representative  202-383-7582  lbestbradford@realtors.org

Avery Walker  RPAC Disbursements Specialist  202-383-1268  awalker@realtors.org

Jackie Zaporowski  RPAC Fundraising Specialist  202-383-1029  jzaporowski@realtors.org
STAFF DIRECTORY

FEDERAL POLICY & INDUSTRY RELATIONS

Joe Ventrone  
Vice President, Deputy Chief, Federal Policy & Industry Relations  
202-383-1095  jventrone@realtors.org

Fred Underwood, RCE  
Director, Diversity & Inclusion  
202-383-1132  funderwood@realtors.org

Sarah Young  
Director, Real Estate Services  
202-383-1233  scyoung@realtors.org

Evan Liddiard  
Director, Federal Taxation Policy  
202-383-1083  eliddiard@realtors.org

Russell Riggs  
Senior Representative, Environmental Regulatory Reform  
202-383-1259  rriggs@realtors.org

Melanie Wyne  
Senior Policy Representative  
202-383-1234  mwyne@realtors.org

Austin Perez  
Senior Policy Representative, Insurance Issues, Federal Policy and Industry Relations  
202-383-1046  aperez@realtors.org

Ian Roach  
Federal Policy Analyst  
202-383-1106  iroach@realtors.org

Megan Booth, RCE, GREEN, e-PRO, AHWD, RSPS, MRP  
Director, Federal Housing, Valuation, Commercial Real Estate Policy & Programs  
202-383-1222  mbooth@realtors.org

Sehar Siddiqi  
Representative, Regulator Policy Federal Housing  
202-383-1176  ssiddiqi@realtors.org

Erin Stackley  
Senior Representative, Commercial Legislative Policy  
202-383-1159  estackley@realtors.org

Christie DeSanctis  
Director, Federal Banking, Lending & Housing Finance Policy  
202-383-1102  cdesanctis@realtors.org

Vijay Yadlapati  
Senior Policy Representative, Federal Policy and Industry Relations  
202-383-1090  vyadlapati@realtors.org

Ken Fears  
Senior Policy Representative, Banks, Lending & Financial Institutions  
202-383-1066  kfears@realtors.org

Nia Duggins  
Policy Representative, Business Issues  
202-383-1085  duggins@realtors.org

Denise Brennen  
Executive Assistant  
202-383-1294  dbrennan@realtors.org
# STAFF DIRECTORY

## Advocacy Communications

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tiane Harrison</td>
<td>Director, Communications</td>
<td>202-383-7531</td>
<td><a href="mailto:tharrison@realtors.org">tharrison@realtors.org</a></td>
</tr>
<tr>
<td>Wesley Shaw</td>
<td>Advocacy Media Representative</td>
<td>202-383-1193</td>
<td><a href="mailto:wshaw@realtors.org">wshaw@realtors.org</a></td>
</tr>
<tr>
<td>Bira de Aquino</td>
<td>Communications Analyst</td>
<td>202-383-1118</td>
<td><a href="mailto:bdeaquino@realtors.org">bdeaquino@realtors.org</a></td>
</tr>
</tbody>
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## Information Technology

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brandon Maddox</td>
<td>Manager, Program Systems</td>
<td>202-383-1043</td>
<td><a href="mailto:bmaddox@realtors.org">bmaddox@realtors.org</a></td>
</tr>
</tbody>
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## Legal Affairs

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jonathan Waclawski</td>
<td>Political Compliance Counsel</td>
<td>202-383-1248</td>
<td><a href="mailto:jwaclawski@realtors.org">jwaclawski@realtors.org</a></td>
</tr>
</tbody>
</table>
COMING IN 2019: NEW REALTOR® PARTY PROGRAMS & RESOURCES

Under the direction of 2017 NAR President Bill Brown, the REALTOR® Party of the Future Presidential Advisory Group (PAG) was created to evaluate the success of NAR’s advocacy activities and make recommendations to ensure its continued success. Based on the recommendations of the PAG, below are a sample of programs and resources that the REALTOR® Party will offer state and local associations in 2019. To learn more about the REALTOR® Party of the Future PAG, visit www.realtorparty.realtor/futurerp.

Advocacy Graphics Warehouse
NAR will create a two-way online portal for NAR and state and local REALTOR® Associations to upload and share graphics that can be downloaded and reused.

Interactive REALTOR® Party Resource Guide
NAR will create an interactive version of the REALTOR® Party Resource Guide that will live on the REALTOR® Party website. The interactive resource guide will connect REALTOR® Party resource descriptions currently featured in the resource guide with existing website content, including grant applications, success stories and staff contacts.

REALTOR® Party Social Media Ambassador Program
Leveraging the social “clout” of REALTORS®, NAR would provide a monthly menu of shareable advocacy-related content (infographics, videos, tweets, and posts) with selected REALTORS® who would amplify NAR’s advocacy voice. Content would reside on the REALTOR® Party website for ambassadors to download and share on their personal social media profile pages.

Rural Outreach Program
This program will reach out to rural REALTOR® Associations to help them identify issues and community needs that they could address using REALTOR® Party resources, especially Community Outreach resources. Programs will be tailored to meet the needs of the 433 REALTOR® Associations located in rural areas.

Contact: Holly Moskerintz
Consumer Advocacy Outreach Grant
Local and state associations assist with creating consumer advocacy activities or campaigns that advance wise public policies that strengthen the real estate market, promote property ownership, and build strong communities. Grant monies should be used on consumer awareness (pre-issue campaign) or consumer education (post-legislative victory), and can be used to develop materials such as videos, infographics and social content.

State Key Political Training Grant
NAR will establish a grant that would provide resources and consultant expertise to help state associations create a REALTOR® grassroots advocacy program patterned off the successful Federal Political Coordinator (FPC) program. The grant could also be used to assist existing programs with training and educational resources.

Contact: Hugh Morris

Urban Training Initiative
The nation’s economy is more greatly concentrated in the nation’s largest cities than ever, and REALTORS® in America’s largest cities face new opportunities and challenges. The local REALTOR® Associations representing the largest 50 cities in the U.S., comprising 64 REALTOR® Associations, account for one-third of NAR’s membership (more than 436,000 members). These associations will be provided specialized education, training, and research to help meet their needs.

Contact: Jim MacGregor

Transforming Neighborhoods by Addressing Vacancy and Blight
This program will offer specialized in-person training to REALTORS®, elected officials, municipal staff, and housing and neighborhood advocates to address the problems of vacant, abandoned, and blighted properties.

Contact: Wendy Penn

COMING IN 2019: NEW REALTOR® PARTY PROGRAMS & RESOURCES
NEIGHBORS, COMMUNITY SHAPERS, VOLUNTEERS, LEADERS, TRUTH SPEAKERS, CHANGE MAKERS, FRIENDS, FAMILY, TOUR GUIDES, PEACEKEEPERS, LISTENERS, BUSINESS BUILDERS, VISIONARIES, PROBLEM SOLVERS, INNOVATORS, MEMBERS.

Visit ThatsWhoWeR.realtor for more information and campaign materials to spread the word about who REALTORS® are.

REALTORS® are members of the NATIONAL ASSOCIATION OF REALTORS®.
Join NAR in celebrating the 50th anniversary of the REALTORS® Political Action Committee (RPAC), culminating in a special celebration during the 2019 REALTOR® Legislative Meetings in May. Stay tuned to www.realtorparty.realtor/rpac50 for photos, videos and graphics to honor the 50 years of REALTOR® successes safeguarding the American Dream of homeownership.
The REALTOR® Party is a powerful alliance of REALTORS® and REALTOR® Associations working to advance public policies and candidates that build strong communities, protect property interests, and promote a vibrant business environment.