



What is Governmental Affairs?

NOVEMBER 18, 2021 | NOON – 1:00 PM





Agenda

Governmental Affairs Staff

Governmental Affairs Committees & Staff Liaisons

Public Policy

Issues Mobilization

Political Affairs

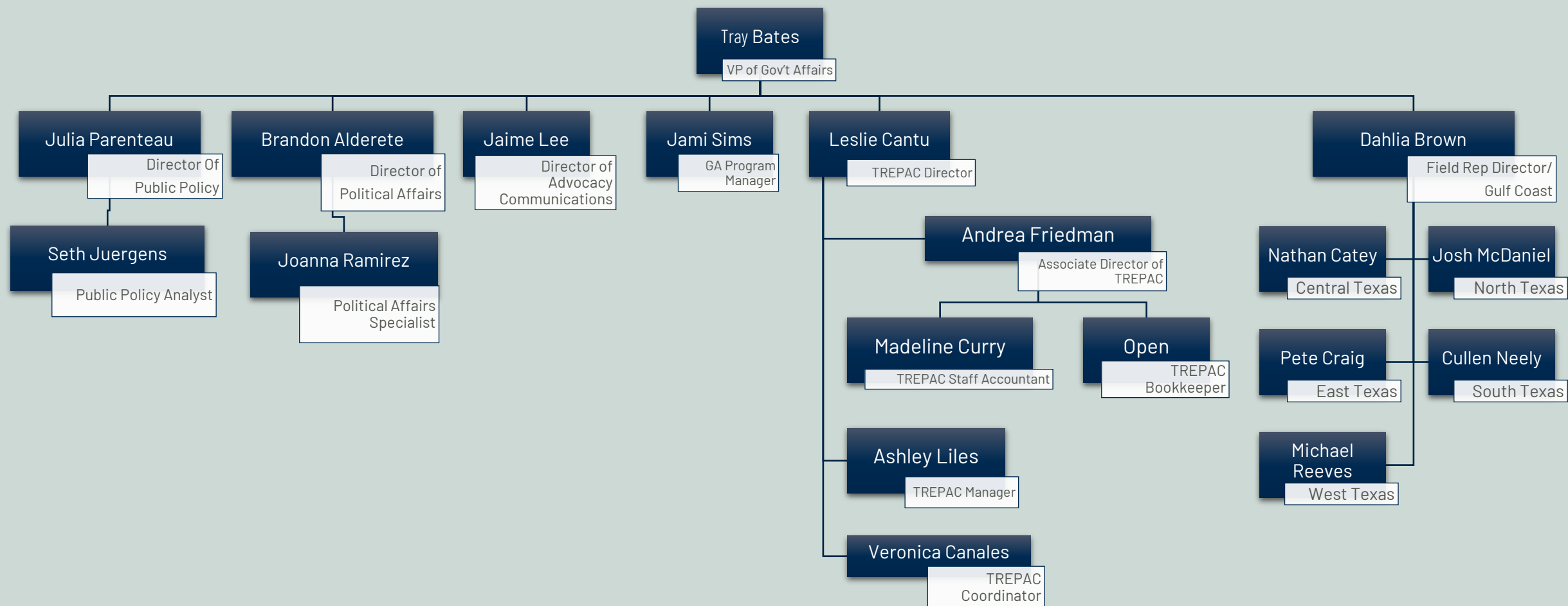
TREPAC

Field Reps

Advocacy Communications



Texas – Governmental Affairs Staff

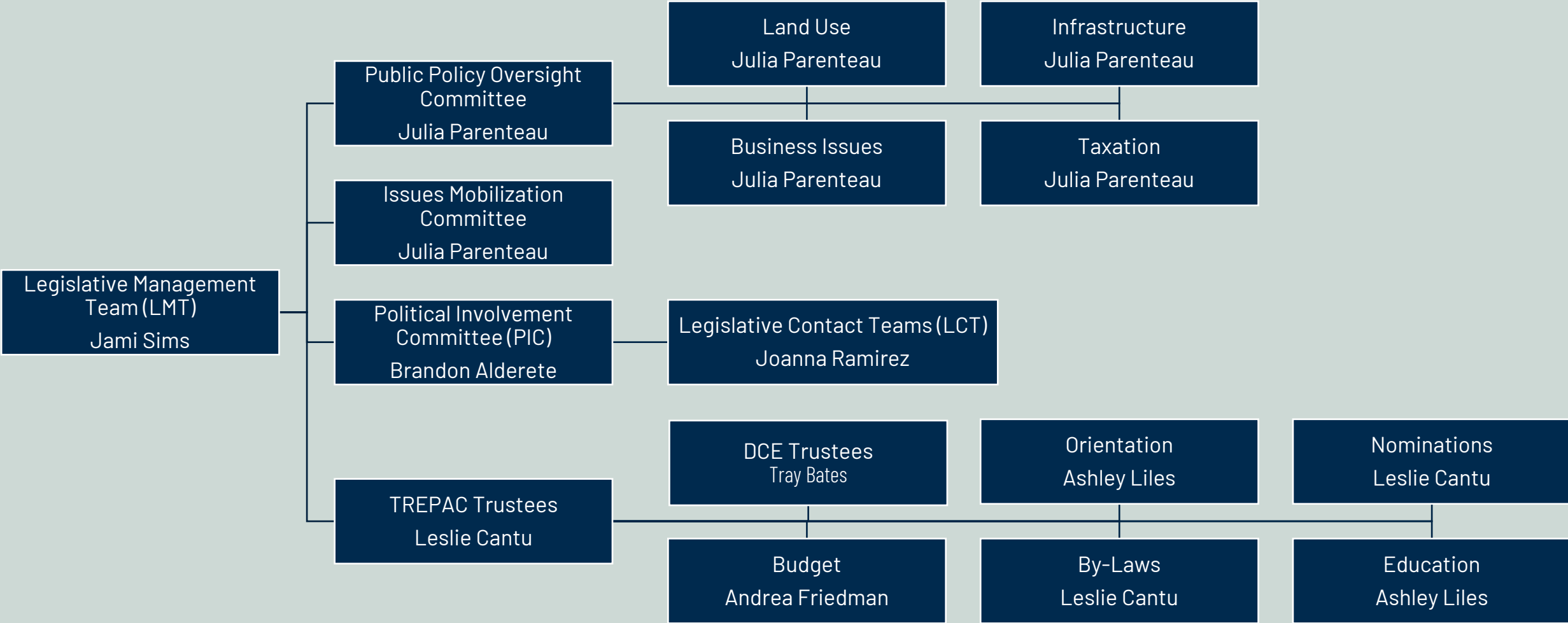




Governmental Affairs Committees



GA Committees and Staff Liaisons





Public Policy

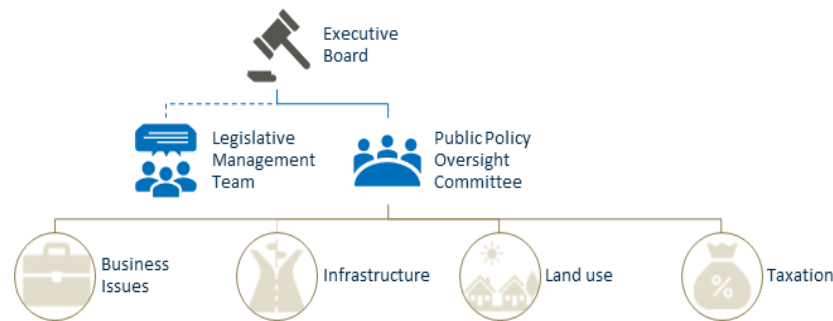
Julia Parenteau, Director of Public Policy

Seth Juergens, Public Policy Analyst

Public Policy

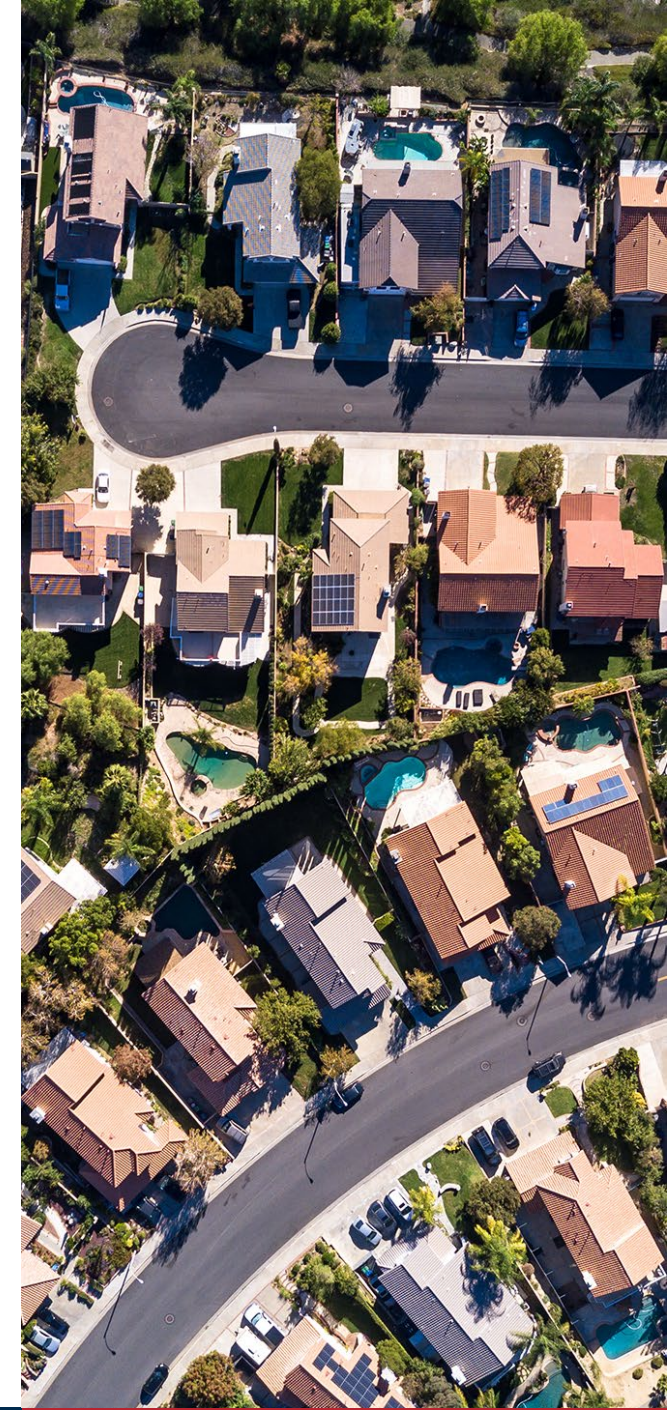
Public Policy Process

- The process for determining our public policy priorities is a member-driven one.



Legislative Activity

- The public policy staff is charged with implementing the priorities of the Association and advocating for our membership.



Issues Mobilization

Julia Parenteau, Director of Public Policy
Brandon Alderete, Political Affairs Director
Field Reps

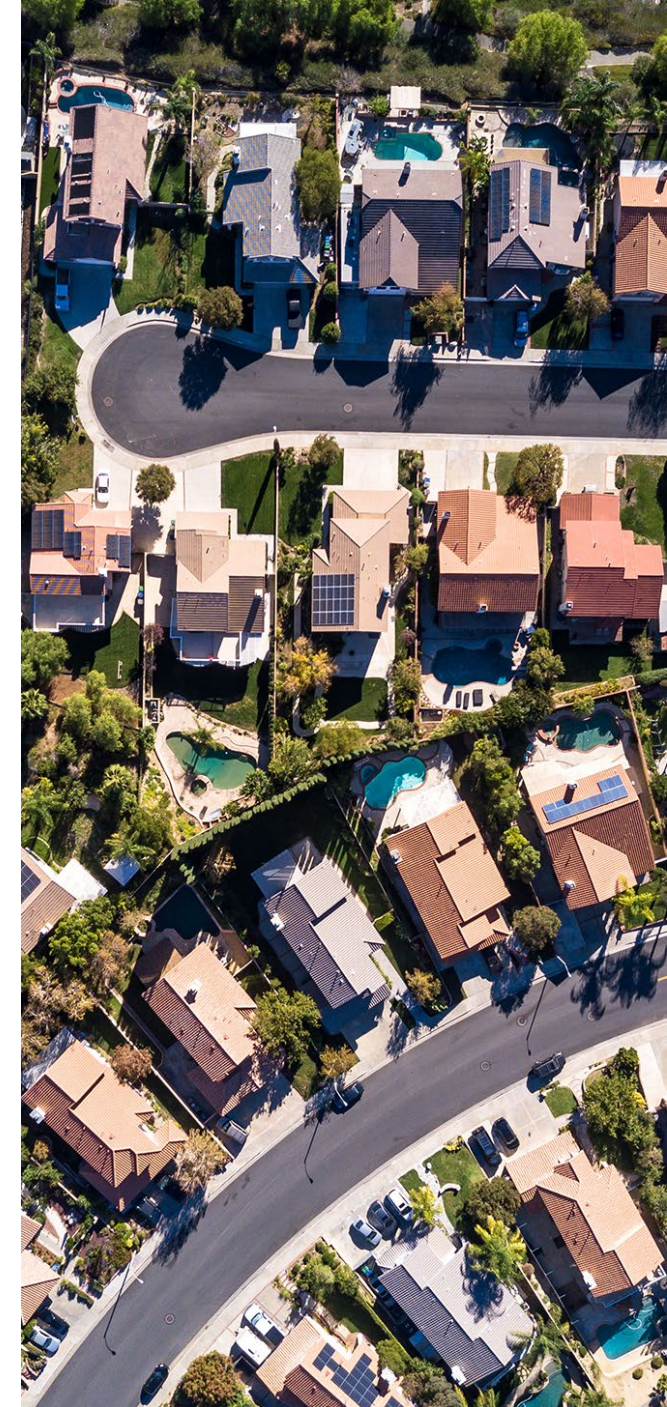
Issues Mobilization

Curate

- Tool for local boards
 - Real-time information about cities, counties, and school boards
 - Hundreds of hits per week

Issues Mobilization Campaigns

- Public-facing advocacy for **local** REALTOR® priorities
 - Ballot measures
 - Direct advocacy for elected bodies





Political Affairs

Brandon Alderete, Political Affairs Director
Joanna Ramirez, Political Affairs Specialist

A word cloud of real estate and housing-related terms on a blue background, enclosed in large white brackets. The terms are arranged in a non-linear fashion, with varying font sizes and colors. The most prominent terms are 'Property taxes' and 'Insurance' in large, bold, red and orange fonts respectively. Other significant terms include 'Mortgage Lending', 'Transportation funding', 'Public schools', 'Affordable Housing', 'Short-term rentals', 'Income tax', 'Annexation', 'RESPA', 'Fair Housing', 'Water Infrastructure', 'Property Rights', 'NFIP', 'Licensing', 'Business Climate', 'Seller's disclosure', 'Industry Regulation', 'DTPA', 'TWIA', 'Land Use and Zoning', 'Fannie and Freddie', 'Home equity lending', 'Evictions', 'Eminent domain', 'Appraisals', and 'Land Use and Zoning'.

Seller's disclosure Industry Regulation TWIA Mortgage Lending
Business Climate Appraisals Transportation funding Land Use and Zoning
Licensing Evictions Fannie and Freddie
NFIP Eminent domain Property taxes Public schools
Property Rights Insurance Home equity lending
Water Infrastructure Affordable Housing
Fair Housing Income tax Short-term rentals
RESPA Annexation

Political Affairs

REALTOR® Day at the Texas Capitol

- Vetting candidates and putting forward recommendations

Calls for Action

- REALTORS® speaking for one voice

Early Engagement

- Vetting candidates and putting forward recommendations

Opportunity Races

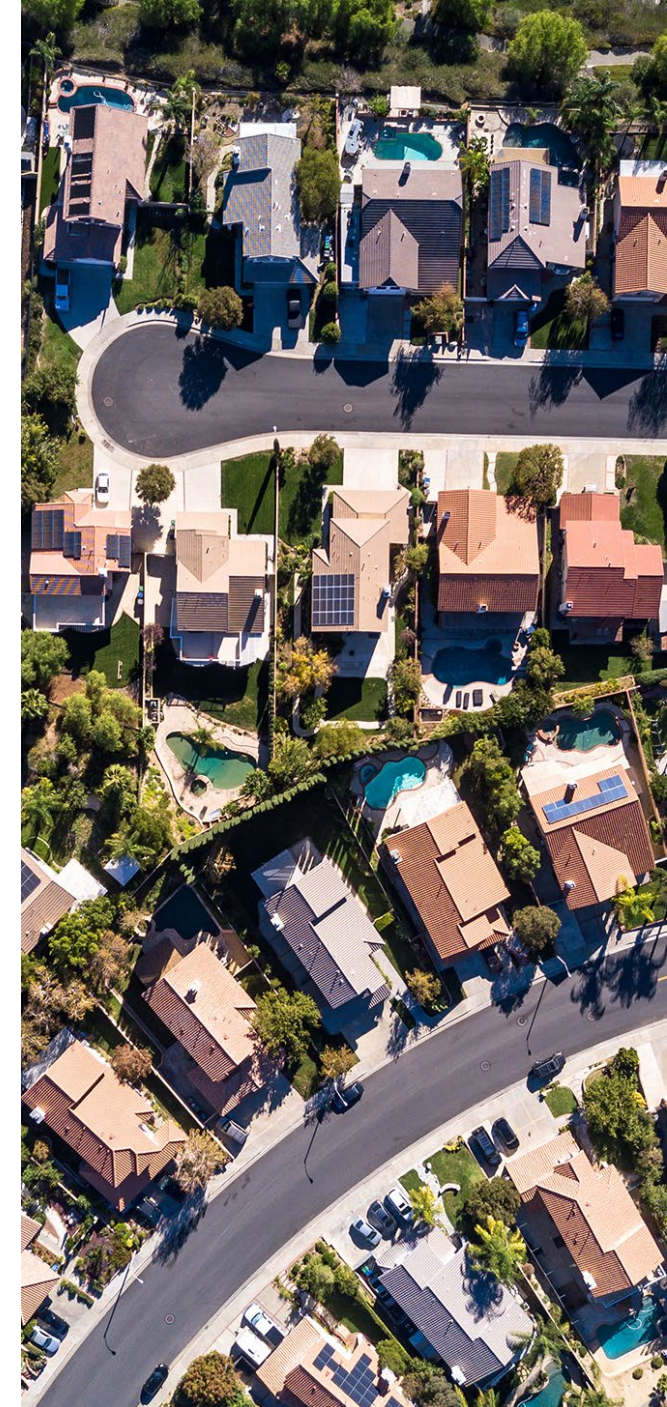
- REALTOR®-facing campaigns for certain supported candidates

Candidate Interviews

- Local boards conduct interviews

Legislative Contact Teams

- Local contacts for elected state officials

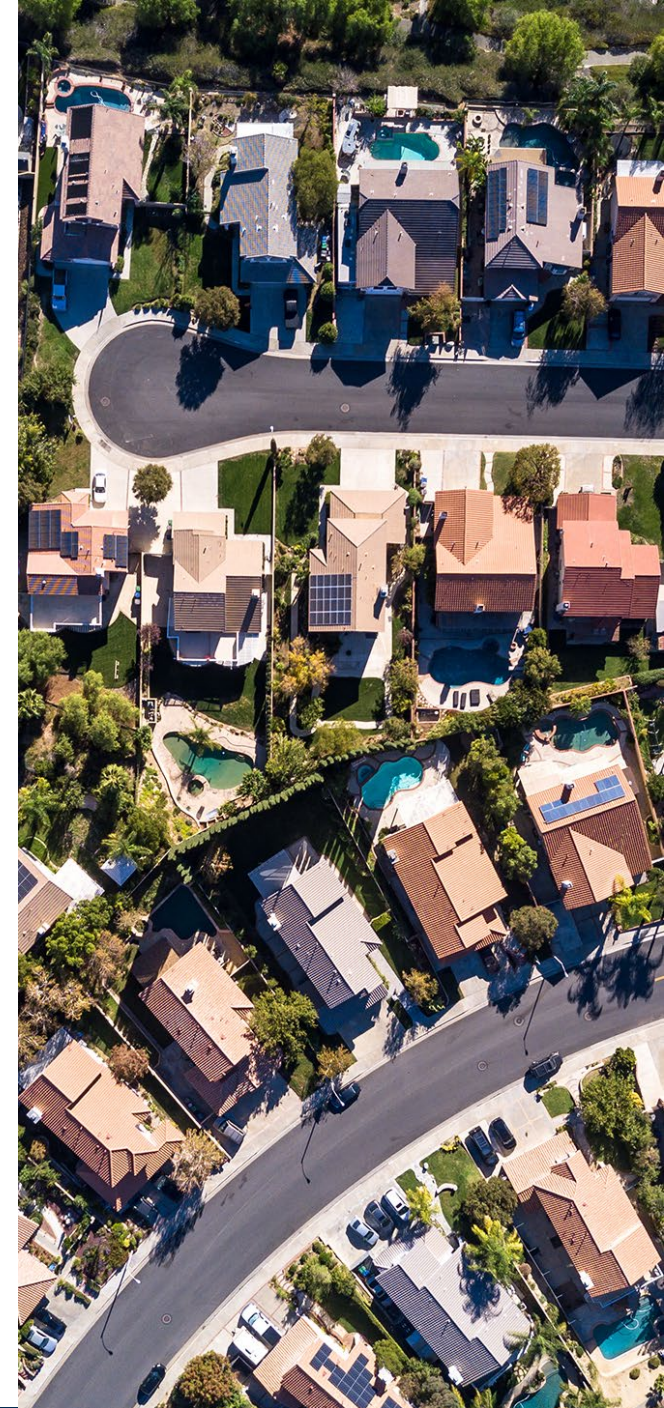


TREPAC

Leslie Cantu, TREPAC Director

Andrea Friedman, Associate Director of TREPAC

TREPAC



TREPAC Mission:

- **Raise and disburse funds to promote homeownership**
- **Protect real-property rights**
- **Increase political awareness.**



Supporting candidates who support REALTOR® issues



Consumer
Protection

Private
property
rights/home
ownership

Ban
real estate
transfer
taxes

Small
Business

Property tax
relief

Infrastructure
solutions

Candidates



58,777

Please select the reason why you have not invested this year in TREPAC:

I don't always approve of the candidate that TREPAC supports.

Realtors have too many fees/dues already

I do not agree with their small minded political activities, it should be working to serve their members. I do not see it.

Do not support your cause

An invest is made by our local board by the staff support that is provided.

I don't know enough about it to invest

I do not know a lot about TREPAC

I don't care

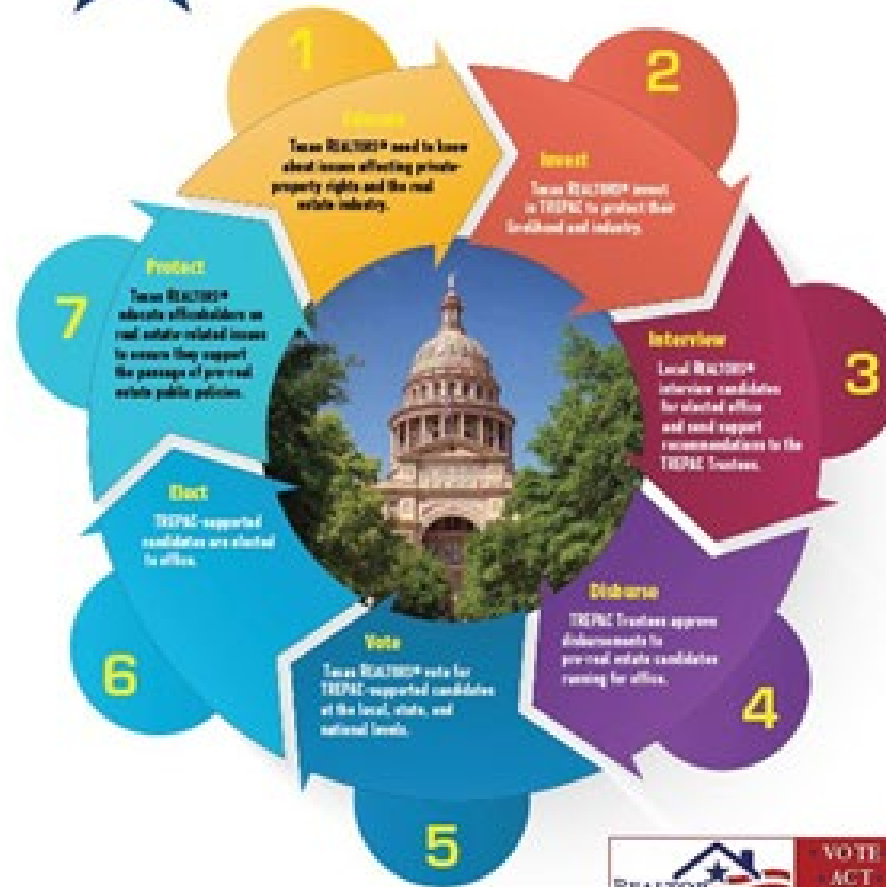


Connect the Dots ...

from TREPAC to you



See how your TREPAC investment is your direct link to public policies that protect Texas real estate.



VOTE
ACT
INVEST

Field Reps

Dahlia Brown, Director of Field Reps/Gulf Coast Rep.

Fieldreps@texasrealtors.com

- Engage Texas REALTORS® in grassroots political processes in order to advance local, state, and federal legislation
- Develop and direct grassroots political plans for each local association in region
- Educate and assist local association Government Affairs and TREPAC committees
- Assist local associations' staff and volunteers with PAC fundraising plans and events
- Identify, recruit, and develop REALTOR® volunteers for Governmental Affairs programs
- Monitor and communicate with Texas REALTORS® regarding proposed laws during legislative session
- Write content for weekly updates, monthly newsletters, booklets, and mailers

GOVERNMENTAL AFFAIRS Regional Field Representatives



Michael Reeves
mreeves@texasrealtors.com
737 701 8558

West Texas
Amarillo Assoc.
Abilene Assoc.
Dalhart Board
Dumas Board*
Lubbock Assoc.
Nolan Co. Board*
Odessa Board
Pampa Board
Permian Basin Board
Plainview Board
San Angelo Assoc.

Josh McDaniel
jmcDaniel@texasrealtors.com
512 971 8139

North Texas
Arlington Board
Collin Co. Assoc.
Granbury Assoc.
Greater Denton-Wise Co. Assoc.
Greater Fort Worth Assoc.
Greater Lewisville Assoc.

Pete Craig
pcraig@texasrealtors.com
512 971 8339

East Texas
Beaumont Board
Greater Tyler Assoc.
Henderson Co. Board
Tall Pines Assoc.*
Jasper Area Board*
Longview Board
Lufkin Assoc.

Dahlia Brown
dbrown@texasrealtors.com
512 971 8335

Gulf Coast Field Rep and Field Operations Manager
Brazoria Co. Board
Galveston Assoc.
Houston Assoc.
Matagorda Co. Board*

Cullen Neely
cneely@texasrealtors.com
512 650 7626

South Texas
Bandera Co. Board*
Bee Co. Board*
Brownsville/SP Board
Corpus Christi Assoc.
Coastal Bend Assoc.*
Del Rio Board*
Eagle Pass Board*
Greater El Paso Assoc.
Greater McAllen Assoc.
Harlingen Board

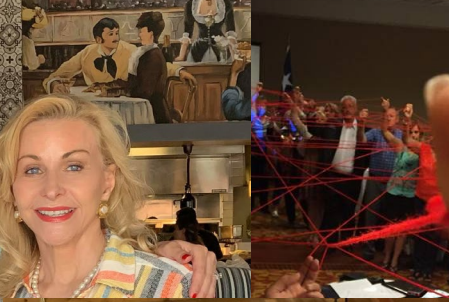
Nathan Catey
ncatey@texasrealtors.com
737 262 6386

Central Texas
Austin Board
Bastrop Co. Board*
Bryan-College Station Regional Assoc.
Central Hill Country Board
Central Texas Commercial Assoc.
Fort Hood Area Assoc.
Four Rivers Assoc.

Heartland Assoc.
Highland Lakes Assoc.
Kerrville Board
South Central Board
Temple-Belton Board
Waco Assoc.
Williamson Co. Assoc.

*Board managed by Texas REALTORS®

Getting Fat on TREPAC Tacos



The background of the slide features a repeating pattern of overlapping triangles in a light red color against a darker red background. The triangles are arranged in a way that creates a sense of depth and movement.

Advocacy Communications

Jaime Lee, Director of Advocacy Communications

Advocacy Communications



In this edition ...
This edition of the Legislative Liaison focuses on results from Election Day and how to provide your input on public policy issues.



87th Texas Legislature Talking Points for Texas REALTORS' Leaders

Texas REALTORS' had several legislative victories during the regular session as the strongest advocates for Texas real estate consumers. Lawmakers filed more than 9,000 bills and resolutions in the regular session. Texas REALTORS' read every bill and tracked more than 2,600 bills with the potential to directly or indirectly affect Texas real estate.

We're proud that these REALTOR®-supported bills

HOA REFORM

Senate Bill 1508

Author: Sen. Bryan Hughes

Sponsor: Rep. Chris Turner

This legislation seeks to enhance property rights and make sure Texans have a clear understanding of their communities' management structures and standard practices with several pro-homeowner reforms, including a cap on resale certificate fees, increased transparency in HOA management, and better due process to resolve disputes.

INCREASE BROADBAND ACCESS

House Bill 5

Author: Rep. Trent Ashby

Sponsor: Sen. Robert Icholoff
Coalitions a new Broadband Development Office that would provide grants for expanding access to broadband in eligible areas, among other services, to increase reliable and

EMINENT DOMAIN REFORM

House Bill 2730

Author: Rep. Joe DeWitt

Sponsor: Rep. Scott Bricker

House Bill 2730 makes several changes to the eminent domain process, including the requirement that the government must first attempt to negotiate with the property owner before seeking to exercise its eminent domain authority.

EXPAND APPRAISAL

House Bill 2533

Author: Rep. David C. Johnson

Sponsor: Sen. Robert Icholoff
Allows appraisers without a current license to provide appraisal services for a fee, allowing them to help with the appraisal process and reduce costs for homeowners.

Legislative session ends with REALTOR® wins

New legislation includes changes to HOA laws, eminent domain, property tax transparency, and other measures related to real estate.

Texas REALTORS® Break Fundraising Records in 2021

October 07, 2021 | Texas REALTORS® Staff

Investments in the Texas REALTORS® Political Action Committee (TREPAC) reached record-breaking levels in 2021, thanks to the strong support of tens of thousands of REALTOR® members.

When the 2021 fundraising year ended September 30, TREPAC announced raising \$5,822,784 with 44% of members participating. This is the highest dollar amount ever raised, and with the association's record-high membership, that comes to \$133 per member participating in TREPAC in 2021.



"This is a testament to their incredible accomplishment," said Bill Evans, President of the Texas REALTORS® Association.

Texas REALTORS® followed 2,622 of the 9,966 bills and resolutions filed in the regular session.

TEXAS REALTORS® OPPOSES BAD LEGISLATION, TOO

In the 87th Texas Legislature, Texas REALTORS® opposed several bills that would have harmed the real estate industry. These bills included:

- A bill that would have allowed a homeowner to sue a REALTOR® for a bad transaction.
- A bill that would have allowed a REALTOR® to be sued for a bad transaction.
- A bill that would have allowed a REALTOR® to be sued for a bad transaction.

STAY INFORMED

Subscribe to the Texas REALTORS® Legislative Liaison newsletter to stay informed on the latest in real estate legislation. Check the box and email the link at the bottom of the page.

PROPERTY TAX TRANSPARENCY

House Bill 2730
Author: Rep. Joe DeWitt
Sponsor: Rep. Scott Bricker
This legislation requires that all property tax assessments be accompanied by a statement of the reasons for the assessment, including a comparison of the property's value to the value of other properties in the same area.

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What do you know about your property taxes?

You deserve to know how your property taxes are set.



Transparency for Taxpayers

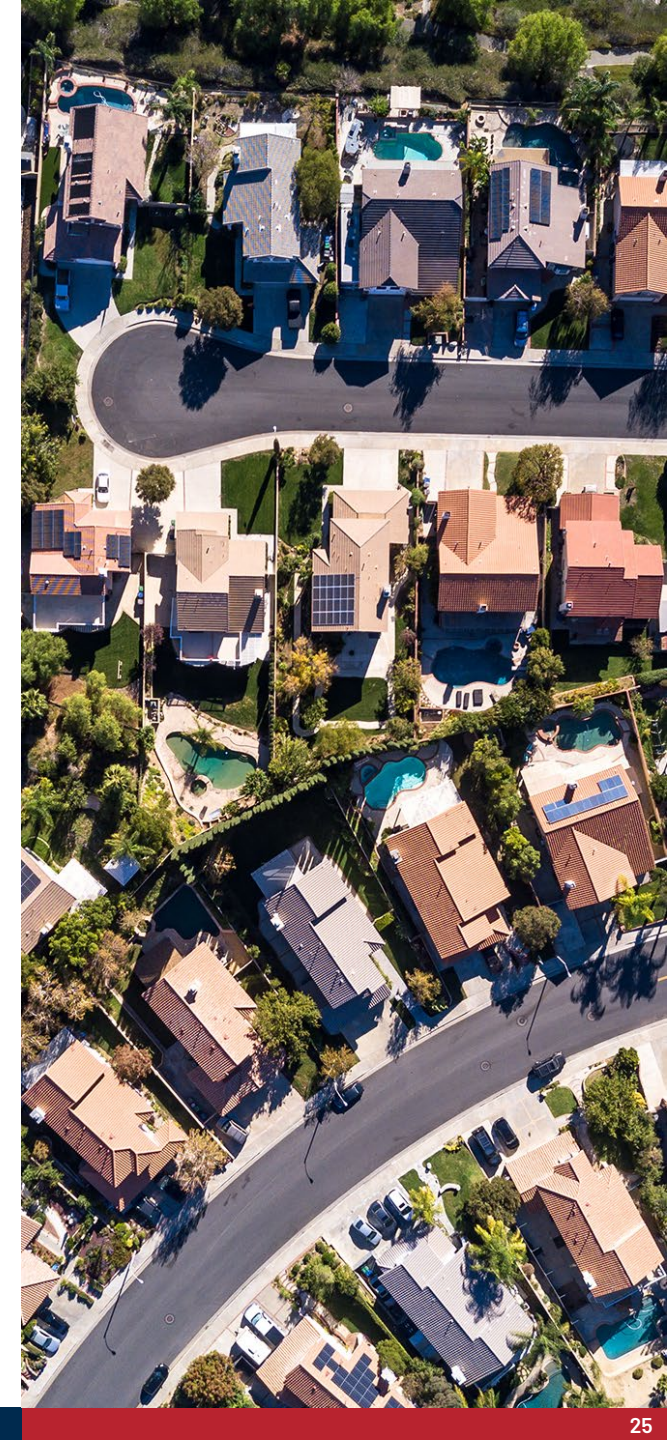
New laws require local governments to be more transparent when it comes to the property tax process.

Now you can visit one convenient place to see who has the power to determine your property tax bill ... find out what the numbers they're using mean for your bill ... and tell them what you think.

Find Your Local Info



THE TEXAS TRIBUNE



EDUCATE

Texas REALTORS® need to know about issues affecting private-property rights and the real estate industry.

MONITOR

REALTORS® monitor local issues relevant to real estate and engage the Texas REALTORS® Issues Mobilization Program to protect against harmful local ordinances.

INVEST

Texas REALTORS® invest in TREPAC to protect your livelihood and industry.

STRENGTHEN

Texas REALTORS® continue to develop relationships with elected officials and identify individuals who could become pro-real estate candidates.

PROTECT

Texas REALTORS® continue to educate elected officials on real estate-related issues to ensure they support the passage of pro-real estate public policies.

ELECT

REALTOR®-supported candidates are elected to office.

VOTE

Texas REALTORS® vote for TREPAC/RPAC-supported candidates at the local, state, and national levels and for supported ballot initiatives.

ADVOCACY IS AN ONGOING PROCESS

REALTORS® make a difference in the communities we serve and in the relationships we build with individuals every day. One of the most direct ways we do this is by getting engaged in local, state, and federal issues. Because working in real estate means the process of crafting public policies—and the elected officials who make those decisions—touch everything we do.



INTERVIEW

Local REALTORS® interview candidates for elected office to determine their positions on real estate issues and submit local recommendations for support to the TREPAC Trustees.

DISBURSE

TREPAC Trustees approve disbursements to pro-real estate candidates.

ENGAGE

Local REALTOR® associations recommend candidates for additional support through Opportunity Races, which are reviewed by the Political Involvement Committee.

PROMOTE

The state association publicly announces candidate support through TexasRealtorsSupport.com and other activities.

Resources



2021 Orientation Guide: www.texasrealestate.com/guide



GA Calendar: www.texasrealestate.com/gacalendar



GA Events: www.texasrealestate.com/gaevents



Policy Issues: www.texasrealestate.com/issues