



National Association of REALTORS® Government Affairs Division  
500 New Jersey Avenue, NW, Washington DC, 20001

## **THURSDAY, NOVEMBER 12, 2009**

### **REALTOR® PARTY COORDINATING COMMITTEE**

*1:30pm – 4:00pm, Manchester Grand Hyatt, Randle Ballroom E, Fourth Level*

The Committee will undertake a review of the REALTOR® Grassroots activities, RPAC fundraising and Electoral Services.

### **HOUSING OPPORTUNITY ADVISORY BOARD (SUBCOMMITTEE)**

*2:00pm-4:00pm, Manchester Grand Hyatt, Manchester Ballroom C, Second Level*

The Subcommittee will focus on the topic of workforce housing and role that REALTORS® can play as leaders on workforce housing issues. The Subcommittee will hear a presentation from Workforce Housing Consultant, Beth Marcus, framing the issue and key strategies. The Subcommittee will also review NAR's workforce housing programs and initiatives, including the impact of the Ira Gribin Workforce Housing Grants. As a part of this topic, the Subcommittee will also discuss program development ideas regarding the Home From Work™ course and the EAH conferences.

### **RESORT and SECOND HOME REAL ESTATE COMMITTEE**

*2:00pm – 4:00pm, Manchester Grand Hyatt, Manchester Ballroom E&F, Second Level*

The Committee will be updated on legislative and regulatory issues including the National Flood Insurance Program, stimulus legislation, and H2B Visa. Additionally, the Committee will be updated on international issues affecting the resort and second home markets. No action items are anticipated.

## **FRIDAY, NOVEMBER 13, 2009**

### **RPAC TRUSTEES COMMITTEE**

*8:00am – 2:30pm, Manchester Grand Hyatt, Manchester Ballroom G-I, Second Level*

The Committee will undertake a review and analysis of 2009 RPAC fundraising and then make any appropriate adjustments to fundraising strategy and tactics for 2010. They will also be reviewing disbursement requests for the earliest 2010 Primaries and discussing next steps in the new disbursement criteria for the 2010 elections. Lunch speaker is open to Golden R President's Circle members and will feature Clinton White House Political Director Doug Sosnik and Bush White House Political Director Sara Taylor to discuss the current political climate.

### **INTERNATIONAL OPERATIONS COMMITTEE**

*8:30am – 10:30am, Hilton San Diego Bayfront, Sapphire Ballroom CDGH, Sapphire Level, 4<sup>th</sup> Floor*

The Committee will be presented a Statement of Policy encompassing principles designed to guide and position the Association internationally in its effort to help REALTORS® access and profit from the growing global real estate market. Turning off of the Statement, the Committee is expected to propose two action items: (1) a motion that NAR support raising the priority of housing and urban programs within the Obama Administration's foreign assistance program, and (2) a motion that NAR support the allocation of approved U.S foreign assistance for efforts designed to help develop private real property markets around the world.



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## **FRIDAY, NOVEMBER 13, 2009**

### **BUSINESS ISSUES COMMITTEE**

*9:00am -11:30am, San Diego Marriott, San Diego Ballroom B, North Tower, Lobby Level*

The Committee will discuss the issue of network neutrality with the possibility of an “action item” concerning the expansion of NAR net neutrality principles, as well as exploring ways to further develop NAR’s technology/telecommunications policy positions. A recommendation to create a working group of tech savvy members may be made. This working group would review NAR’s existing tech policies, identify additional areas that need to be addressed and propose new policy principles for recommendation to and approval by the Business Issues Committee. The Committee will also receive legislative and regulatory update reports on the status of a number of issues including health reform, RESPA, the proposed consumer finance protection agency/ arbitration, data security, privacy, as well as the Center for Real Estate Technology’s plans to revitalize its Realtor Secure program. The Committee will also be provided with written reports on the identity theft red flag rules, the Financial Action Task Force (FATF) and the use of real estate in money laundering and the availability of Small Business Administration-backed loans to real estate brokers and agents.

### **COMMERCIAL LEGISLATIVE & REGULATORY SUBCOMMITTEE**

*9:00am – 10:30am, Manchester Grand Hyatt, Manchester Ballroom A, Second Level*

The Subcommittee will receive an update on federal initiatives aimed at restoring liquidity to the commercial credit markets. The Subcommittee will also be briefed on the recent IRS REMIC ruling that provides guidance for commercial real estate borrowers seeking modifications to securitized loans that are at risk of default. The Subcommittee will be updated on financial regulatory reform legislation and energy legislation. No action items are anticipated.

### **FEDERAL HOUSING POLICY COMMITTEE**

*9:00am – 11:30am, San Diego Marriott, Marina Ballroom E, South Tower, Level 3*

The Federal Housing Policy Committee will feature two guest speakers - a representative of FHA as well as Mark Bologna, the Director of the VA home loan guaranty service. The Committee will review policy in the area of FHA condominium purchases; we expect an action item on that – urging easing of restrictions on condominium purchases. At the meeting we will also unveil our new REALTOR® toolkit on VA home loans.

### **STATE & LOCAL ISSUES COMMITTEE**

*9:00am – 11:30am, Manchester Grand Hyatt, Manchester Ballroom C, Second Level*

The Committee will review progress on the revised Transportation and Public Schools Toolkits. They will receive a report on the School of the Future Design Competition and the results of promotional efforts. Recent research on real estate transfer taxes will be presented. They will be briefed on various anti-transfer tax campaigns that NAR is assisting with. The Committee will receive a report on the status of the federal transportation reauthorization legislation. No action items are anticipated.



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### **REALTORS POLITICAL INVOLVEMENT COMMITTEE**

*10:00am – 12:30am, Manchester Grand Hyatt, Manchester Ballroom D-E, Second Level*

The Committee will utilize the majority of the meeting to hear from members of the 2009 Strategic Plan Working Group, headed by Chair Dwight Hale and Facilitator Travis Kessler, and then take action on the plan. The Committee will begin implementation of the ideas set forth in the new grassroots strategic plan. Additionally, the Committee will establish several working groups to commence work on the major goals of the strategic plan.

### **HOUSING OPPORTUNITY COMMITTEE**

*10:30am – 12:30am, San Diego Marriott, San Diego Ballroom A, North Tower, Lobby Level*

The Housing Opportunity Committee will review the progress of the Ira Gribin Workforce Housing Grants program. The committee will hear presentations from three of the state associations that have received grants. These grantees—California, Florida, and Washington—will speak about the progress of their workforce housing programs and their experience in the grant application process. The Committee will also receive a presentation on NAR's new short sale certification program. In addition, the Committee will receive status reports on current Housing Opportunity programs and provide guidance as needed. No action items are anticipated.

### **LAND USE, PROPERTY RIGHTS & ENVIRONMENT COMMITTEE**

*11:00am – 12:30pm, San Diego Convention Center, Room 6E, Upper Level*

Legislative and regulatory issues to be updated include the expansion of Clean Water Act jurisdiction, property insurance availability and affordability, public lands acquisition and management issues, energy use labels on buildings and EPA's proposed CO2 regulations. Old Business items to be discussed include the proposed Public Lands Strategic Plan, "cap and trade" economic analysis and an economic analysis of "full risk" flood insurance premiums. New Business items will include discussion on the development of land use, property rights and environment landing page on [realtor.org](http://realtor.org). No action items are anticipated to come from the Committee.

### **CONVENTIONAL FINANCE & LENDING COMMITTEE**

*1:30PM – 4:00PM, San Diego Marriott, San Diego Ballroom C, North Tower, Lobby Level*

The Committee will hear a presentation by a representative from Marcel Bryar, Fannie Mae Vice President and Deputy General Counsel, on Servicing Issues and the Making Home Affordable Short Sales Program. The Committee will also hear a presentation on HVCC issues from Jackie Doty from Freddie Mac. Action items are not anticipated. The Committee will be briefed on the current state of the economy, financial regulatory reform legislation, GSE restructuring, proposed TILA regulations, and NAR's new Short Sales and Foreclosure Resource (SFR) Certification. The meeting will include 30 minutes for a roundtable discussion of hot issues by members of the Committee.



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## **FRIDAY, NOVEMBER 13, 2009**

### **EQUAL OPPORTUNITY & CULTURAL DIVERSITY COMMITTEE**

*1:30pm – 4:30pm, San Diego Marriott, San Diego Ballroom B, North Tower, Lobby Level*

The Committee will consider NAR policy supporting equal opportunity in housing without discrimination based on sexual orientation. The policy position stems from a request of the Wisconsin Association to consider changes to the Fair Housing Act opposing discrimination based on sexual orientation. Rather than act on just the Fair Housing law, the Committee believes it prudent to consider a general NAR policy that could apply addressing future federal legislation. The Committee will report on the status of diversity grants and update members regarding its fellowship program.

### **FEDERAL TAXATION COMMITTEE**

*1:30pm – 4:00pm, San Diego Marriott, Marina Ballroom E, South Tower, Level 3*

The Federal Taxation Committee does not anticipate action items or controversies to arise from its November 13 meeting. The Committee hopes to be able to celebrate the passage of an extension of the first-time homebuyer tax credit. The Committee will review the status of the Obama proposal to limit the value of itemized deductions for upper income taxpayers. The Committee will review the various affordability tax credit mechanisms in the pending health care reform proposals. Finally, the Committee Chair and Vice Chair have formally requested input from the Committee members for new ideas to bring small investors back to the real estate market.

### **ISSUES MOBILIZATION COMMITTEE**

*1:30pm – 5:00pm, San Diego Marriott, Marina Ballroom F, South Tower, Level 3*

The Committee will consider a request from the Montana State Association seeking to partner with NAR to conduct an issue coordinated campaign, and it will consider requests for funding assistance toward a state or local issue campaign from the North Carolina and Florida Associations. The Committee will receive a progress report from the Wyoming and Missouri State Associations regarding issue coordinated campaigns partnered with NAR, and the Committee will receive issue campaign progress reports from several state associations that received IMC funding assistance during the past year.

### **APPRAISAL COMMITTEE**

*3:00pm – 6:00pm, San Diego Convention Center, Room 9, Upper Level*

The Committee will be updated on activities and developments pertaining to the Home Valuation Code of Conduct. The Home Valuation Code of Conduct (HVCC) has been in effect for several months and REALTORS® report many adverse, unintended consequences since its implementation. The Committee will also be updated on new policies and procedures that the Federal Housing Administration is implementing effective January 1, 2010. FHA will reaffirm existing policy on appraiser independence and geographic competence. Mortgage brokers and commission based lender staff will be prohibited from ordering appraisals. FHA's appraisal validity period will be reduced from six months to four. HUD also acknowledges that FHA is considering implementing components of HVCC for FHA-insured mortgages.



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## **SATURDAY, NOVEMBER 14, 2009**

### **PUBLIC POLICY COORDINATING COMMITTEE**

*9:00am – 11:30am, Manchester Grand Hyatt, Douglas Pavilion B, Ground Level*

The Committee will introduce the leadership of the International Operations Committee and consider the policy statement of the IOC encompassing an international statement of principles associated with real property markets and real estate finance. This broad statement of principles is expected to serve as the “platform” for two action items that the IOC will be recommending and seeking the Committee’s support: (1) a motion raising the priority of housing and urban programs within the Obama Administration’s U.S. foreign assistance program and (2) a motion supporting the allocation of approved U.S. foreign assistance for efforts designed to help develop private real property markets around the world. The Committee will receive the reports of the remaining policy-making committees and receive summaries regarding the Forums.

### **SMART GROWTH ADVISORY GROUP**

*2:00pm – 5:00pm, Manchester Grand Hyatt, Betsy Room C, Second Level*

The Advisory Group will review the first module of the smart growth training course material that is being prepared for roll-out in 2010. They will review the Smart Growth Action Grants that were approved by the grants review group. They will review progress on the revised Transportation and Public Schools Toolkits, and they will receive a report on the School of the Future Design Competition and the results of promotional efforts. NAR’s participation in the just-held “Rail-revolution” Conference in Boston will be reported on, and NAR’s role in the New Partners for Smart Growth Conference, to be held in Seattle in February 2010, will be discussed.



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## II) FORUMS & EVENTS

### **WEDNESDAY, NOVEMBER 11, 2009**

#### EXPANDING HOUSING OPPORTUNITIES: LEVERAGING BUSINESS THROUGH AFFORDABLE

HOUSING, 9:00am – 3:00pm, The San Diego Marriott, Santa Rosa Room, South Tower, Level 1

This is a new 6-hour course that provides a comprehensive overview of affordable housing. The class is designed to educate Realtors® on affordable housing opportunities; affordability impacts; affordable financing options; and leveraging partnerships and resources to expand housing opportunities in their community.

### **THURSDAY, NOVEMBER 12, 2009**

EMPLOYER-ASSISTED HOUSING PILOT CLASS, 9:00am – 1:00pm, The San Diego Marriott, Columbia Room 2

This is a Pilot of the renamed and revised Home From Work™ (HFW) course. It is open to current HFW instructors and Housing Opportunity committee and subcommittee members. Attendees will review the new curriculum, offer suggestions and feedback regarding the curriculum changes and be prepared to implement the new curriculum when teaching the revised course.

### **FRIDAY, NOVEMBER 13, 2009**

FEDERAL ISSUES UPDATE, 7:30am – 8:30am, Manchester Grand Hyatt, Douglas Pavilion D, Ground Level  
NAR Senior Vice President Jerry Giovaniello updates attendees on developments and actions regarding NAR's federal policy agenda. Joined by NAR's legislative and regulatory policy experts, key topics to be addressed include the first-time homebuyer tax credit, the Home Valuation Code of Conduct, FHA, health reform, financial regulatory reform, and short sales.

EQUAL OPPORTUNITY CULTURAL DIVERSITY FORUM, 8:30am – 10:30am, San Diego Convention Center, Room 4, Upper Level

The Forum will feature a town-hall discussion with some of the best political thinkers in the business of mobilizing millennial voters including **Rock the Vote**, an organization dedicated to engaging young voters. Join us in an intergenerational dialogue, along with NAR's Young Professionals Network, to explore using pop culture, social networking and other successful methods to reach and engage future agents, grassroots activists, members, and leaders.

LAND USE, PROPERTY RIGHTS & ENVIRONMENT FORUM, 8:30am – 10:00am, San Diego Convention Center, Room 5 AB, Upper Level, Entrance 5B

The Forum is continuing the Town Hall-style format that was started at the Midyear Meeting in May. Instead of having speakers come and talk about a particular issue, the Forum Chair and Vice-Chair will moderate a free-flowing discussion of land use, property rights and environment issues among Forum participants. Participants will be able to discuss issues, legislation, regulation and activities that are happening in their state or community that are impacting Realtors and real estate.

The thrust of the Town Hall format is to identify ideas and perspectives regarding land use and environmental issues that are impacting real estate markets and communities and develop constructive solutions for consideration by the Land Use, Property Rights and Environment Committee. NAR staff will be in attendance to provide policy perspectives and political insights and to offer suggestions on internal and external resources that might be available to help members address these issues.

REGULATORY ISSUES FORUM, 12:30pm – 2:30pm, San Diego Convention Center, Ballroom 20A, Upper Level

The Regulatory Issues Forum will be conducting its event in collaboration with the Risk Management/License Law Forum focusing on the Home Valuation Code of Conduct. This joint forum will explore the many aspects of concern about implementation of the new Home Valuation Code of Conduct. Attendees will hear from representatives of government and quasi-governmental agencies charged with implementation. They will also hear from practitioners in the “real world” explaining specific concerns with rules and regulations now in force. Ample time will be allotted for questions and comments from attendees.

RPAC FUNDRAISING FORUM & STATE AWARD CEREMONY, 4:00pm – 5:00pm, Manchester Grand Hyatt, Douglas Pavilion A, Ground Level

The RPAC Fundraising Forum is a meeting open to all REALTORS® and state and local association staff interested in RPAC fundraising. The Fundraising Forum will showcase speakers that were successful in fundraising during this tough economic year as well as a professional political fundraising consultant who will focus on how to “seal the deal” with PAC fundraising. Immediately following the RPAC Fundraising Forum, the 2009 Trustees Chair Charlie Oppler, 2009 Fundraising Liaison John Harrison and 2009 Major Donor Liaison Richard Rosenthal will host the 2009 State Awards Ceremony.

YOUNG PROFESSIONAL NETWORK RECEPTION, 7:00pm – 9:00pm, Hotel Solamar, Rooftop, 435 6<sup>th</sup> Avenue

## **SATURDAY, NOVEMBER 14, 2009**

REAL ESTATE SERVICES FORUM, 9:00am – 10:30am, San Diego Convention Center, Room 6B, Upper Level

The Forum will focus on the state of the real estate industry now and in the year ahead. Senior executives from top real estate firms will share their insights and engage the audience in a robust discussion of where we have been and where we are headed.

RESORT AND SECOND HOME FORUM, 11:00am – 12:30pm, San Diego Convention Center, Room 6F

The Forum will feature a Town Hall-style format moderated by the Forum Chair and Vice-Chair. Participants will be able to discuss issues, legislation, regulation and developments that are happening in their state or community that are impacting resorts communities and the business activities of REALTORS®. The thrust of the Town Hall format is to identify ideas and perspectives regarding resort and second home matters that are impacting real estate markets and communities and develop constructive solutions for consideration by the Resort and Second Home Real Estate Committee. NAR staff will be in attendance to provide policy perspectives and political insights and to offer suggestions on internal and external resources that might be available to help members address these issues.

A CONVERSATION WITH THE FHA COMMISSIONER & VA HOME LOAN DIRECTOR, 12:00pm – 1:15pm, San Diego Convention Center, Room 6A, Upper Level

This event features FHA Commissioner Dave Stevens updating REALTORS® on FHA activities followed by VA Loan Guaranty Service Director Mark Bologna. FHA Commissioner Stevens and VA Director Bologna will

make themselves available to address REALTOR® questions and comments regarding homeownership programs within their agencies.

LEGISLATIVE AND POLITICAL FORUM, 1:30pm – 3:00pm, San Diego Convention Center, Ballroom 20D, Upper Level

The Forum will host a contrast in views from two political strategists of differing backgrounds: Michael Murphy from the Republican side and Bill Press from the Democratic side. Both will discuss the upcoming 2010 mid-term elections focusing on how they are shaping up as 2009 draws to a close and how they might affect the real estate industry.

RPAC 40<sup>th</sup> ANNIVERSARY RECEPTION, 6:00pm – 8:00pm, Manchester Grand Hyatt, Pool Deck, Fourth Level

## **SUNDAY, NOVEMBER 15, 2009**

HOUSING OPPORTUNITY FORUM, 9:00am – 11:00am, San Diego Convention Center, Room 6C, Upper Level

The Forum is a meeting open to all REALTORS® and state and local association staff interested in Housing Opportunity issues. For the 2009 Annual Conference, the Housing Opportunity Forum is partnering with the Property Management Forum to offer a joint presentation focused on the impact of foreclosures on single-family and multi-family housing as it pertains to REALTORS®, property owners, and property managers. The Forum will identify legislative and regulatory trends shaping the issue of foreclosure, describe best practices to help owners and tenants avoid foreclosure by preserving housing and retaining or dispersing property assets, and outline how to recognize potential liability and ethical issues related to foreclosure for REALTORS®, owners and property managers.

BUSINESS TECHNOLOGY FORUM, 11:00am – 12:30pm, San Diego Convention Center, Room 6A  
Internet security-related threats have changed substantially over the years. Combine this with legislation on data security and the call to action is clear: keep informed on data security rules & tools. Join the panel for a demo on how vulnerable some systems can be to "hacking," costs involved with security breaches, and learn more about legislative mandates in place. Featured panelists include GOVAFF's Melanie Wyne, Senior Policy Representative for Technology Issues.

RESPA REALITIES, 1:30pm – 3:00pm, San Diego Convention Center, Room 11AB, Upper Level, Entrance 11B

Focus will be on preparing REALTORS® to handle questions about the Good Faith Estimate (GFE) and the HUD-1 Closing Statement changes that take effect January 1, 2010. National RESPA expert Phillip Schulman, Esq. of K&L Gates LLP, Washington, DC will be on hand to present a review of the changes and provide answers to the most anticipated consumer questions.