

# Government Relations and Legislative Activities Research Guide

## NAR Archives Research Guide

The National Association of REALTORS® Archives produces Research Guides with the goal of helping members, scholars, and staff locate information held in the Archives. Each Guide covers one series of records, providing historical background and context on how the materials relate to NAR as a whole. In addition, the Guides contain content lists, brief notes about the materials, and box locations within the Archives. Researchers can use these Guides to gain a better understanding of the materials and quickly decide which records may be most relevant to their research.

## Government Relations and Legislative Activities Series B13

<https://realtor.soutrnglobal.net/Public/Default/en-US/RecordView/Index/5818>

The National Association of REALTORS® has long been a political player in Washington, D.C. Since its inception in 1908, NAR has been involved in discussions about housing, taxation, mortgage finance, and other policy issues. During World War I, NAR established its reputation in Washington through its help in the war property effort. REALTORS® worked to secure housing for defense workers, acquired land for war production facilities, and appraised properties for federal acquisition. This work during WWI solidified NAR's role as a partner with the federal government in real estate matters.

During the Great Depression, NAR played a major role in shaping the ways in which the country's housing markets were regulated and housing was produced. NAR advocated for the creation of the Federal Home Loan Bank System, the Federal Housing Administration, the U.S. Housing Authority, and other federal housing and lending programs. Throughout the 1920s, 1930s, and into the start of WWII, NAR worked closely with the federal government to shape the way housing legislation was both created and enacted. During this time the association did not have a formal advocacy program or department; all advocacy efforts were conducted by Executive Vice President Herbert U. Nelson and the association's elected leadership.

NAR's formal legislative efforts began in 1942 with the creation of the REALTORS® Washington Committee (RWC). During WWII, NAR acted in a similar capacity to WWI, helping the federal government with the war property effort. The RWC formalized these wartime efforts, and then outlasted the war as it took on a greater role in representing the association's interests in

Washington. In 1950, the RWC became the “permanent legislative arm of the Association”<sup>1</sup> The Committee sought “to advance national policies approved by the Board of Directors of NAREB by working with Congress and the agencies of the Federal Government...to study, formulate, and recommend policies and legislation to the Board of Directors or to the Executive Committee...to develop information for the use of public bodies and REALTORS® which may be helpful to the furtherance of its objectives.”<sup>2</sup> In 1973, the RWC became the REALTORS® Legislative Committee, NAR hired its first lobbyist, and the REALTORS® Political Action Committee (RPAC) became the major political fundraising arm of NAR. (see the RPAC Research Guide for more history and information at RPAC).

From the early 1970s onward, NAR sought to strengthen its reputation in Washington. NAR leaders provided congressional testimonies; NAR issued “Congressional Report Cards” to help members vote for candidates who supported NAR-backed legislative agendas at the federal level; and NAR’s various committees worked to analyze priority real estate issues and then lobby for legislation that supported American homeownership.

NAR’s success in Washington was immense, but NAR’s lobbying efforts also found success at the grassroots level in state/local municipalities. Through the creation of the Issues Mobilization Program in the 1970s, NAR focused on public policy issues at the state or local level and the impact those would have nationally. The grassroots campaigns, opportunity races, and “Calls-to-Action,” served to advance homeownership at every level of the government. Today, the REALTOR® Party “leverages the grassroots network of 1.4 million REALTORS® to fight for homeownership, real estate investment, strong communities, and the free enterprise system.”<sup>3</sup>

The Government Relations and Legislative Activities series contains materials related to NAR’s legislative efforts at all levels. The majority of the materials are from the post-WWII era, but there are some materials from the 1920s and 1930s that discuss the formation of federal lending practices and bodies. Beginning with the Government Affairs Department and the REALTORS® Washington Committee, the materials then diverge into two sub-series, one with materials about federal legislative activities and the other with materials about state/local legislative activities. The final sub-series contains materials specifically related to NAR’s efforts with elections and member political involvement.

The RPAC materials are not discussed in this research guide, but are fully described in the [REALTORS® Political Action Committee Research Guide](#).

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<sup>1</sup> BOD minutes, Committee Reports, Nov. 15, 1950

<sup>2</sup> REALTORS® Washington Committee Annual Report 1951

<sup>3</sup> REALTOR® Party History, <https://realtorparty.realtor/about-us/history.html>

## **B13:01 Government Affairs Department**

NAR's Government Affairs Department "works with Members of Congress, Executive Branch officials, and candidates running for federal office on the issues concerning REALTORS® and the real estate industry...working to promote the American dream of homeownership by educating current and future policymakers on such issues as homeownership, the environment, growth management, technology, and taxation."<sup>4</sup>

### **B13:01 Box 1**

- "Estimated Flow of Federal, State, and Local Government Funds, 1938
  - A graphic of the "sources of receipts and purposes of expenditures for general government."
  - From the Treasury's Division of Tax Research
- Political Field Operations Division Political Report, 1991
  - A report covering the political activity from January and February 1991
- Public Opinion Strategies Survey Data Presentation, 1997
  - Key findings from a survey to broker/owner REALTOR® members about NAR's Government Affairs activities.
- Government Affairs Priority Issues Agenda, 2000
  - "We have included a synopsis of our major issues; this booklet also contains a list of NAR resources and contact information for the Government Affairs staff."
- Government Affairs Structure and Focus, 2002
  - Includes org charts and an explanation of the three pillars of the Government Affairs Division
- Government Affairs Division Tools, Services, and Resources, 2004
  - 3 CDs
- Federal Advocacy Resource Guide, 2008-2010
  - This guide "provides information on our division's departments and programs, staff contact information, and staff areas of responsibility as well as information on the Regulatory and Industry Relations Group."
- Government Affairs Division and Community and Political Affairs Division Liaison Resource Guide, 2009-2011
  - Guide for Government Affairs Liaisons. Includes Government Affairs Committee goals, NAR's priority issues, and leadership directories.
- Government Affairs Liaison Briefing, 2015-2016
  - An overview of the Government Affairs Division and NAR's Issue Summaries
- Government Affairs Evaluation, n.d.
  - Results of an evaluation and assessment of NAR's government affairs program including "legislative contact, lobbying efforts, and the impact of grassroots and other member awareness efforts on the Hill."

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<sup>4</sup> National Association of REALTORS® (2000). Government Affairs Priority Issues Agenda.

## **B13:02 REALTORS® Washington Committee**

The REALTORS® Washington Committee began in 1942 to assist with the war effort (war housing for war workers, against high density subsidized rent-controlled housing, lobbying to put industrial REALTORS® to work to use industrial properties for the war effort, furnished personnel to the government to rand real estate work for Army, Navy, WPB, OBA, and housing agencies) and to protect the interests of REALTORS®. It was “the spearhead of the National Association’s contribution to the war program”<sup>5</sup>

In 1950, the RWC became the “permanent legislative arm of the Association.”<sup>6</sup> The Committee sought “to advance national policies approved by the Board of Directors of NAREB by working with Congress and the agencies of the Federal Government...to study, formulate, and recommend policies and legislation to the Board of Directors or to the Executive Committee...to develop information for the use of public bodies and REALTORS® which may be helpful to the furtherance of its objectives.”<sup>7</sup> In 1973, the REALTORS® Washington Committee became the REALTORS® Legislative Committee.

### **B13:02 Box 1**

- Procedure in REALTORS’® Washington Committee, 1949
  - Background information on the purposes, rules, and regulations of the RWC
- REALTORS® Washington Committee Annual Reports, 1942-1971
  - An annual report of the legislative activities of the REALTORS® Washington Committee.

### **B13:02 Box 1-2**

- REALTORS® Washington Committee minutes, 1943-1970
  - Includes 3 bound volumes of minutes

### **B13:02 Box 3-4**

- REALTORS® Washington Committee memos and bulletins, 1946-1952

### **B13:02 Box 5**

- National Legislative Bulletin, 1954-1972
  - The National Legislative Bulletin was sent to local Board Secretaries, while Congress was in session, to “forge a closer link between each local Real Estate Board and NAREB’s legislative action arm.” The bulletin provided information about “legislative action on timely national issues affecting the real estate industry” and a “more frequent appraisal of national issues in the light of their relation to local and sectional real estate problems.”

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<sup>5</sup> BOD minutes, Highlights of the Past 4 Months by EVP May 1943

<sup>6</sup> BOD minutes, Committee Reports, Nov. 15, 1950

<sup>7</sup> REALTORS® Washington Committee Annual Report 1951

- REALTORS'® Washington Committee publications
  - How to Work with Congress publication, 1959, 1962
    - “This booklet has been prepared in the hope that it will assist you in presenting more effectively advice and counsel to your United States Senators and your Representative.”
  - Homes for America, 1948
    - A discussion of the housing shortage and a “review of the factual background and current thinking, experimentation and accomplishment as an important source of housing information...to outline the basis of our hopes for success in housing the American people through typically American processes.”
  - The Postwar Rental Housing Situation, 1949
    - An analysis of the rental market, rental availability, and the overall status of rental housing following WWII.
  - Mr. Chairman, 1972
    - A satirical publication by the RWC about the leaders of the RWC
- REALTORS'® Washington Committee Accomplishments, 1947-1956
  - Lists of accomplishments and funding uses
- RWC materials on rent control, 1949
  - Correspondence, bulletins to local boards, speeches, letters to Congress and analysis of Senate and House bills, and newspaper clippings about RWC's work against rent control
- RWC materials on housing shortage, 1944-1948
  - Correspondence, bulletins, speeches, letters to Congress, and newspaper clippings about RWC's work to fight for and alleviate the housing shortage
- Central National Mortgage Association, 1953
  - Correspondence and a proposal for a privately owned secondary mortgage facility
- Materials on the inquiry into the RWC's lobbying activities, 1947-1954
  - Newspaper clippings, bulletins, and correspondence from the House Select Committee on Lobbying Activities' investigation into the lobbying practices of NAREB

**B13:03 Political Action Committees (SEE RPAC Research Guide)**



## **B13:04 Federal Legislative and Regulatory Activities**

### **B13:04 Box 1-2**

- Congressional Testimonies and Statements, 1950-1995
  - Statement by Calvin K. Snyder to the House Select Committee on Lobbying Activities on the Activities of the REALTORS® Washington Committee, 1950
  - Statement by Kenneth S. Keyes to the House Ways and Means Committee on the Postponement of income tax on income set aside to provide retirement plans for self-employed persons (HR 9 and HR10), 1958
  - Statement on Housing and Urban Renewal by Charles B. Shattuck before the Platform Committee, Democratic National Convention, 1960
  - Statement on the Republican Platform by Alan L. Emlen before the Human Affairs Subcommittee of the Committee on Resolutions, Republican National Convention, 1960
  - Statement on Proposed amendments to the Real Estate Settlement Procedures Act (RESPA) by Art S. Leitch to the Senate Committee on Banking, Housing, and Urban Affairs, 1975
  - Statement on Proposed amendments to the Real Estate Settlement Procedures Act (RESPA) by Art S. Leitch to the Subcommittee on Housing and Community Development, House Committee on Banking, Currency, and Housing, 1975
  - Statement on “Depository Institutions Deregulations Act” by Ralph W. Pritchard to the Senate Committee on Banking, Housing, and Urban Affairs, 1979
  - Statement on Title IV and Amendment regarding residential energy conservation by NAR to the Senate Committee on Energy and Natural Resources, 1979
  - Statement by Jack Carlson to the House Committee on Appropriations on The Economy and the Fiscal Year 1981 Budget, 1980
  - Statement by Jack Carlson to the House Committee on Ways and Means on Tax Relief, 1980
  - Statement of the National Association of REALTORS® to the Department of Energy on Building Energy Performance Standards, 1980
  - Statement by Jack Carlson to the Subcommittee on Savings, Pensions, and Investment Policy, Senate Finance Committee on Tax Incentives for Savers, 1981
  - Statement by Jack Carlson to the House Budget Committee on Fiscal Year 1982 Budget, 1981
  - Statement by Julio S. Laguarta to the Subcommittee on Housing and Community Development, House Committee on Banking, Finance, and Urban Affairs on High Interest Impacts on Housing, 1981
  - Statement by Julio S. Laguarta to the President’s Commission on Housing on a Draft Report of the Task Force on the Restructuring of Thrift Institutions, 1981
  - Statement by Jack Carlson to the House Budget Committee on the Impact of Federal Budget Actions on the Housing and Mortgage Markets, 1982
  - Statement by Julio S. Laguarta and Jack Carlson to the House Committee on Ways and Means on the Impact of Federal Tax and Budget Actions on Housing, 1982

- Statement by Jack Carlson to the Senate Committee on the Budget on Fiscal Year 1984 Budget, 1983
- Statement by Jack Carlson to the Joint Economic Committee on The Relationship Between Federal Deficits and Interest Rates, 1983
- Statement by Jack Carlson to the Senate Finance Committee on Deficit Reduction Legislation, 1983
- Statement by Jack Carlson to the Senate Judiciary Committee on Constitutional Amendment on the Budget, 1984
- Statement by Jack Carlson to the Democratic Platform Committee on Homeownership as a National Priority, 1984
- Statement by Jack Carlson to the Senate Committee on Finance on Proposals to Reform the Federal Tax System, 1984
- Statement by Jack Carlson to the Republican Platform Committee on Homeownership as a National Priority, 1984
- Statement by Jack Carlson to the House Committee on Ways and Means on Federal Deficits and Tax Reform, 1984
- Statement by Jack Carlson to the Senate Committee on the Budget on the First Concurrent Budget Resolution for FY 1986, 1985
- Statement by Jack Carlson to the Subcommittee on Housing and Urban Affairs, Senate Committee on Banking, Housing, and Urban Affairs on HUD FY 1986 Budget Proposals and Authorization Legislation, 1985
- Statement by David D. Roberts to the House Ways and Means Committee on the Impact of the President's Tax Proposals on Housing and Real Estate, 1985
- Statement by William M. Moore to the Senate Finance Committee on the Impact of the President's Tax Proposals on Housing and Real Estate, 1985
- Statement by John A. Tuccillo to the Department of Housing and Urban Development on Government Sponsored Enterprises, 1990
- Draft Statement of Harley E. Rouda before the Senate Energy and Natural Resources Subcommittee on Energy Regulation and Conservation, 1990
- Statement by the National Association of REALTORS® to the Subcommittee on Health and the Environment, House Committee on Energy and Commerce on Lead in the Indoor Environment (HR 2840), 1991
- Statement by the National Association of REALTORS® to the Subcommittee on Housing and Urban Affairs, Senate Committee on Banking, Housing, and Urban Affairs on the Impacts of Lead-Based Paint on the Nation's Housing Industry, 1991
- Statement by the National Association of REALTORS® to the Subcommittee on Transportation and Hazardous Materials, House Energy and Commerce Committee and Subcommittee on Clean Air and Nuclear Regulation, Senate Environment and Public Works Committee on Radon (HR 3258), 1992-1993
- Statement by the National Association of REALTORS® to the House Merchant Marine and Fisheries Committee on the Reauthorization of the Endangered Species Act, 1993



- Statement by the National Association of REALTORS® to the Subcommittee on Water Resources, House Committee on Public Works, and Transportation on the Reauthorization of the Clean Water Act, 1993
- Statement of the National Association of REALTORS® to the Subcommittee on Consumer Credit and Insurance, House Committee on Banking, Finance, and Urban Affairs on the National Flood Insurance Policy and Zoning (HR 62), 1993
- Testimony of Pall Spera before the House Small Business Committee on RESPA, 1993
- Statement of George Peek to the Subcommittee on Transportation and Hazardous Materials and the Subcommittee on Health and the Environment, House Energy and Commerce Committee on Radon, 1993
- Statement by the National Association of REALTORS® to the Subcommittee on Housing and Urban Affairs, House Committee on Banking, Housing, and Urban Affairs on the National Flood Insurance Reform Act of 1993, 1993
- Statement by Rick Adams to the Subcommittee on Housing and Community Development, House Committee on Banking, Finance, and Urban Affairs on FHA single family housing program and HUD initiatives to stimulate homeownership opportunities, 1994
- Statement by the National Association of REALTORS® to the Subcommittee on Housing and Memorial Affairs, House Committee on Veterans Affairs on the VA Home Loan Guaranty Program, 1994
- Statement by Alfred M. Pollard to the Subcommittee on Water Resources and the Environment, House Committee on Public Works and Transportation on Water Resources and Environment Superfund Reauthorization (HR 3800), 1994
- Statement by Rick Adams to the Capital Markets, Securities, and Government Sponsored Enterprises Subcommittee, House Banking and Financial Services Committee on the Depository Institutions Affiliation Act, 1995
- Statement by Rick Adams to the Fannie Mae Advisory Council on FHA Single Family Homeownership Program, 1995
- Statement by Edmund G. Woods to the House Committee on Banking and Financial Services on the Financial Services Competitiveness Act (HR 1062), 1995

#### **B13:04 Box 2-4**

- Legislative Report Cards, 1977-1984
  - “This review of Congress’ performance is designed to help our membership make educated decisions which candidates to support.” A methodology is used to rank the economic consequences of individual votes in terms of real estate and homeownership.

#### **B13:04 Box 4**

- Lobbying Issues, 1986-1995
  - Correspondence, newspaper articles, and memos about NAR’s lobbying efforts in the face of new tax laws
- Correspondence on legislative issues, 1991-1992

- Correspondence of George Griffin, a lobbyist for banking at NAR, on several legislative issues including, thrift supervision regulation, residential construction loans, FASB, and capital treatment of intangible assets
- Legislative Talking Points, 1989-1992 and 2006
  - A list and explanation of legislative issues and talking points from NAR about how to support/oppose legislation related to those issues
- Executive Summary of Legislative and Administrative Issues, 1989-1992
  - Summaries of legislative issues and the Congressional committees working on those issues
- Natural Disaster Protection Legislation: A Legislative Analysis, 1995
  - An analysis of disaster insurance and protection of homeowners after natural disasters
- Regulatory Issues: Review and Analysis, 2003-2004
  - “To provide NAR officers, senior staff and member of the association with background information on current NAR issues in the regulatory arena.”
- NAR Legislative and Regulatory Accomplishments, 2009-2010

#### **B13:04 Box 5**

- Owning a Home in the Eighties and Beyond, 1985
  - Proceedings of a conference on tax reform and how tax reform may affect savings, investment, and homeownership
- Commercial and Industrial Report on Federal Legislation and Regulation, 1988
  - A “report concerning Federal legislative and regulatory developments affecting commercial and industrial real estate.”
- Pamphlets on Tax Reforms, 1980
  - A series of pamphlets informing REALTORS® about federal tax reform legislation and urging them to reach out to their Congressional representatives to change or stop this legislation.
- Congressional Voting Record documents, 1987-1990
  - “The National Association of REALTORS® public policy positions, which are reflected in the Congressional Voting Record, are based upon the legislative recommendations and actions of NAR’s Committees.” Shows the REALTOR® position and the vote taken in Congress.
- Priority Issues Agenda, 2001
  - A booklet that “provides some essential facts about NAR and several of the major public policy issues that impact the real estate and housing industries.”
- Call-For-Action materials, 1975-1995
  - “A Call for Action is a written communication from NAR alerting members that an issue of major importance to REALTORS® is being considered in Congress or by the Administration. A Call-for-Action requests immediate communication with members of Congress—letters, phone calls, telegrams or whatever action is required—to ensure that the collective REALTOR® voice is heard.”

- Includes correspondence about the issues to state/local boards and mailed packets of resources for the Call-to-Action
- Opportunity Race Program, 1992
  - Pamphlets from the Federal Opportunity Race Program created to “elect REALTOR® supported candidates and to create ongoing REALTOR® political organizations for local boards and state associations. Through the program’s aggressive use of our REALTOR® grassroots organization, members play a decisive role in determining who the men and women will be who represent us in the U.S. House of Representatives and the U.S. Senate.”

#### **B13:04 Box 6**

- External Audit of NAR’s Legislative Program, 1986-1987
  - “A study conducted to evaluation the effectiveness of the National Association of REALTORS® legislative contact and lobbying program in the legislative and executive branches of the Federal Government.”
- Grassroots Campaign Against Paralysis in Government (PING) materials, 1982
  - A campaign by NAR to “bring public pressure to bear on both Congress and the Administration and to break the paralysis of Government to pass a 1983 Federal Budget with a deficit not to exceed \$100 billion.”
  - Includes grassroots letters and campaign materials, correspondence, newspaper clippings, and responses.
- Legislative Bulletin, 1978-1979
  - “When the weekly REALTOR® Headlines was discontinued at the end of 1976 in favor of the monthly REALTORS® Review, the Association facility for conveying timely news concerning federal legislative matters was lost, except through our “Calls for Action,” on a piecemeal basis. This new publication is for, which will be published about every three weeks for national, state, and local leadership and others within the organization who have a special interest in what’s going on in Washington, D.C., affecting real estate.”

#### **B13:04 Box 6-8**

- Public Policy Briefing Papers, 1984-
  - Briefing Papers on Legislative and Administrative Issues Including Options/Alternatives.
  - Discussion of NAR’s target policy issues, NAR’s position on those issues, and discussion of current and proposed legislation.

#### **B13:04 Box 8**

- What We Care About Legislative Alert, 2019
  - A booklet and explanation from the “That’s Who We R” consumer ad campaign to inform REALTORS® and the public about NAR’s legislative agenda and advocate work within the federal government

#### **B13:04 Box 9-10**

- Congressional Directories, 1984-2010
  - Directories of Congressional Representatives and Senators from each state/district

#### **B13:04 Box 11**

- Committees on Federal Issues and Public Policy
  - Federal Legislation and Taxation Committee minutes and reports, 1921-1953
    - The first policy committees were the Taxation Committee and the Federal Legislation Committee (eventually merging to form the Federal Legislation and Taxation Committee). These early minutes reveal NAREB's early work lobbying for and working with Congress on matters of federal taxation and legislation that effected property rights, long before NAR's Federal legislative efforts were formalized.
  - Conventional Finance and Lending Committee minutes, 1994
    - Purpose is to "develop Association policy on conventional mortgage finance and lending"
  - REALTORS® Legislative Committee minutes, 1979-1992
    - REALTORS'® Washington Committee was changed to REALTORS® Legislative Committee in 1973
    - The committee "monitors and recommends federal legislative and public policies affecting the real estate industry and promotes actively the goals, objectives and policies of the Association."

#### **B13:04 Box 12**

- Public Policy Coordinating Committee minutes, 1995-1997
  - Purpose is to "coordinate and refine policy developed on regulatory and legislative issues and to coordinate and oversee the legislative, regulatory, and other public policy-making functions of the Association."

#### **B13:04 Box 13**

- Government Affairs Coordinating Committee Minutes/Government and Political Relations Coordinating Committee, 1989-1991
  - Purpose "to coordinate the activities of the Government & Political Relations Group of the National Association of REALTORS® and to share information among the leadership of the committees.
  - Includes:
    - REALTORS® Legislative Committee
    - Political Affairs Committee
    - State & Municipal Legislation Committee
    - Urban Affairs Committee
    - REALTORS® Political Action Committee
    - Independent Expenditures Committee
    - Issues Mobilization Committee

- “Review and select Congressional votes on REALTOR® issues as those issues were identified by the REALTORS® Legislative Committee...these votes shall constitute the Congressional Voting Record.”
  - Housing Committee, 1921- 1936
    - A committee to “act in cooperation with similar Committees from other Boards or civic bodies whenever a Housing Code is being Considered.” Also worked to assist local Association and REALTORS® to establish Housing Codes in those cities.
    - Discussion of Housing Codes, sanitation, and the housing shortage
  - Committee on Homeseekers’ Rates, 1923-1953
    - A committee to work with the railroads to establish rules on the practice of charging homeseekers’ rates for train passengers looking at farming or agricultural land.
- Federal Issues
  - Farm Loan Banks, 1921
    - Correspondence supporting the concept of Federal Farm Loan Banks
  - Federal Home Loan Corporation (HOLC) and Federal Home Loan Bank Board, 1931-1938
    - The Federal Home Loan Banks were established in 1932 with the passage of the Federal Home Loan Bank Act.
    - The Banks “would be empowered to lend upon mortgages to or buy mortgages from any person, partnership, corporation, bank, or other institution in the business of using their own funds for mortgage investment.”
    - Includes copies of the drafts and final legislation, correspondence, publications from the HOLC including an application form and loan terms, newspaper clippings, NAREB press releases, opposition to the creation of the Federal Home Loan Bank Boards, and NAREB General Counsel William Nathan MacChesney’s correspondence regarding the creation of the HOLC.
    - Additionally includes Pearl Janet Davies’ notes on the Federal Home Loan Bank Board.

#### **B13:04 Box 14**

- Federal Reserve, 1908-1945
  - Correspondence, historical notes, and legislation related to the creation of the Federal Reserve in 1916, as well as legislation proposals from NAREB to strengthen or amend the duties of the Federal Reserve.
- Federal Real Estate Board, 1922-1923
  - Correspondence and minutes related to the Federal Real Estate Board, created in 1922 to handle any government real estate purchasing or leasing. Includes the minutes of the NAREB Advisory Committee to the Federal Real Estate Board.

- Federal Farm Loan Act, 1932
  - Amendment of the Farm Loan Act “to permit loans for additional purposes, to extend the powers of Feral land banks in the making of direct loans, to authorize upon certain terms the reamortization of loans by Federal and joint-stock land banks, and for other purposes.”
- Federal Mortgage Bank, 1932-1949
  - Proposals, legislation, correspondence, and newspaper clippings that outlined NAREB’s stance on establishing a Federal Mortgage Discount Bank “to provide, in a conservative but comprehensive manner for all classes of mortgages other than agricultural, but with special consideration to home mortgages and low-cost housing.” This was to meet the needs of urban home mortgages
- Federal Banking Laws, 1952
  - A publication of the National Bureau of Economic Research that discusses Commercial Bank Activities in Urban Mortgage Financing

#### **B13:04 Box 15**

- Condominium Conversion Legislation: A Legislative Handbook for REALTORS®, 1980
  - A handbook that provides the “factual background” on condominium conversions, as well as “essential information for you to know if you are to win your local battle against restrict legislative proposals.”
  - Created by the State and Municipal Legislation Department
- Fannie Mae and Freddie Mac Liaison materials, 1990
  - Materials from the Fannie/Freddie Liaison Group about housing affordability, condo financing, and other mortgage issues
- Housing Legislation, 1990
  - A memo on housing legislation slated for 1990, as well as NAR’s position on housing issues and legislation.
- Commercial Real Estate Mortgage Securitization, 1992
  - A report by the National Association of REALTORS® to advocate for “the evolution of a broad-based commercial mortgage securities market.”

#### **B13:04 Box 16**

- Housing Opportunity Advisory Board and Housing Opportunity Program materials, 2006
  - Minutes and materials from the 2006 meeting of the Housing Opportunity Advisory Board –this advisory board later formed the Housing Opportunity Program and Housing Opportunity Committee

## **B13:05 State Legislative and Regulatory Activities**

### **B13:05 Box 1**

- Committee on State Legislation and Taxation, 1923-1945
  - Minutes, correspondence and reports from the Committee on State Legislation and Taxation, as well as discussions of NAREB's positions on state and local taxation.
- State and Urban Affairs Committee minutes, 1978
  - Includes minutes, statement of organization and procedure, reports, and future topics.
  - Purpose was to "consider matters pertaining to state and local legislation affecting the real estate industry and real property ownership, and state and local board problems and policies."
- Computerization of State and Local Legislative Data, 1984
  - A memo on the importance of putting state and local legislative issues into a computerized format
  - Includes the survey of state legislative issues referenced in the memo.
- Issues Mobilization program materials, 1982-1995
  - Materials for helping state and local associations establish Issues Mobilization programs. The purpose of an Issues Mobilization program "is simply to raise funds and then conduct a grassroots public advocacy campaign."
- Ad Hoc Committee and the US Conference of Mayors, 1988
  - Purpose to "frame and identify outstanding issues of mutual concern between local government and real estate and to spell out optional ways for mayors and REALTORS® to joint forces at the local level."
- State and Municipal Coordinating/Legislation Committee minutes, 1989-1995
  - Purpose to "collect, consider, and timely disseminate information concerning matters pertaining to state and local legislation affecting the real estate industry in such areas as government spending and taxation, land use, condominiums and rental housing, real estate finance, real estate license law, and real estate securities, and to recommend action when deemed appropriate."
- State and Municipal Division Weekly Report, 1990
  - The March 30, 1990, State and Municipal Division Weekly Report. Issues included fair housing, drug activity and property seizure, housing needs, rent control, growth moratorium, impact fees, property forfeiture, zoning, solid waste management, growth management, and electromagnetic radiation.
- Drug Activity and Property Seizure Working Group of the State and Municipal Legislation Committee materials, 1990
  - An overview packet and pamphlet of questions and answers about the "seizure and forfeiture of real property due to drug activity."
- Background Paper on Electromagnetic Fields, 1991
  - Background information on electromagnetic field concerns raised by the State and Municipal Legislation Division

- State and Municipal Legislation Committee Member Orientation Book, 1991
  - A “training manual designed to give new committee members an overview of the committee purpose and organization...and the issues each subcommittee will be working on.”
- Political Affairs Committee minutes, handbook, and orientation manual, 1989, 1991, and 1993
  - Purpose to “provide the organization, communications information and education necessary to establish, within local board jurisdiction, a broad-based grassroots political organization.”

### **B13:05 Box 2**

- Issues Mobilization Committee Long Range Plan, Statement of Purpose, Composition, Goals, Objectives, and Strategy, 1991
  - Purpose of the Issues Mobilization Committee was to “identify State Associations, Boards, and REALTORS® who are interested in implementing issues mobilization programs and assist all interested parties in achieving the formation of Issues Mobilization Programs in their states.”
- Local Legislative Questionnaire and State Legislative Questionnaire, 1993
  - Results of a survey asking local and state associations if they have anticipated action or fundraising on certain issues
- REALTORS® State Housing Issues Committee minutes, 1993
- “The Impact of the Ripeness Doctrine on Fifth Amendment Takings in Claims in State Courts, 2000
  - A ten-year study on eminent domain claims in state courts
- REALTOR® Party Resource Guides, 2012 and 2020
  - “Resources, tools, and funding information to help state and local REALTOR® Associations create, implement, and sustain successful advocacy and community outreach programs.”
- “What is the State Legislative Clearinghouse?” n.d.
  - An informational page on the State Legislative Clearinghouse which provides “answers to various inquiries about legislative developments in the various states; periodic bulletins on current legislation sought or opposed by REALTORS®; preparation of legislative proposals of general interest to state associations.”



## B13:06 Politics and Elections

### B13:06 Box 1

- Political Affairs Handbook, 1974-1978
  - A handbook to help local associations establish REALTOR® Political Affairs Committees to “provide the organization, communication, information, and education necessary for a broad-based grassroots Political Affairs organization.”
  - Created by the Political Affairs Committee
- REALTOR® Political Programs, 1981
  - Created by the Political Affairs Committee to “provide the knowledge and impetus for political involvement.”
- Voter Identification and Turnout Manual, 1982
  - “The manual discusses various activities which are specifically designed to assist specific candidates get elected to office.”
- Voter Registration Kit, 1984
- Local candidate canvassing materials, 1988
  - Letters and flyers from local candidates supported by REALTORS®
- Political Involvement brochures
  - “Tax Dollar Drain Plugs: Don’t Let Your Tax Dollars Go Down the Drain, Get Politically Involved”
  - RAP (REALTORS® Active in Politics) brochures
    - “These People Don’t Encourage Involvement in Politics”
    - “22,000 REALTORS® are Active in Politics. Now, NAR Opens the Door for You.”
  - “What Every REALTOR® Should Know About REPS (REALTORS® Extended Political Support)”
  - “Congress? State Politics? Local Government? What do they have to do with REALTORS® like me?”

### B13:06 Box 2

- REALTOR® Political Activities: Action Through Participation, 1988
  - Political Affairs Manual with “information to develop and enhance your State or Board’s political programs and activities.”
  - Created by Political Affairs Committee
- Training and Education
  - REALTOR® Impact Political Campaign Workshop, 1978
    - A flyer and schedule for the 1978 political campaign workshop hosted by the Political Affairs Committee
  - Introduction to REALTOR® Political Activities, 1990s
    - A manual to “provide you with knowledge that this necessary to succeed in any politically-oriented activity. It too can serve as an information resource for use by any member of the real estate community to enhance their political influence at the Board, state, or national level.”

- “Being There” Now you are a REALTOR® Public Official, 1991
  - A manual that is a “resource for the growing number of REALTORS® who currently hold public office and those REALTORS® who are considering running for elective office.”

**B13:06 Box 3**

- Political Affairs Committee Seminar, 1991 and 1992
  - A seminar for State Political Affairs Committee Chairmen to “identify the most important grassroots priorities in a written political involvement plan.”

**B13:06 Box 4**

- Campaign and Elections Training Seminar, 1992
  - A seminar for REALTORS® hoping to run for elected office
- Federal Coordinator Training Program, 1992
  - A training program for Federal Senate Coordinators and Federal District Coordinators who form the Political Communications Network. “FSCs work with a US Senators, developing an open line of communication—to help the office holder understand the REALTOR® position on issues important to the industry. FDCs work with a US Representative in the same way...they are the chief volunteer lobbyist with a member of Congress.”
- Policy Conference, 2010, 2011, and 2015
  - Materials from Federal Policy Coordinator Training Sessions and the Federal Policy Conference. Discussion of NAR’s advocacy surveys and federal policy issue statements.
- Federal Policy Coordinator Manual, 2015
  - A handbook with “essential resource information on the FPC program, different ways to get involved, as well as important introductory material on the legislative process in Washington.”
- Federal Coordinator and Contact Team Guide, 2010s
  - “This guide is designed to assist you in recognizing and managing your responsibilities as a team member and to answer any questions that you may encounter in the execution of your duties.”
- Shared GAD Program, 2006
  - “This guide outlines the why, what, and how of the Shared GAD (Government Affairs Director) program. The program, developed by NAR to give REALTORS® a strong voice in local policy decisions, can bring about professional government affairs representation that even small associations can afford.”
- Political Communication Committee minutes, 1993-1995
  - The committee oversaw the Federal Coordinator programs, the grassroots political network (PCN), REALTORS® Active in Politics (RAP) program, and the REALTOR® Public Officials (RPO) program.

- Political Education Outreach Committee and Political Education Fundraiser Committee minutes, 1993-1995
  - Purpose of the committee was “to provide targeted audiences with the appropriate level of training, information, and promotion about the various REALTOR® political programs; to plan and implement the National RPAC/Political Affairs Seminar; to build a political resource room; to approve requests from states and boards for funding assistance to be used for the Political Education/Training Outreach Program”

#### **B13:06 Box 5**

- REALTOR® Party PAG on Political Survival, 2010
  - A PAG created to “assess the impact of the Supreme Court’s ruling in Citizen’s United v. FEC to make recommendations to fully leverage the decision with respect to: RPAC’s hard and soft dollar disbursement strategies; RPAC’s hard dollar and soft dollar fundraising strategies; NAR’s role in funding; and state and local association roles in funding corporate independent expenditures.”
- REALTOR® Party Coordinating Committee minutes, 2009 and 2011

#### **B13:06 Box 6**

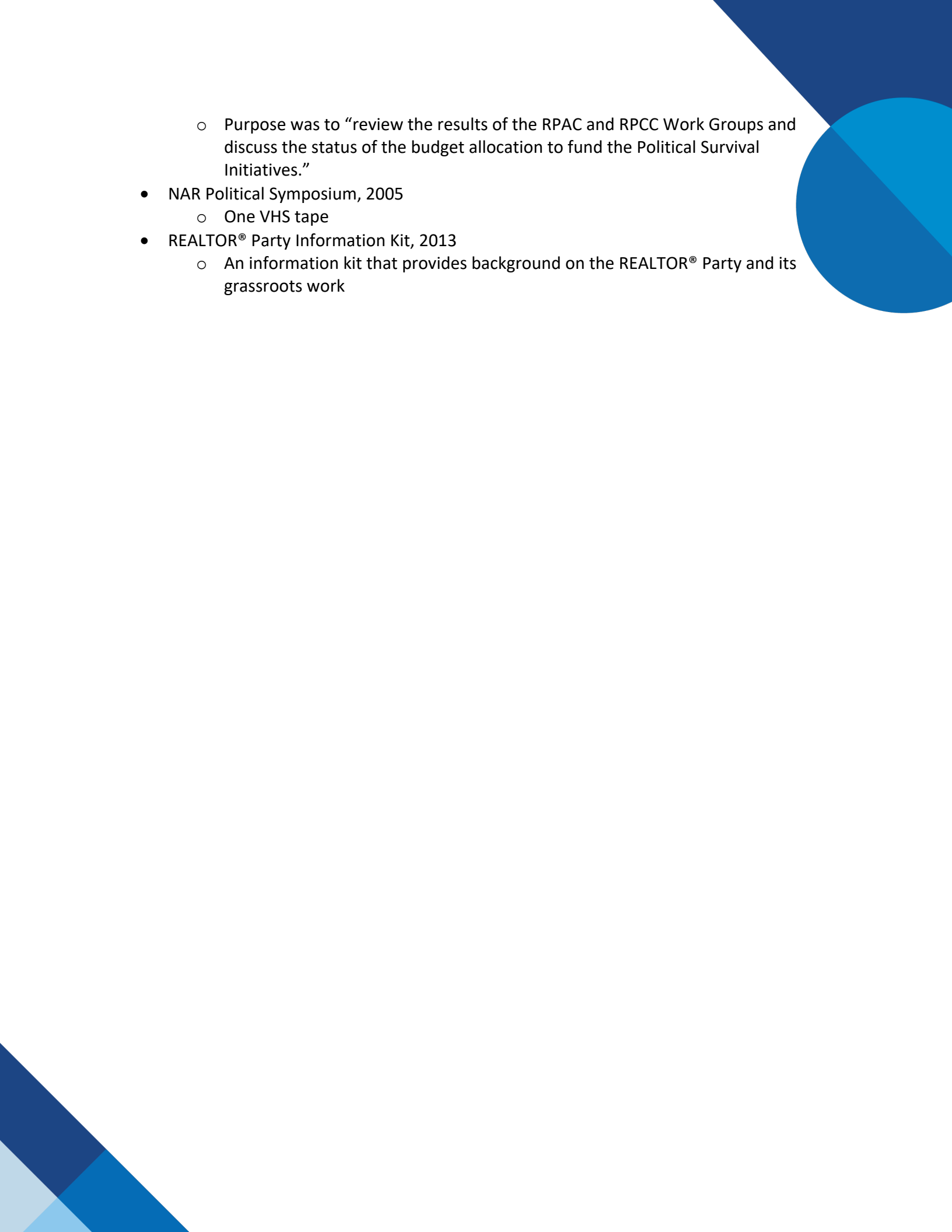
- Corporate Investor PAG, 2012
  - “To create a partnership between NAR and prospective corporate investors to build our advocacy activities with new voluntary corporate investments while enhancing our public policy agenda with new coalition partners.”
- REALTOR® Party of the Future Strategic Planning Meeting, 2016
  - Purpose was to “conduct a review of the federal and state/local strategic components of the REALTOR® Party; and recommend enhancements that will effectively build upon the results achieved by the REALTOR® Party from 2012-2015.”

#### **B13:06 Box 6-7**

- PAG to Enhance REALTOR® Political Influence, 2005-2006
  - Purpose was to “review and provide recommendations to enhance the effectiveness of REALTOR® activities related to: RPAC’s current fundraising programs and activities; “internal advocacy”/REALTOR® Grassroots programs and activities; and “external advocacy”/explore methods for NAR to assist state/local REALTOR® Association’s development or enhancement of their political/issues advocacy programs.”

#### **B13:06 Box 7**

- Grassroots Strategic Plan Working Group, 2009
  - A working group assessing the future of the REALTOR® Political Involvement Committee (RPIC) and the FPC program/conference.
- Grassroots Strategy Implementation Internal Work Group, 2011

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- Purpose was to “review the results of the RPAC and RPCC Work Groups and discuss the status of the budget allocation to fund the Political Survival Initiatives.”
  - NAR Political Symposium, 2005
    - One VHS tape
  - REALTOR® Party Information Kit, 2013
    - An information kit that provides background on the REALTOR® Party and its grassroots work