

# Public Policy Reorganization Task Force FAQs

## 1. Why do we need the Public Policy Reorganization Task Force?

The Task Force was created out of concern that a proliferation of C.A.R. policy committees has impaired the efficient functioning of the process, and is resulting in committees that are too narrowly focused, require too many task forces to be appointed in order to consider "big picture" issues, and make it difficult to avoid multiple presentations of the same issue.

The Task Force Mission Statement is:

*To re-examine C.A.R.'s "2-tier, 3-track" system to create a more efficient policy and legislative body.*

## 2. What will the reorganized committee structure look like?

Two Level of Government Committees (Legislative and Federal);

Four Policy Committees (Transaction and Regulatory, Housing, Land Use and Environment, and Taxation and Government Finance);

Two new Forums (Local Government, and Public Policy Issues Forum)

## 3. Which committees will be affected?

The proposed reorganization will touch only those committees that work on "public policy" issues such as might lead to some sort of advocacy activity. The existing committees are: Federal Issues, Legislative, Local Governmental Affairs, Common Interest Development, Property Management, Land Use and Environment, Real Estate Finance, Housing Opportunity, Manufactured Housing, Fair Housing and Equal Opportunity, Realtor Alliance and Commercial Investment, Taxation, and Rural Forum.

## 4. Which will NOT be affected?

Committees that do not deal with public policy formation will not be affected. Examples include Strategic Planning and Finance, MLS, Standard Forms Advisory and Executive Committees.

## 5. How many committees will there be?

The reorganized structure will handle all the same issues more efficiently in two Level of Government Committees and four Policy Committees, with a single broad based forum, and a forum dedicated to local government issues.

The existing structure struggles to divide the same issue areas among three Level of Government committees, ten Policy Committees, and a single purpose forum. In addition, there has been a proliferation of special purpose task forces to handle issues that cross committee lines, and informational forum discussions consume significant portions of the agendas of multiple committees.

## 6. What is the difference between a Policy Committee and a Level of Government Committee?

*Policy* committees (Transaction and Regulatory; Housing; Taxation and Government Finance; and Land Use and Environmental) deal with the *formation* of policy. They will consider, debate, review and create policy recommendations for the Board of Directors. This is the same process that takes place now, but the reorganized committees will have broader areas of jurisdiction and a broader membership.

*Level of Government* committees add the *implementation* of policy to the consideration. The Federal Committee will consider implementation federal issues; (state) Legislative Committee will consider

state level issues. They will reconcile conflicting policy recommendations from policy committees, and apply a strategic "big picture" analysis to the implementation of the various policy committees' recommendations.

7. What is the reporting relationship between committees - who has the final decision on issues?

Only the Board of Directors can make policy decisions for C.A.R. The recommendations that come to the Board from the committees are just that - recommendations.

The proposed reorganization increases the review function of the Level of Government committees. Under the plan, Policy committees will continue to report *through* the Level of Government committees to the Board.

However, if a Level of Government committee receives conflicting recommendations from reporting Policy committees, or disapproves a policy recommendation, it has the authority to "pick a winner" and report that result to the Executive Committee and, ultimately, to the Board.

8. What happens to a motion disapproved by a Level of Government committee?

The proposal is for a Level of Government committee (Legislative or Federal) that disapproves a motion to report that action (the disapproval) to the Executive Committee, where the underlying policy motion will receive a "second bite at the apple" and can be revived. If the disapproved motion is not reinstated by Executive Committee, it remains with the committee and does not become a recommendation to the Board.

Of course, since the Board is the ultimate policy maker for C.A.R., any policy issue may be brought up at the Directors meeting, even if it was previously disapproved as a recommendation. However, if it has been disapproved, it will not have the status of a committee recommendation and will not have a place in the original committee's report.

9. How big will the new committees be?

The Task Force makes no recommendation as to committee size. However, it seems likely that committees of slightly over 100 members will be adequate. Under the existing rules, each Region makes an appointment of a director to each policy committee. In addition, C.A.R. leadership makes additional "at-large" appointments to the committees, as well as appointing the leadership.

The current Legislative Committee is a good example of a broad-based committee that takes a strategic look at multiple issue areas, and is one of the best attended existing committees. It has 118 members, including regional appointments, committee leadership, at-large members and ex officio memberships of policy committee chairs reporting through the committee. After reorganization, Legislative will continue its function of overseeing the strategy and implementation of legislative policy, including recommendations from policy committees. The issue areas where Legislative now acts as a policy committee will be handled in the new Transaction and Regulatory Committee and reported through the Legislative Committee.

It seems likely that a Transactions and Regulatory Committee size of slightly over 100 members would still be adequate.

10. Will the change affect my chances to serve in leadership?

No. The four new policy committees are organized around a structure that uses a Chair, and multiple Vice-Chairs assigned to oversee various issue areas within the committee. These issue area Vice

Chairs will preside over portions of the committee agenda within their particular areas of expertise. If we compare the number of committee chair and vice-chair appointments under the current system, the total is about the same. Under the reorganized system there will be a larger ratio of Issue vice Chairs than under the existing committee structure, and the role of the new Vice Chairs will be more important than that under the current structure.

11. How will committee appointments be made?

No change from the existing system - Regional Chairs and C.A.R. leadership will continue the appointment process.

12. When will the committees meet?

The best alternative appears to be to have two policy committees (for example, Housing; Transactions and Regulatory) meet during Thursday morning, two policy committees (Land Use and Environment; Taxation and Government Finance) meet in early afternoon. Following these meetings, the policy committees would report to the appropriate level of government committees (Legislative or Federal). *Please see the included diagram for a picture of meeting times.*

The mission of the Task Force does not actually include planning meeting times. However, this arrangement of pairs of meetings would allow all the policy deliberations to take place in one day, and interested directors would never have to choose between more than two competing committees.

Policy forums, covering the hottest policy topics and issues and using speakers of interest to all, will be free to meet on Wednesday afternoon and can be flexibly scheduled to complement, and not compete with, Member Director Forum.

13. Will I be able to go to more than one committee?

Yes - Under the new structure there will be fewer committees competing with one another for meeting times, and it will be easier for members to attend committees of interest.

14. Can I serve on more than one committee?

Yes - The same rules will apply as currently apply to existing committees. However, since there are fewer committees to cover, the need to appoint directors to multiple committees will be reduced. More comprehensive committee meetings will also make it easier to report results to regional caucuses.

15. How will Local Governmental issues be handled?

Today, the Local Governmental Relations Committee is technically a level of government committee (like Legislative or Federal), but has evolved over the years into a valuable networking and information sharing forum function. The Task Force report recognizes that and recommends the creation of a Local Government Relations Forum instead of a Committee.

16. What is the difference between a Policy Committee and the Policy Forum?

Policy Committees debate, create or modify public policy positions of the association, for consideration and action by the Board. For example, the Property Management Committee might bring a recommendation to the Board regarding a change in the rules for rent control, or for termination of tenancies.

Forums are information sharing or discussion meetings that are designed to educate, inform or otherwise improve the practice or professionalism of REALTORS®, but which do not recommend changes in C.A.R. policy. A forum on rent control (for example) might involve experts' presentations

on how to comply with a new rule, or local advocacy group sharing techniques for successfully opposing attempts to impose rent control, or updates on new developments. The Task Force recommends that these "forum" functions not take place during policy committees, but instead occur in a larger forum that is available to all (and not just members of a single committee).

17. How will the REALTOR Public Forum work?

The Public Policy Forum will be guided by a committee made up of the chairs of the two level of government committees (Legislative and Federal) and the four policy committees (Transaction, Housing, Land Use and Taxation). This committee will meet in advance of the Board meetings and select topics and arrange speakers and presentations on policy-related topics for an open forum that will occur on the first day of each Board meeting. The topics may often be related to issues scheduled to be discussed in later policy committee meetings, but will not be bound to coordinate with committee agendas.

The Public Policy Information Forum is designed to meet at a time close to, but not in competition with, the Member Director Forum on Wednesday afternoons of the Board meetings.

18. Will existing Forums (Member-Director, REALTOR Consumer Protection) be changed?

No - The existing Forums will not be changed.

19. Who is in charge of the Public Forum Committee?

The Committee will have an appointed chair and vice chair, and its members will be the chairs of the Legislative, Federal, Transaction and Regulatory, Housing, Land Use and Environmental, and Taxation and Government Finance Committees.

20. When will the reorganized structure take effect?

The new system should be in place for 2010.