

# RPAC Guidelines

Charlottesville Area Association of REALTORS®  
As Endorsed by the Board of Directors January, 2022

## Funding of Candidates:

1. Candidates should be interviewed (or complete a questionnaire) before funding is considered. The entire membership should have the opportunity to attend the interviews to hear the candidate discuss the issues. Candidates should receive a list of potential questions prior to the interview. Interviews should be on separate day(s) from the Funding Project Team meeting, but a summary of the interviews should be provided to the Project Team.

The decision for funding should be made by a special Project Team consisting of 11 CAAR members. The makeup of the Project Team will include 6 members of the Public Affairs Group (to be appointed by the PAG), 1 member of the Project Team will be selected from the CAAR Board of Directors (appointed by BOD), with the balance of the Project Team coming from the general membership (4 members selected randomly from those that apply). This Project Team should represent a broad range of members and be representative of the association's diversity (including, but not limited to: age, gender, race, religion, sexual orientation, physical conditions, cultural background, country of origin, work experience, level of political activity, and political party

2. At least 7 of the members of the task force must be present to reach a quorum.
3. All members of the Funding Project Team must be a fair share minimum (if individual affiliate member donation level shall equal individual REALTOR® Fair Share) RPAC contributor and a registered voter. In addition, any member who has taken any active role with a particular candidate (yard sign, contribution, or official position) must disclose such involvement in advance of participation, but such involvement does not preclude a member's participation.
4. The Project Team's final funding meeting agenda should start with an opportunity for any CAAR member to speak to the group prior to going into deliberations. Voting shall be conducted by secret ballot.
5. The CAAR Professional staff is not a voting member of the Funding Group and does not participate in the discussions beyond facilitation and providing fact-based information.
6. The Project Team is not required to approve funding for every race. Generally, only one candidate should be funded for each race, but the Project Team, with agreement of 75% of those present, may fund more than one candidate in a race.
7. Decisions for funding should be based on the following items, but additional considerations may apply to some races:
  - a) Polling data
  - b) Interview responses
  - c) Voting record on REALTOR® issues
  - d) Possibility of being elected
  - e) Credibility of candidate in the community
  - f) Knowledge/experience in the real estate business

8. Candidate Funding and/or recommendations are made for the following races:
- a) US House and Senate Candidate
  - b) State Senator
  - c) Va. House of Delegates
  - d) County Board of Supervisors within CAAR market area
  - e) Charlottesville City Council
  - f) Other elected officials within CAAR market area (with CAAR Board approval)
  - g) Other candidates from outside CAAR's area as requested by VR

9. Direct funding for candidates should fall within the following ranges
- a) US Congress – Determined by NAR with CAAR/VR Recommendation
  - b) Va. Senator - \$750 - \$2000 (with VR Recommendation)
  - c) Va. House of Delegates - \$500 - \$2000 (with VR Recommendation)
  - d) County Board of Supervisors - \$500 - \$5,000
  - e) Charlottesville City Council - \$500 - \$5,000
  - f) Other candidates from within CAAR market area – \$500 - \$3,000
  - g) Other candidates from outside CAAR's area – \$500 - \$3,000

10. Funding for candidates should be precluded for the following reasons:
- a) The race is not an approved race for funding (see #9)
  - b) The candidate is not yet a “registered”, official candidate\*
  - c) The candidate is running against a incumbent favorable to REALTOR® positions\*\*
  - d) The candidate is hostile to the real estate industry
  - e) The credibility/integrity of the candidate is questionable
  - f) RPAC of VA disapprove the candidate for funding

\*If the primary or

\*\*If the task force wishes to fund a candidate running against a favorable incumbent, a 75% vote of the members present is required.

11. RPAC funds may be used for a CAAR member running for an office not appropriate for direct funding (see #6), but only to support association efforts to get out the vote (i.e., phone banks, direct mailings, fundraising events, etc.). This special support is subject to the approval of the candidate by the task force under these guidelines.
12. If the task force wishes to publicly endorse a candidate, such endorsement is subject to the approval of the Board of Directors. Previously endorsed candidates running for re-election, may be given RPAC funds without going through the candidate interview process. Such funding may be approved by a simple majority vote of the Project Team, PAG or the BoD.
13. Up to 50% of the local RPAC funds may be used to educate the members on issues and encourage their participation in the advocacy efforts and election. In some cases, this encouragement or education will also be appropriate for the general public. Appropriate uses of RPAC funds include, but are not limited to phone banks, direct mail, advertising, professional services, Candidate/Officials meet and greet events