

HOUSING AND PUBLIC POLICY STATEMENT

Adopted by the Bay East Board of Directors – November 18, 2024

The Bay East Association of REALTORS® supports the following non-partisan policies:

Affordable Housing: We support local, State, and Federal programs which assist those who wish to attain housing including programs to assist first-time homebuyers.

Education: We support access to quality public education.

Environment and Water: We support environmental protection and preservation policies that ensure an adequate and sustainable water supply, encourage voluntary home-hardening and energy efficiency improvements, conservation and reclamation of water, and recycling of materials.

Fair Housing: We support the Fair Housing Declaration between the National Association of REALTORS® and the Department of Housing and Urban Development to promote the practice of Fair Housing in the rental and sale of real property.

Homeownership: We support policies and programs that are a path to homeownership because it is the most safe, secure, and stable form of shelter and because it contributes to community responsibility, civic, economic, business, and employment stability, family security, and well-being.

Land Use: We support policies that streamline the permit and approval process; policies that promote the use of land for mixed-use development of affordable housing in conjunction with market value housing close to transit hubs; shopping; schools; and other community amenities.

Municipal Finance and Resources: We support funding mechanisms that spread the burden of paying for municipal services among all residents and businesses. We support the responsible use of municipal financial and staff resources.

Political Activities: The Bay East Association of REALTORS® endorses and supports leaders and policies that create and maintain housing opportunities and safe, sustainable communities.

Public Safety: We support policies that ensure reliable public safety strategies and services including police and fire protection and natural disaster relief that reflect the unique needs of each community within the Bay East service area.

Real Property Rights: We support policies which protect the rights of an individual to acquire, possess and freely transfer real property.

Rental Housing: We support creating and maintaining rental housing opportunities because of the important role rental housing plays in the path to homeownership. We support regional and municipal policies which enable owners and managers to sustainably function as housing providers. We oppose rent control and other policies that threaten the financial sustainability of low-volume housing providers.

Residential Development: We support the following policies:

- Planning and zoning policies that accommodate the development of adequate and affordable housing for individuals at all income levels, promote a balance between open space and housing; and which encourage the development of housing near employment and transportation centers.
- Policies that zone adequate land for all types of housing and do not attempt to restrict residential development.
- We oppose unreasonable entitlement fees, land dedications, development moratoriums and down-zonings.

Residential Real Estate Transactions: We support the ability of homeowners and homebuyers to conduct real estate transactions as efficiently as possible. We oppose intrusive regulations including excessive home or utility inspection and repairs triggered by the sale of a home and any transaction-related taxes including real property transfer taxes.

Transportation: We support a robust transportation infrastructure that provides safe and efficient options to access housing, employment, education, services, entertainment, and recreation throughout the region.