



MAYORAL CANDIDATE F★O★R★U★M

The Chicago Association of REALTORS®, the “Voice for Real Estate” in Chicago since 1883, represents over 17,500 members from all real estate specialties including commercial sales, development, property management, appraisal, auctions, and residential sales.

We are the leading voice for real estate in Chicago and advocate to address inequity and other issues that impact our members’ business and the real estate industry.

In 2022 members of the Chicago Association of REALTORS® represented \$25+ Billion in residential real estate sales. With over 140,000 sales transactions.

Illinois REALTORS® is a voluntary trade association whose more than 50,000 members are engaged in all facets of the

real estate industry. In addition to serving the professional needs of its members, Illinois REALTORS® works to protect the rights of private property owners in the state by recommending and promoting legislation to safeguard and advance the interest of real property ownership.

REALTORS® believe everyone deserves access to the American Dream of Homeownership. But with historically few homes on the market, skyrocketing property taxes and barriers to new construction – consumers increasingly feel that the dream is out of reach. We support policies that will increase inventory, stabilize affordability, and encourage access to housing.

CANDIDATES (Ballot Order)	Supports Transit Oriented Development	Supports Citywide Accessory Dwelling Units (ADUs)	Supports Amending Aldermanic Prerogative	Supports Modernizing Building Code	Supports Incentives for Affordable or Workforce Housing	Opposes Eliminating Natural Gas/Forced Air	Opposes Rent Control	Supports Expanding Down Payment Assistance	Supports Expanding Home Repair Program	Opposes Tying Property Tax to CPI	Opposes Just Cause Eviction	Opposes Increasing the Transfer Tax
JA'MAL GREEN	★	★	★	★	★	★	★	★	★	★	Did Not Answer	★
SOPHIA KING	★	★	★	★	★	★	★	★	★	★	★	★
KAM BUCKNER	★	★	★	★	★	★	★	★	★	★	★	★
WILLIE WILSON	★	★	★	★	★	★	★	★	★	★	★	★
BRANDON JOHNSON	★	★	★	★	★	Did Not Answer	★	★	★	★	★	★
PAUL VALLAS	★	★	★	★	★	★	★	★	★	★	★	★
MAYOR LORI LIGHTFOOT	★	★	★	★	★	★	★	★	★	★	★	★
RODERICK SAWYER	★	★	★	★	★	★	★	★	★	★	★	★
JESUS "CHUY" GARCIA	★	★	★	★	★	★	★	★	★	★	★	★

★ Aligns with REALTORS® Position ★ Partially aligns with REALTORS® position ★ Doesn't align with REALTORS® position

OVERVIEW OF ISSUES

Zoning Reform:

REALTORS® know that increasing inventory – at all price points – is critical and the following policies encourage new units and protect local character:

- **Support Transit Oriented Development:** Denser housing near transit is good for the environment, the economy and creates more inventory.
- **Support Citywide Accessory Dwelling Units (ADUs):** The Chicago ADU pilot has been a success. We advocate to expand it citywide to unlock tens of thousands of affordable housing units.
- **Support Amending Aldermanic Prerogative:** New residential projects that benefit the entire city should not be held up by a single alderman's veto.

Encouraging New Construction:

The time-tested method for stabilizing housing costs is increasing inventory. New home construction at all price levels is needed in Chicago and there are many ways Chicago can build more momentum around residential construction. To encourage new construction we:

- **Support Modernizing Building Code:** Chicago must keep up with cost effective advances in construction technology and design. We believe the code should allow for less expensive materials and methods so long as they are high quality and safe.
- **Support Incentives for Affordable or Workforce Housing:** Easing parking and design regulations and boosting density are economical ways to create much needed "missing middle," affordable and workforce housing.

- **Oppose Eliminating Natural Gas/Forced Air:** Any phaseout of fossil fuel heating must account for cost impacts on housing. From new construction high-rises to rehabbing existing housing stock it is imperative that alternative heating mandates do not paralyze our housing economy.
- **Oppose Rent Control:** We are strongly opposed to any form of rent control. Rent control would be destructive not only to the rental and overall housing market, but to the growth of our economy in general. Increasing inventory is the best proven method for curtailing rising housing costs. Rent control does the opposite: it freezes investment, stops economic mobility and degrades existing housing stock.

Access to Housing:

REALTORS® strive to seek a balance between increasing investment to create equity in disinvested neighborhoods while protecting existing residents from displacement:

- **Support Expanding Down Payment Assistance:** The City of Chicago's down payment assistance program should be modernized by increasing the amount of assistance, expanding it citywide and including owner-occupied multifamily housing.
- **Support Expanding Home Repair Program:** No homeowner should lose their home because they can't afford repairs. Chicago's existing home repair assistance grant should be increased and expanded to cover additional critical home systems.
- **Oppose Tying Property Tax to CPI:** The City of Chicago currently ties its annual property tax increase to the

consumer price index capped at 5%, all but guaranteeing an annual increase for homeowners, renters, and small businesses. We believe property tax levies should not automatically increase with inflation.

- **Oppose Just Cause Eviction:** Tenant protections have created a regulatory minefield in Chicago, especially for smaller "mom and pop" landlords. Concepts such as "Just Cause" evictions and relocation fees, while well-intentioned, force an increase in rent and discourage smaller landlords from creating naturally occurring affordable housing.
- **Opposes Increasing the Transfer Tax:** Raising transfer taxes on transactions over \$1M will hit neighborhood businesses the hardest, including grocers and healthcare facilities. It will also unfairly penalize families who pool their resources to live in multi-family buildings

or rent out a unit in their home. The City of Chicago has one of the highest transfer taxes in the United States. We remain committed to opposing increases to the Real Estate Transfer Tax.

INDUSTRY PARTNERS

In the spirit of continued collaboration, CAR Is proud to have seven Industry Partners to advance our industry forward, together.

Chicago REALTORS® and Illinois REALTORS® supports and aligns with the advocacy efforts of all our Industry Partners, as highlighted below.



AREAA Chicago

AREAA is dedicated to promoting sustainable homeownership opportunities in Asian American communities by creating a powerful national voice for housing and real estate professionals that serve this dynamic market.

AREAA has focused on three issues that face the AAPI community: **1. Affordable Housing:** Due to a national home shortage and disruptions, unaffordability is felt particularly hard where AAPIs typically reside. **2. Fair Housing:** To especially help first-time/first-generation homebuyers access homeownership and build generational wealth. **3. Alternative Credit:** Support common sense/universal payment history methods that can score more people while not creating more risk for lenders.

Source: AREAA National



Dearborn REALTIST® Board

The Dearborn REALTIST® Board, Inc., is necessary to address the real estate professional and community's need for expanding the understanding and realization of housing and economic opportunities within the field of real property for all people.

Actions needed to allow Black Americans fair access to homeownership: **1. Eliminate Loan Level Price Adjusters.** **2. Eliminate Penalty Fees to Access Downpayment Assistance.** **3. Recalculate the Impact of Student Loan Debt.** **4. Leverage Special Purpose Credit Programs.** **5. End Discriminatory & Abusive Appraisal Practices.** **6. Fix the Broken and Out-of-Date Housing Finance System.**

Source: NAREB | 2022 State of Housing in Black America (SHIBA) report



NAHREP Chicago

NAHREP is a purpose-driven organization that is propelled by a passionate combination of entrepreneurial spirit, cultural heritage and the advocacy of its members. **1. Educating and empowering real estate professionals who serve Hispanic homebuyers and sellers.** **2. Advocating for public policy that supports the association's mission.** **3. Facilitating relationships among stakeholders, real estate practitioners & other industry professionals**

Policy Priorities: **1. Access to Credit** – Protect and expand access to credit. **2. Housing Inventory** – Increase production of homes. **3. Immigration** – Champion immigration policy solutions.

Source: 2022 NAHREP Annual Policy Positions Report



Real Estate to the Rescue

Real Estate to the Rescue's mission is to mobilize the real estate community to help homeless animals in the Chicagoland area by: **1. Fundraising:** Raise funds to support smaller rescues and shelters to pull animals in need from at-risk situations and place them in foster or adoptive homes. **2. Community Outreach:** Support free veterinary and chip & tag events. **3. Advocacy:** RTTR believes in the No Kill model. It advocates for legislation at all levels of government that will advance animal welfare and lead to fewer animals killed.

Source: Real Estate to the Rescue



VAREP Chicago

VAREP's mission is to improve the lives of servicemembers and veterans through education, housing, and philanthropy.

VAREP is the essential voice on the "Veteran Housing & Economic Benefits Advocacy Battlefield."

VAREP seeks a Congressional Charter to: **1. Recognize the VA Home Loan Guaranty Benefit at the same level as disability, pension, & education benefits.** **2. Create partnerships that provide housing & financial literacy services.** **3. Serve as the "boots on the ground" resource to Congress on all veteran housing issues.** **4. Expand education to improve the veteran homebuying/financing experience.**

Source: 2022 VAREP Policy Position Report



LGBTQ+ Real Estate Alliance Chicago

Mission: **Advocate** for fair housing for all and promote LGBTQ+ homeownership. **Elevate** professionalism in the industry through education and networking. **Celebrate** diversity and inclusion in our members and allied partners.

Advocacy Priorities: **1. Eliminate laws that allow discrimination against LGBTQ+ people (The law allows discrimination against LGBTQ+ people in 27 states).** **2. Advance the Equality ACT.** **3. Impact of Same Sex Marriage.** **4. Eliminating Discrimination in Housing.** **5. Eliminating Barriers of Entry to Homeownership**

Source: 2022 VAREP Policy Position Report



Women's Council of REALTORS® Chicago

Mission: The Women's Council of REALTORS® Chicago is a network of successful REALTORS®, advancing women as business leaders in the industry and in the communities we serve.

Women's Council of REALTORS® Chicago supports the Chicago REALTORS® and Illinois REALTORS® policy agenda in the following three areas of impact for the Chicagoland real estate community:

1. Zoning Reform. **2. New Residential Construction.** **3. Access to Housing.**