

2025 COLUMBUS REALTORS® GOVERNMENT AFFAIRS MID-YEAR UPDATE



MESSAGE FROM THE GAD

There's no better time than now to advocate for real estate!



Columbus REALTORS® members and staff have been very active this quarter and continue to be the trusted voice of real estate in advocacy.

In the second quarter, Columbus REALTORS® was recognized by Columbus City Council for our partnership and commitment to fair housing policies. Building off the momentum of REALTORS® at the Rotunda, members are

very active in the statehouse as the legislature moves forward with the state's main operating budget, advocating for sensible property tax reform, among other topics.



Members and staff headed to capitol hill in Washington D.C. for our annual NAR mid-year REALTOR® Legislative Meetings. Members met with our congressional delegation (Joyce Beatty (OH-3), Troy Balderson (OH-12), Mike Carey (OH-15), and Senator John Husted.



MESSAGE FROM THE GAD



Top priority issues and requests to our congressional members were to:

- Support H.R. 2410, the bipartisan Revitalizing Downtowns and Main Streets Act, which incentivizes the conversion of commercial buildings into residential units (Rep. Mike Carey is a lead sponsor of this legislation);
- Support H.R. 1340, the bipartisan More Homes on the Market Act, which incentivizes more long-term owners to sell their homes;
- Support H.R. 703 and S.213, the Association Health Plans Act, which provides REALTORS® with access to quality, affordable health care; and
- Join the bipartisan Congressional Real Estate Caucus, which is tasked with developing legislation to address home supply and affordability (Rep. Joyce Beatty is a member).

As we continue to build and strengthen relationships in central Ohio, we have been successful in leveraging NAR community grant dollars to move the needle in addressing real estate challenges. Columbus REALTORS® brought in \$35,000 in grant dollars:

- \$25,000 for a Consumer Advocacy Campaign on Wholesaling;
- \$7,500 (in partnership with Lancaster Board of REALTORS®) to conduct a housing study in Fairfield County; and
- \$3,000 in Housing Opportunity Grants to partner with CONVERGENCE Columbus and education members on opportunities that expand access to credit for borrowers who experience credit and debt challenges.

During the summer months, we go on vacations, spend time with family and friends and enjoy the weather before school starts in the fall. However, there are always opportunities to get involved in advocacy! You can state up to date with the latest real estate advocacy news by signing up for our weekly government affairs e-updates. We will have a few upcoming events, so be on the lookout for more information. YOUR voice and YOUR engagement matters!

**UPCOMING
GOVERNMENT
AFFAIRS
EVENTS**



SAVE THE DATE FOR OUR ANNUAL GOLF OUTING!
AUG. 18: CORPAC Golf Outing (*Scioto Reserve*)

AUG. 26: Annual Housing and Development Summit



MEET SHAD PHIPPS

YOUR 2025 CORPAC GOVERNING BOARD CHAIR

In 2012, while participating in the inaugural Leadership Academy, I became fully aware of how important politics and advocacy are to our real estate industry and became a Major Investor in CORPAC. I have been a Major Investor every year since and I'm proud to say that in 2024, I was inducted into Ohio RPAC Hall of Honor. I will continue to do my part in pushing our industry forward, and to seek opportunities to help influence policy that will better our communities while also improving the lives of my fellow colleagues working in our industry.

As CORPAC Governing Board Chair in 2025, I seek to further relationships that have been built before me while also engaging and forging new relationships that will benefit our members, consumers and communities that we serve, as it pertains to private property rights, fair business practices, and home ownership. Open communication lines with local politicians, who respect and seek information from our members on how policy decisions impact the clients we serve, are paramount as Columbus continues to grow. While housing and private property rights are just a few of the challenges every growing city faces, they are important, and engaging in healthy dialogue with policymakers will be a focal point this year.

This year, I'm most excited about being a positive influence on what is happening in Columbus and Central Ohio as a whole. Columbus continues to grow at an impressive rate and keeps attracting major companies and employers. Columbus also continues revamping and rewriting the city zoning code and thrives to solve some of the housing, transportation and safety issues facing the City. As integral members of the communities we serve, Columbus REALTORS® and specifically the CORPAC Governing Board, are in a unique position to ensure REALTORS® and community members are heard and understood, and as we continue to redefine what Columbus will be in the future.

I would encourage my fellow REALTOR® members to take a moment to appreciate what we get to do every day and start to question why. I've recently hit 25 years in the real estate industry and have thoroughly enjoyed the ride so far. I appreciate the relationships I have built, the unique experiences with colleagues and clients I have enjoyed, and the impact we have on the communities we live in and serve.

We get to do this because we invest in these communities and we've built relationships with policymakers who make important decisions, decisions that impact both our ability to make a livelihood and subsequently, our ability to continue to positively impact families, businesses, and property owners.



INVEST IN CORPAC!

On May 15, nearly 200 members attended the annual CORPAC Auction at COSI (Center of Science and Industry) where we raised \$50,000 through our live and silent auction! At the event, Columbus REALTORS® members participated in our auctions and had the opportunity to visit a few exclusive exhibits.

This quarter, along with the Marysville Area Realty Association (MARA) and the Asian Real Estate Association of America (AREAA) Columbus Chapter, CORPAC put support behind the Marysville Schools Emergency Levy. CORPAC contributed \$5,000, MARA contributed \$500, and AREAA submitted a letter urging community members to support the levy. The emergency school levy passed 62%-39%.



CORPAC Keys to Success

- 1 **PEOPLE** - CORPAC's power lies within its numbers; together we represent a strong voice on Capitol Hill
- 2 **REPRESENTATION** - Day to day professional representation at all levels of government
- 3 **IMPACT** - Allows members to financially support candidates (and incumbents) who share the organizations collective values

Top 10 Ways to Join Us

- 1 Don't Uncheck the Box! Remember to donate \$30 when paying your annual dues
- 2 Sign up and respond to REALTOR® Party Mobile Alerts - text REALTORS to 30644
- 3 Sign up for weekly legislative updates
- 4 Become a Major Investor in CORPAC
- 5 Join the CORPAC FUNdraising committee and get in on the fun!
- 6 Voice your concerns. Call the CORPAC staff at 614-475-4000
- 7 Be informed. Join the Government Affairs Forum
- 8 Attend one of our fundraising events
- 9 Donate an auction item to the CORPAC Auction
- 10 Have your company sponsor a CORPAC related event

DID YOU KNOW?

So far this year, CORPAC has had some legislative wins:

We successfully advocated for an addition to the Zoneln initiative in Columbus to include more commercial activity along SR 161 Corridor.

We passed wholesaling legislation and continue to work with local municipalities on adopting wholesaling regulation in their communities.

We were successful in protecting the membership from rent control lite policies.



VINCENT COLEMAN
Government Affairs Director

- Cell (937) 597-0826 • Direct (614) 528-1125
- vincent@ColumbusRealtors.com
- www.ColumbusRealtors.com

ADVOCACY IN ACTION | QUARTER 2



HOW WE ARE ENGAGED

LOCAL

Consumer protection: Columbus REALTORS® will be partnering with the City of Columbus to conduct a consumer education campaign on wholesaling; informing the public of predatory wholesaling and empathizing the need to work with a REALTOR® when selling property.

Housing Supply: Columbus REALTORS® members continue to work with local public and elected officials emphasizing the importance of increasing inventory. The InFill Development Guidebook continues to be an item of interest in assisting municipalities to update their zoning codes and identify creative solutions to transforming vacant lots to housing and development, addressing missing middle housing (condos, townhomes, duplexes, triplexes, etc.)

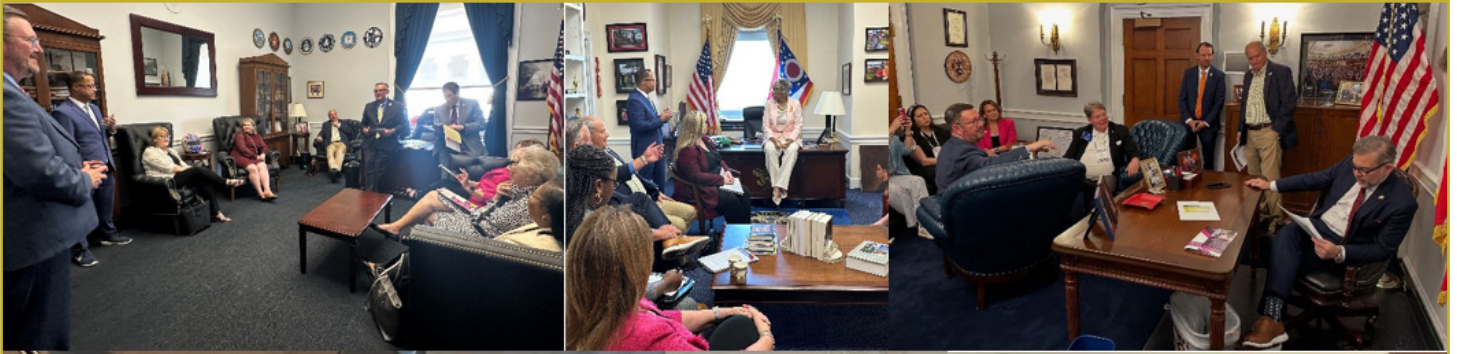
Short-term Rental: Columbus REALTORS® members and staff are engaged with local municipalities, such as the City of Gahanna, as they explore potential regulation to short-term rentals.

Zoning: The City of Columbus recently passed an update to the ZoneIn initiative and included 150+ parcels on SR 161 to boost commercial activity with mixed-use development. This was a high advocacy priority for our commercial practitioners. Columbus REALTORS® members and our partners continue to advocate for more housing and updates to zoning for more smart growth and development.

STATE

State Budget: The Ohio Senate has passed HB 96, the state's two-year main operating budget. Property Tax Reform has taken the bulk of the conversation, and Ohio REALTORS® has joined the Ohio Taxpayer Protection Coalition, which has supported several property tax reform legislation. Other priority areas included Housing and Development (securing more additional funding to infrastructure and first-time homebuyers); Tax Credits (increases to TMUC and opportunity zone tax credits); and Income Taxes (Flat tax of 2.75% starting in 2026).

REALTORS® IN ACTION



1. Columbus REALTORS® members visit Washington D.C., to visit the hill and advocate for REALTOR® issues. Members met with Reps. Troy Balderson, Joyce Beatty, Mike Carey, and Senator John Husted. **2.** CORPAC Governing Board in Meet and Greets with candidates. Meet and Greets are performed with candidates that have been CORPAC supported to provide exclusive updates

Lincoln Day Dinner. **4.** Government Affairs Director Vincent Coleman addresses Grove City Area Realty Association. **5.** REALTORS® attend a political fundraiser for Columbus City Council President Shannon Hardin. **6.** 2025 Treasurer Jeremy Pape attends Gahanna Economic Development Summit.