

LOCAL CANDIDATE RECOMMENDATION (“LCRC”) COMMITTEE DESCRIPTION

The purposes of the committee are:

- 1) To promote and strive for the improvement of government by encouraging and stimulating REALTORS® and others to take a more active and effective part in governmental affairs.
- 2) To encourage REALTORS® and others to understand the nature and actions of their government, and to inform them as to the records of officeholders and candidates for elective office.
- 3) To assist REALTORS® and others in organizing for more effective political actions, and for carrying out other civic responsibilities.
- 4) To recommend financial support for local candidates for election to city and county offices, boards of education and others.
- 5) To recommend financial support or opposition to ballot measures which affect the real estate industry.

The Pismo Coast LCRC shall consist of members of the Pismo Coast Association of REALTORS® who have contributed to RAF voluntarily. The minimum contribution is \$25 in order to serve on the LCR Committee.

The LCRC recommends contributions to local candidates such as mayors, city council members, sheriffs, county supervisors, school and water board members, and other local elected officials. After approval by CAR with outside legal counsel review, these contributions are made from the LCRC funds. CREPAC makes contributions to state candidates for the offices of Governor, Constitutional offices, State Senate, Assembly, and other statewide offices. These decisions are solely determined by the State CREPAC Trustees. Local associations are urged to work with state trustees and staff throughout the state candidate selection process. Local associations are also asked to provide the CREPAC Trustees with formal recommendations on candidates running for state office within their local jurisdiction. CREPAC trustees make recommendations to the NAR RPAC Trustees who are the sole decision makers on federal candidates.

LCRC decisions regarding which local candidates to fund should always be based on who will best represent REALTOR® interests, not on membership in one political party or the other.

In order to request LCRC funds, at the beginning of each calendar year, the LCRC, the AOR and the CREPAC Committee leadership signs a Cooperative Agreement. The agreement states the names and requires signatures of the LCRC committee, as well as detailing the rights and obligations between the PACs, the AOR and LCRC. The Cooperative Agreement must be signed by February 28 of the current year, and before any disbursements are made. If the LCRC Cooperative Agreement is not signed by February 28 of the current year, no disbursements from the LCRC funds will be made without further review by the CREPAC Trustees, which may result in delays or denials of funding requests.

The LCRC should contact potential candidates for local office to interview with your LCRC members after they have completed a local candidate questionnaire. Be sure to ask only real estate related questions.

The CREPAC Trustees may provide monetary support to candidates but that is not the same as endorsing candidates. LCRC recommendations for funding are similarly requests for monetary support but do not constitute an Association endorsement of a candidate. An endorsement requires a separate vote by the local association board. Your local association and LCRC should carefully consider the implications of providing anything other than financial support to local candidates.

- Support: It is a financial contribution to a candidate.
- Local association endorsement: Indicates that the AOR supports this candidate as an organization and all the candidate stands for, regardless of whether it is real estate related or not, and that the candidate can publicize such endorsement.

Another way to use your local LCRC funds may be an independent expenditure (IE). **An IE campaign may not coordinate, in any form or fashion, with the candidate and/or the campaign for which the independent support is being provided.** Independent expenditures mean that there is no coordination, consultation or communications with the candidate. Non-compliance will result in significant political law violations and

corresponding penalties. All independent expenditures have to be approved in advance through staff and through outside political legal counsel first.

The LCRC (or the local association) must keep minutes of its meetings, including decisions to recommend support for candidates.

The annual Strategic Plan may include goals/tasks involving your committee, which should be reviewed with the Association Executive.

In general the appropriate process is as follows – Committees “recommend”, Directors “approve”, Volunteers and Staff “fulfill”. Only the Association President should speak in representing the Association, unless that task has been delegated to another member within the Association, such as a Committee Chair or Member. Only the Association staff will issue communications using Association letterheads and envelopes, unless specifically delegated to another member within the Association.

Each committee may have some amount of funds budgeted for the upcoming year, the amount of which can be confirmed with the Association office. Committee projects that require funding should be self-supporting, unless funds were specifically included in the budget.

All committee chairs and members must agree to and sign the “PCAOR Volunteer Service Agreement and Conflict of Interest Statement”, and return signed copies to the Association within a specified time frame.

SCHEDULE –

Attend committee meeting as called, when determined necessary