

Public Affairs Council: Proving the Value of State Government Relations



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Proving Value to Members

Proving Value to Members

- **Effective Advocacy**
 - Public policies
 - Strategy
 - Volunteer structure
 - Facts & Figures
- **Communication**
 - YouTube/Video
 - Blog
 - Social
 - Email
 - Integrate with organization communication & event channels
- **Engage**
 - Grassroots
 - Cultivate ambassadors

Florida Communities

59% say their community manager provides value and support to residents and the community as a whole.

71% say that when neighbors neglect to pay their assessments, a community association should insist that every homeowner pay the assessments.

Florida community association members spend an average of **\$101–300 per month** for homeowners association assessments or fees.

73% of Florida homeowners living in a community association report voting in national elections and **58%** say they always vote in state and local elections.



5

2018 HOMEOWNERS Satisfaction Florida

For the seventh time, a national survey of homeowners in condominiums say they're overwhelmingly satisfied in their communities.

National survey shows:

» **85%** of residents rate their overall community association experience as positive (63%) or neutral (22%).

» **90%** say their association's rules protect and enhance property values (62%) or have a neutral effect (28%); only 4% say the rules harm property values.

In 2018, Community Associations Institute (CAI) in conjunction with the national survey, further examined the community association housing model in four states—Florida, California, Texas, and Nevada.

California Community Associations

facts & figures

» Approximately **13,723,000** Californians live in **3,727,000** homes in more than **48,000** community associations. **60%** say they always vote in state and local elections. **66%** vote in national elections.

» These residents pay **\$22 billion** a year to maintain their communities. These costs would otherwise fall to the local government.



» **490,000** Californians serve as volunteer leaders in their community associations each year, providing **\$448.7 million** in service.

» Homes in community associations are generally valued at least **4%*** more than other homes.

» By **2040** the community association housing model is expected to become the most common form of housing.





CAI'S TENNESSE LEGISLATIVE ACTION COMMITTEE

Florida Homeowners Your Voice Matters!

63% of Florida homeowners and condominium association members regularly attend community association board

Florida Homeowners Okay With



congress in your COMMUNITY

Invite your Member of Congress to a community event!

community vote

we will ha
protect Ame

guidelines for displaying OLD GLORY



Display the flag in public from sunrise to sunset.



Flag may be displayed at all times if it's illuminated during darkness.



The flag should not be subject to weather damage.



The flag should be displayed often, especially on national and state holidays.

#SummerSafely

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Proving Value to Volunteer Leaders

Proving Value to Volunteer Leaders

- Effective Advocacy
- Resources
 - Tracking
 - Reporting
 - White papers
 - Public policies
 - Position Statements
 - PACs
- End of Session Reporting
- Communication
- Cultivate Ambassadors



Legislative Trends Affecting Condos & HOAs in 2018

1

Construction Deficiencies



CAI supports legislation and regulations concerning construction defects that adequately balance the rights and responsibilities of community associations, their governing boards, homeowners, builders and construction affiliates.

2

Short-term Rentals

The nature of short-term rentals is not intuitively harmonious with the community association housing model. CAI supports short-term rental regulation that is consistent with the association's governing documents.



3

Alternative Dispute Resolution



CAI advocates that communities adopt policy resolutions to offer ADR for housing-related disputes between individual unit owners as well as between owners and the association.

4

Sales Disclosure

CAI supports mandating disclosure documents/resale certificates for all ownership transfers of homes or units in a community association but recognizes that the preparer of the documents incurs preparation and production expenses and supports the right of the preparer to charge a reasonable fee for such transactions.



5

Solar Rights & Electric Vehicle Charging Stations



CAI supports environmental and energy efficiency policies that recognize and respect the governance and contractual obligations of community association residents as the best mechanism to enact sustainable environmental policies.



Invite your elected officials to visit your condo this summer!



>> LEARN MORE



YOUR VOICE MATTERS!

constituents (like you). In fact, 94% of "u
visit from a constituent would have som



THEY ARE HOME.

Lawmake
during the summer. You don't have to v
to meet with your elected officials wher



YOU ARE ALREADY DOING

motion, boost attendance by inviting yo

Invite your elected officials to visit your HOA this summer!



register to vote.



your community counts.
your vote counts.



If you or others in your community haven't registered to vote, CAI has made it easy for you. **Register to vote at www.caionline.org/YourVoteCounts.**

Deadlines vary from state to state, so register today.

**Every vote counts—
and together,
we can have a
powerful impact and
protect America's
communities.**



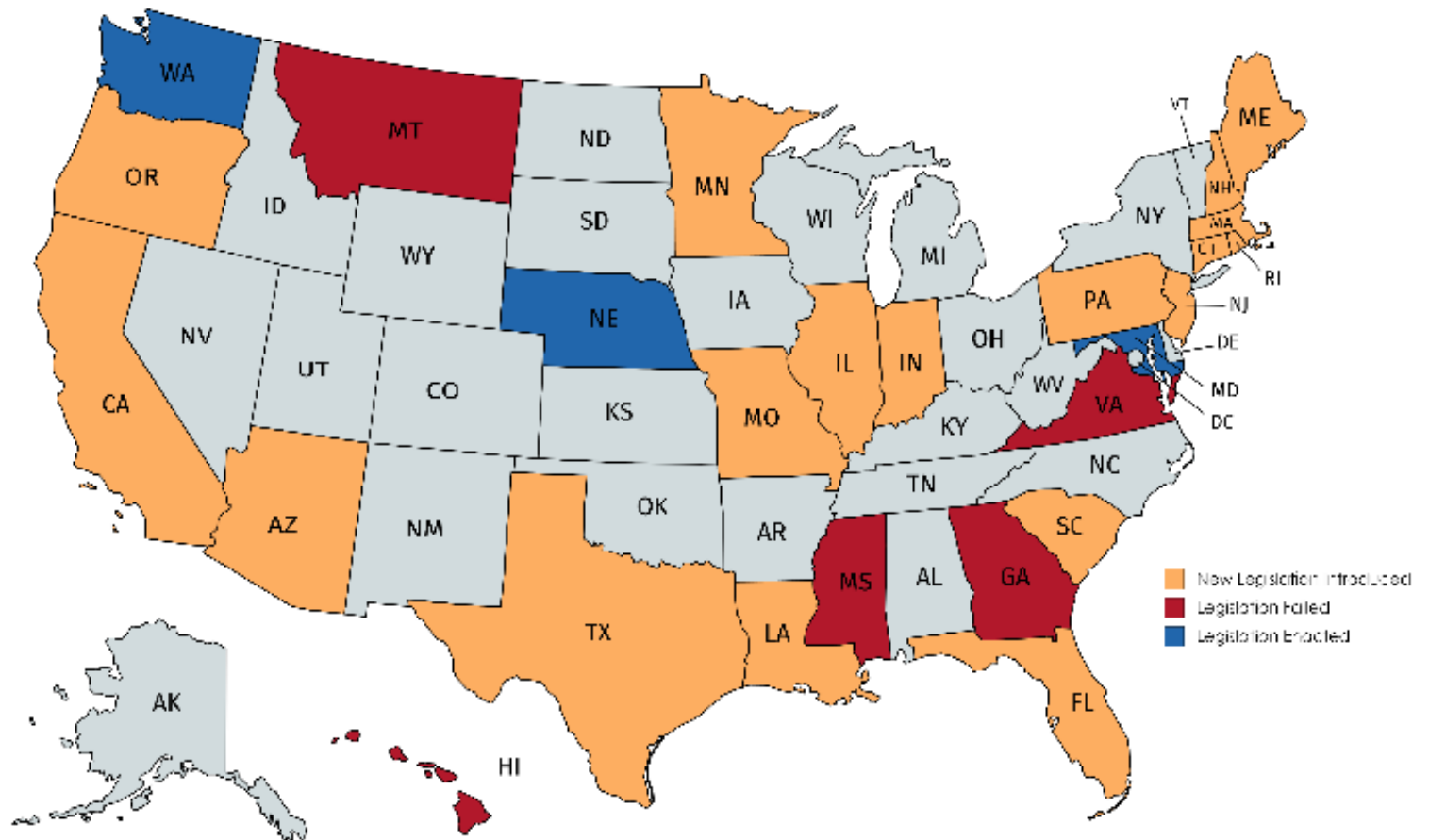


Misrepresentation of Service Animals

2019 Proposals in CT, FL, HI, IA, IL, IN, KS, MA, MD, MT, NJ, NV, SC, TN, UT, and VA



Short-Term Rentals



These bills have an overarching impact on state licensing regulations; these bills are not specific to community association management.



Demonstrating the Value/ROI of Groups and Relationships to Leadership/Stakeholders



Demonstrating the Value/ROI of Groups and Relationships to Leadership/Stakeholders

- **Effective Advocacy**
 - National Council of State Legislators
 - Coalitions
 - RAP Index
- **Communication**
 - Specialized member events – demonstrating specific value
 - Integrate with organization communication & event channels
- **Engage**
 - Connecting competitors

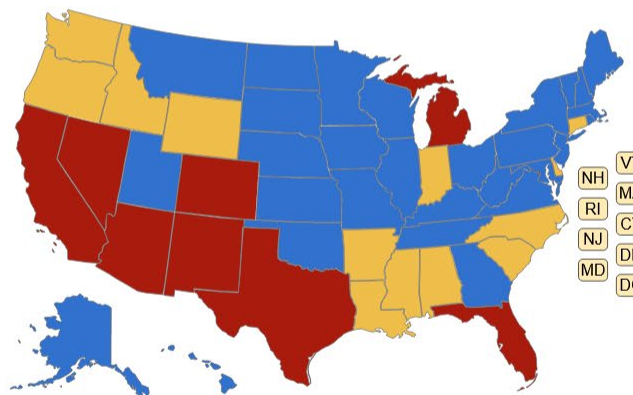
Proving Value During a Pandemic

Proving Value During a Pandemic

- Pivot; including virtual meetings & weekly free webinars
- Bold leadership
- Credible resources

State Government Actions

Community Associations & COVID-19



- **Red states** are reinstating restrictions
- **Yellow states** are pausing reopening
- **Blue states** are reopening.

*Please note that the federal government suspended all foreclosures and evictions on Fannie/Freddie/FHA/VA backed mortgages (approximately 75% of all mortgages in the U.S.).

Click [here](#) to
view [pending COVID-19](#)

State Government Actions

Community Associations & COVID-19

- Emergency Declarations - Links to Executive Orders outlining each state's steps and resources to combat COVID-19.
- Stay at Home Orders - Links to the Executive Order that governed the ban.
- Phased Reopening Plans - Links to each state's website that outlines reopening plans.
- Pool Reopening Guidelines - Links to state reopening directives and additional guidance.
- Face Mask Requirements - Links to requirements for businesses and for the general public.
- Short-Term Rental Bans - Links to both state and local bans.
- [Foreclosure Actions – Links to state and local orders that temporarily suspend foreclosures.](#)
- Eviction Actions - Links to state and local orders temporarily suspended evictions.

POOL OPENINGS

Survey Results

How did COVID impact expenses related to your community pool?



35% Expenses are higher than budgeted

15% Expenses are lower than budgeted

39% Expenses are consistent with budget

11% Other

Community Associations
& COVID-19

POOL OPENINGS

Survey Results

AUGUST 2020

Community Associations & COVID-19 IMPACT Assessments

What is the
association's
current assessment
delinquency rate?



91% current (non-delinquent)
5% 31-60 days delinquent
3% 61-90 days delinquent
5% more than 90 days delinquent

Due to rounding, percentages may not always appear to total 100% as of May 4, 2020



Healthy Communities

COVID-19 & Community Associations
Summary of Relevant Centers for Disease
Control and Prevention (CDC) Guidelines

JUNE 2020

Community association residents everywhere have been eager to get back to their routines after many months of social distancing, working from home, and otherwise limiting contact with anyone other than their immediate family members during the COVID-19 pandemic.

As states and municipalities reopen a variety of public services and businesses, and as the onset of warmer weather entices people to parks, beaches, golf courses, and pools, community associations are now confronted with how and whether to safely reopen common areas and recreational facilities.

Based on information developed by the Centers for Disease Control and Prevention¹, Community Associations Institute has prepared this document to help community association board members, managers, and business partners determine how to safely and effectively operate in a world forever changed by COVID-19.

"As they have done throughout this crisis, we expect that association leaders will continue to operate their communities with compassion, flexibility, and understanding," says Thomas M. Skiba, CAI's chief executive officer. "Going forward, CAI will continue to provide updates about resources and guidance through transition to normal community operations to safeguard business continuity—and most important—healthy communities."

The recommendations below cover:

- Communicating regularly and appropriately
- Protecting common areas
- Preventing the spread in pools, hot tubs, and water playgrounds
- Protecting pets
- Maintaining safe business operations
- Understanding water safety

To access the most up-to-date information on COVID-19 CDC guidelines, visit www.cdc.gov/coronavirus.

*The information from this document has been adapted from guidance published by the Centers for Disease Control and Prevention. The most relevant materials from CDC's web resources have been selected and edited with community associations, management companies, and business partners in mind. CDC is continually updating its guidance. The information included below is relevant as of May 29, 2020.

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Healthy Communities

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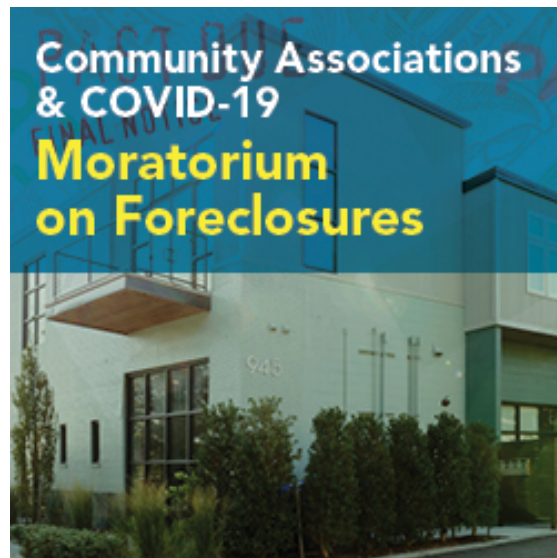
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Leniency on RVs for Essential Workers



Community Associations & COVID-19

Moratorium on Foreclosures





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