

Michael Hodges, MPM® RMP®, *has held a real estate license in the State of Florida since October 1988. He currently serves as President of FPM Properties and has more than 29 years of experience in residential property management. Michael is also a member of the National Association of REALTORS®; the Florida REALTORS®; the Northeast Florida Association of REALTORS®; the NARPM® Florida Chapter; and the Northeast Florida Association of Residential Property Managers (NEFARPM). Michael serves as the 2020 NARPM® Legislative Conference Chair, the 2020 NARPM® Governmental Affairs Committee Vice Chair, and is Co-Chair of Candidate Screening for the Northeast Florida Association of REALTORS®. He also serves as a key contact for Florida REALTORS®. On a local level, Michael has served as President of the Florida Association of Residential Property Managers (FARPM), as President and Treasurer for NEFARPM. He is active in the Chamber of Commerce, and Knights of Columbus, and enjoys Miami Hurricane football. He is the proud grandfather of Carolina Varela.*

Continuing the NARPM® Legislative Momentum in 2021

COVID-19 did not slow down the legislative initiatives that came at our industry in 2020; in fact, it increased them. Whether it was rent control initiatives, free rent initiatives, extended rent moratoriums, CDC orders, or tenant's bill of rights initiatives, they kept coming at the local, state, and federal levels. Well, 2021 will be just as busy, if not busier, than 2020!

It will be up to NARPM®, through its leaders and members, to communicate and demonstrate to your local, state, and federal representatives, and to their staff members, a well-balanced picture of the residential property management industry. We need to work to make it clear that not all well-intentioned bills are good for our residents, property owners, or property managers. We will need to infuse our NARPM® Governmental Affairs and NARPM PAC® with resources of time, technology, and money.

elections this past November, we need to be ready with resources to have a seat at the table to advocate our positions.

We will be starting out 2021 with a new President, some new Congressional representation, some new local and state representatives, and new regulators at the Department of Housing and Urban Development, (HUD), Department of Justice (DOJ), and Department of Commerce (USDOC), to name a few that have a direct impact on our industry.

We will need to be ready as an industry to help guide our elected officials and regulators on all levels with resources, education, and our time to advocate NARPM® positions.

As we move forward in 2021, you will have opportunities to have your voices heard and make sure NARPM®'s voice is heard by participating in one of the

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If we want a say in our industry, we MUST get involved. Who better to educate the public and government officials than members of NARPM®? We must be nimble and quick to turn as opportunities arise in the legislative arena. As we set out in 2021, ask yourself these three questions:

1. How can I infuse my talent and knowledge into NARPM® so it is best utilized?
2. Where can I best use one hour-a-month of that talent and knowledge to increase my livelihood by helping NARPM® position itself as the continued leader in the residential property management industry?
3. How much can I or my company invest in NARPM® PAC (personal contribution) or the NARPM® Advocacy Fund (corporate or personal contribution), so that NARPM® continues to brand itself as the resource in residential property management that local, state, and federal representatives look toward for decisions affecting the residential property management industry?

Private property rights are under siege, and regardless of the outcome of local, state, and federal NARPM® Governmental Affairs various subcommittees as follows:

1. Federal Subcommittee
2. Legislative and Educational Conference Subcommittee
3. State and Local Subcommittee
4. Policy and Research Subcommittee
5. Nomination Leadership Team Subcommittee (NLT)

Please reach out to our NARPM® Governmental Affairs Team headed by Tyler Craddock, Governmental Affairs Director, or Samantha Kenny, Governmental Affairs Coordinator, to get involved advocating for your industry and livelihood at legislativeinfo@narpm.org.

The NARPM® Governmental Affairs Team, with your help, will continue to build on the NARPM® momentum built over the last couple of years by working on our 2021 mission and goals, as follows:

1. NARPM LEGISLATIVE CONFERENCE

We will have a hybrid Legislative and Educational Conference this year in Washington, DC on May 17-18, 2021. You will be able to attend in person or virtually. Be on the lookout for registration details.

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2. GETTING THE NARPM MESSAGE OUT

The NARPM® Governmental Affairs Team will continue to build the NARPM® brand and communicate the NARPM® position with our legislative representatives and our statutory departments such as HUD, the Department of Justice, the Department of Commerce, etc., by visiting and building relationships with our representatives, their aides (most importantly), and government regulators. Our NARPM® Governmental Affairs Team will continue to lead on legislative issues by building NARPM® as the leader when it comes to issues affecting our industry and livelihood.

3. NARPM LEGISLATIVE TRACKING AND CALL TO ACTIONS

NARPM® listened to you and has upgraded the technology to make it easier and seamless to track state and federal issues with the program called Fiscal Note. This will help make it simpler and quicker to respond to proposed legislation. In addition, the new Call to Action software called Voter Voice will make it so that you would only need to press the button to send out communications to your representatives. Of course, it will still allow you to communicate your story (if you wish), regarding a potential piece of legislation. Your representatives really like actual examples as to how a piece of legislation will affect you, your owners, your affiliates, and your residents.

4. NARPM CHAPTER LEGISLATIVE CHAIRS

In continuing efforts to be ready and react on all levels, our State and Local Subcommittee is reaching out to all chapters to have a designated NARPM® Chapter Legislative Chair so we can be ready and proactive on any issues that affect our industry. No experience needed – just a passion to protect your industry.

5. INVEST IN NARPM® PAC & NARPM® ADVOCACY FUND

We will continue to find ways to make it easier and seamless to invest in NARPM® PAC (only personal investment) and the NARPM® Advocacy Fund (corporate, personal, owners, investors, affiliates, and others). Changes have been made to the redesigned website to help accomplish this goal.

6. POLICY AND RESEARCH

With localities, states, and federal authorities expanding regulations in the areas of landlord and tenant, zoning, occupational, building, etc., the NARPM® Governmental Affairs Team has expanded our arsenal of position papers on various topics, such as rent control, emotional support animals, etc. To see all the position papers, go to the NARPM® website, then the Legislative tab, and then go to the "Issues" tab. You will see the current policy statements that you can use to help with any legislative issues that you will encounter. Also, if you see new issues on the local or the state levels, inform the NARPM® Governmental Affairs Team, or let your NARPM® Chapter Legislative Chair know so we can develop a position on the topic which can be used to educate our representatives. Better yet; since you probably have the knowledge, you could help the NARPM® Policy and Research Subcommittee develop the new position paper! Remember local and state regulations eventually make it to the federal level. So, no matter how small or how large the issue is, bring it to the NARPM® Governmental Affairs Team.

Get involved and INVEST in NARPM PAC® and the NARPM® Advocacy Fund. It is your livelihood at stake! The link to invest is https://www.narpm.org/legislative/member-legislative-resources/

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the property management industry as we emerge from the COVID-19 pandemic. CALNARPM Conference attendees will hear from top industry experts within the context of the laws, unique regulatory requirements, and the challenging business environment we all must follow in the Golden State. We have an outstanding two-day agenda planned with excellent speakers and breakout sessions. The Virtual Trade Show will feature exhibits of CALNARPM Affiliate Members and sponsors who will share their solutions and demonstrations for further learning opportunities. Join your fellow NARPM® Members virtually from around the State of California for networking, education, workshops, California legislative and compliance updates, great guest speakers, and much more! Registration is only $99.00 for NARPM® members if you buy your tickets before February 1, 2021. ($149.00 after February 1). For more information and to register for the event, please visit the CALNARPM website at https://narpmcalifornia.org/

CALNARPM GIVES BACK

Because of the devastating wildfires which hit California in the late summer and fall of 2020, we have adopted a philanthropic cause to give back to our communities struck by disaster, The California Wildfire Relief Fund (CWRF). Hundreds of wildfires have burned across California, destroying homes, forcing mass evacuations, and polluting the air. Donations received by CWRF are used to allocate funding to local firefighting and wildlife response organizations, communities, scientists, doctors, and ground volunteers – to all counties in California. For those attending the CALNARPM State Conference, March 11-12, 2021, a portion of the registration fees will be donated to CWRF to help those most impacted by wildfires.

CALNARPM COMMITTEES

Would you be interested in joining one of our CALNARPM committees? We have several important committees and would love to have new committee members join and participate! Openings exist on the following CALNARPM committees:

- State Conference and Trade Show Committee
- Education/Speaker Committee
- Communications Committee
- Legislative Committee
- Membership Committee

This is a fantastic opportunity to get involved within NARPM® at the California State level. For those working toward your RMP® or MPM® designation, this is also a great way to earn 5 valuable elective points! If you are interested, please email: info@narpmcalifornia.org.

EMBRACING CHANGE

We are accomplishing many things for our chapter while working together virtually during the COVID-19 pandemic. There are many ways to get involved, so do not hesitate to reach out to learn more! We hope you will join us in the California State Chapter for Embracing Change to create a paradigm shift in property management in the coming months!