

Ventura County Coastal

April 2016



VENTURA COUNTY COASTAL
ASSOCIATION OF REALTORS®
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UPCOMING Meetings/Events

APRIL 20 Installation Committee Board Room 9:45 AM	MAY 10 MLS Committee Meeting VCCAR Board Room 9:00 AM
APRIL 20 REFAT Seminar Training Room 10:30 AM	MAY 11 YPN Committee Meeting VCCAR Board Room 9:45 AM
APRIL 20 MLS Rules & Regulations Class Training Room 1:00 - 3:00 PM	MAY 12 Real Talk Toastmasters VCCAR Training Room 12:00 - 1:30 PM
APRIL 21 REFAT Meeting Board Room 10:00 AM	MAY 13 Education & Equal Opportunity Committee Board Room 10:00 AM
APRIL 26-29 C.A.R. Spring Meeting Sacramento	MAY 17 Board of Directors Meeting Board Room 9:00 AM
APRIL 26 New Member Orientation VCCAR Training Room 9:00 - 3:00 PM	MAY 19 REFAT Meeting 10:00 AM
APRIL 27 Affiliates Committee VCCAR Board Room 9:45 AM	MAY 24 New Member Orientation VCCAR Training Room 9:00 - 3:00 PM
APRIL 28 Real Talk Toastmasters Training Room 12:00 - 1:30 PM	MAY 25 Affiliates Committee Board Room 9:45 AM
APRIL 28 MLS Basic Class Training Room 1:30-4:30 PM	MAY 26 MLS Basic Class Training Room 9:00-12:00 PM
MAY 3 MLS Advanced Class Training Room 2:00 PM	MAY 26 Real Talk Toastmasters Training Room 12:00 - 1:30 PM
MAY 3 Income Acceleration Tower Club 1:30-4:30 PM Registration Required	MAY 30 Memorial Day **Association Office Closed**
MAY 9-13 NAR Meetings Washington DC	MAY 31 MLS Advanced Class Training Room 2:00 PM



VENTURA COUNTY COASTAL
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CEO e-mail: Randy@vcrealtors.com Website: www.vcrealtors.com

Fair Housing Month Reminds Us of How Far We've Come

Mark Chacon
2016 VCCAR President



Mark Chacon

Every April, REALTORS® are proud to observe Fair Housing Month, which marks the anniversary of the Fair Housing Act of 1968, which established a national policy of fair housing without regard to race, color, religion, sex, familial status, handicaps, or national origin.

Congress quickly passed the measure in the days after the assassination of Dr. Martin Luther King, Jr., but we should remember that housing discrimination was not just something that occurred in the South in those days. In 1964, California voters overwhelmingly endorsed a ballot measure that restored the ability of property owners to discriminate when selling their homes. It's hard to believe today, but that measure might have precluded me and countless other members of our Association from buying a home in our communities.

Fortunately, REALTORS® have been at the forefront of efforts during the past 48 years to root out that kind of discrimination and ensure that no Californian is discriminated against. The Ventura County Coastal Association of REALTORS® is proud to highlight the Fair Housing Act by continuing to address discrimination in our community, to support programs that will educate the public about the right to equal housing opportunities, and to plan partnership efforts with other organizations to help assure everyone of their right to fair housing.

In addition, the National Association of REALTORS® Code of Ethics commits all REALTORS® to providing equal professional services without discrimination. That's because until inequality and under-representation no longer stand in the way of housing opportunity and stable home values, there's still work to be done.

REALTORS® are already the best advocates for inclusive communities, because we understand the value of diverse neighborhoods.

Ventura County, along with the rest of our great state, is increasingly diverse and that diversity has enriched our communities. I'm proud to be a member of an organization that has done so much to fight discrimination and promote equal housing.

FAIR HOUSING DECLARATION

As REALTORS®, you are instrumental in one of the most stressful and important decisions in your client's life. Purchasing a home is an experience that should be available to all people who are well-prepared, regardless of their background, beliefs, orientation or any other personal or private reasons. With this declaration, you are pledging to offer your best services to each and every client who may employ your services.

I agree to:

- Provide equal professional service without regard to the race, color, religion, sex, handicap, familial status, national origin or sexual orientation of any prospective client, customer, or of the residents of any community.
- Keep informed about fair housing law and practices, improving my clients' and customers' opportunities and my business.
- Develop advertising that indicates that everyone is welcome and no one is excluded; expanding my client's and customer's opportunities to see, buy, or lease property.
- Inform my clients and customers about their rights and responsibilities under the fair housing laws by providing brochures and other information.
- Document my efforts to provide professional service, which will assist me in becoming a more responsive and successful REALTOR®.
- Refuse to tolerate non-compliance.
- Learn about those who are different from me, and celebrate those differences.
- Take a positive approach to fair housing practices and aspire to follow the spirit as well as the letter of the law.
- Develop and implement fair housing practices for my firm to carry out the spirit of this declaration.

Source: www.realtor.org

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Randy McCaslin
Chief Executive Officer



Randy McCaslin

Looking Out for You

It's almost time for the VCCAR Travel Team to go to Sacramento for the California Association of REALTORS® annual Legislative Days. This event is a great opportunity to learn what's happening in the Capitol that affects our industry and to meet one-on-one with state lawmakers to educate them about how their actions impact Californians' ability to buy a home.

The sessions begin on April 27 with the annual Legislative Briefing, where C.A.R.'s lobbyists will provide us with an update on pending and proposed bills and initiatives that may affect real estate, private property rights and – just as importantly – how you conduct your real estate business. We will then share our thoughts on the year's Hot Topic and specific legislative proposals with our local legislators. This year, we are scheduled to meet with Assembly Members Das Williams and Jacqui Irwin, along with Senators Hannah-Beth Jackson & Fran Pavley.

Legislative Days are perhaps the most important meeting of the entire year because this is where we, as REALTORS®, play a significant role in shaping legislation that affects our industry. You may not know that every year there are approximately 3,000 bills introduced, many of which can affect the way we conduct our business. Each bill is reviewed by the C.A.R. staff and lobbyists who look out for our interest, sometimes opposing bills, sometimes supporting bills or remaining neutral. These positions are based on C.A.R.'s established policies.

On June 30, the VCCAR Travel Team will provide you with reports regarding the 2016 Legislative Day meetings at our General Membership Meeting. And as an extra bonus, this year we are extremely fortunate to have Joel Singer, C.A.R.'s executive vice president, as our featured speaker. We will announce the details soon but please mark your calendars today – you won't want to miss it!

Randy McCaslin, Realtor Emeritus, RCE
CEO



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What Everyone Should Know About Equal Opportunity Housing

The sale and purchase of a home is one of the most significant events that a person will experience in his or her lifetime. It is more than the simple purchase of housing, for it includes the hopes, dreams, aspirations, and economic destiny of those involved.

THE LAW

Civil Rights Act of 1866: The Civil Rights Act of 1866 prohibits all racial discrimination in the sale or rental of property.

Fair Housing Act: The Fair Housing Act declares a national policy of fair housing throughout the United States. The law makes illegal any discrimination in the sale, lease or rental of housing, or making housing otherwise unavailable, because of race, color, religion, sex, handicap, familial status, or national origin.

Americans with Disabilities Act: Title III of the Americans with Disabilities Act prohibits discrimination against persons with disabilities in places of public accommodations and commercial facilities.

Equal Credit Opportunity Act: The Equal Credit Opportunity Act makes discrimination unlawful with respect to any aspect of a credit application on the basis of race, color, religion, national origin, sex, marital status, age or because all or part of the applicant's income derives from any public assistance program.

State and Local Laws: State and local laws often provide broader coverage and prohibit discrimination based on additional classes not covered by federal law.

RESPONSIBILITIES

The home seller, the home seeker, and the real estate professional all have rights and responsibilities under the law.

For the Home Seller: As a home seller or landlord you have a responsibility and a requirement under the law not to discriminate in the sale, rental and financing of property on the basis of race, color, religion, sex, handicap, familial status, or national origin. You cannot instruct the licensed broker or salesperson acting as your agent to convey for you any limitations in the sale or rental because the real estate professional is also bound by law not to discriminate. Under the law, a home seller or landlord cannot establish discriminatory terms or conditions in the purchase or rental; deny that housing is available, or advertise that the property is available only to persons of a certain race, color, religion, sex, handicap, familial status, or national origin.

For the Home Seeker: You have the right to expect that housing will be available to you without discrimination or other limitations based on race, color, religion, sex, handicap, familial status, or national origin

This includes the right to expect:

- Housing in your price range made available to you without discrimination
- Equal professional service

Continued on page 8



welcome



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FAIR HOUSING FOR ALL



NATIONAL ASSOCIATION of REALTORS®



What Everyone Should Know About Equal Opportunity Housing

Continued from page 6

- The opportunity to consider a broad range of housing choices
- No discriminatory limitations on communities or locations of housing
- No discrimination in the financing, appraising, or insuring of housing
- Reasonable accommodations in rules, practices and procedures for persons with disabilities
- Non-discriminatory terms and conditions for the sale, rental, financing, or insuring of a dwelling
- To be free from harassment or intimidation for exercising your fair housing rights.

For the Real Estate Professional: As an agent in a real estate transaction, you are prohibited by law from discriminating on the basis of race, color, religion, sex, handicap, familial status, or national origin. A request from the home seller or landlord to act in a discriminatory manner in the sale, lease or rental cannot legally be fulfilled by the real estate professional.

THE REALTOR® FAIR HOUSING PROGRAM

The National Association of REALTORS® has developed a Fair Housing Program to provide resources and guidance to REALTORS® in ensuring equal professional services for all people. The term REALTOR® identifies a licensed professional in real estate who is a member of the National Association of REALTORS®. Not all licensed real estate brokers and salespersons are members of the National Association, and only those who may identify themselves as REALTORS®. They conduct their business and activities in accordance with a strict Code of Ethics.

The Code of Ethics, [Article 10](#) of the National Association of REALTORS® Code of Ethics provides that, "REALTORS® shall not

deny equal professional services to any person for reasons of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity. REALTORS® shall not be parties to any plan or agreement to discriminate against a person or persons on the basis of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity. REALTORS®, in their real estate employment practices, shall not discriminate against any person or persons on the basis of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity."

A REALTOR® pledges to conduct business in keeping with the spirit and letter of the Code of Ethics. Article 10 imposes obligations upon REALTORS® and is also a firm statement of support for equal opportunity in housing.

IF YOU SUSPECT DISCRIMINATION

Call the Local Board of REALTORS®: Local Boards of REALTORS® will accept complaints alleging violations of the Code of Ethics filed by a home seeker who alleges discriminatory treatment in the availability, purchase or rental of housing. Local Boards of REALTORS® have a responsibility to enforce the Code of Ethics through professional standards procedures and corrective action in cases where a violation of the Code of Ethics is proven to have occurred.

Call the U.S. Department of Housing and Urban Development: Complaints alleging discrimination in housing may be filed with the nearest office of the United States Department of Housing and Urban Development (HUD) or by by contacting them at <http://www.hud.gov>.

Source: www.realtor.org

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Affiliates First Wednesday Spring Fling event at Fresco II, Oxnard April 6, 2016

52 participants, raising approximately \$250

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DATE: Wednesday, April 6th
TIME: 4:30 PM - 3:00 PM

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March New Member Orientation at Ventura County Coastal Association of REALTORS®



March 29, 2016 New Member Orientation at Ventura County Coastal Association of Realtors. Mark Chacon, President of VCCAR swore in and presented Realtor® pins as a part of our March New Member Orientation. Front Row Left to Right:

Young, Candace - Keller Williams Realty

Colburn, Christopher - Rockwood Realty

Cayabyab, Olivia - Keller Williams Realty

Cunningham, Nicholas - Berkshire Hathaway HomeServices California Properties

Chacon, Mark - 2016 VCCAR President

Combs, Alicia - Century 21 Santa Barbara

Shipp, Justin - Jason Franey Realty

Brown, Alex - Keller Williams Realty

Perez, Norma - Alert Realty

Back Row Left to Right:

Lin, Feng "Frank" - Troop Real Estate

Nelson, Felicia - Keller Williams Realty

Ballard, Richard - RE Ballard Company

O'Donnell, Ed P - Troop Real Estate

Bodine, Sally - Sally Bodine, Broker

Sanchez, Jose "Joe" - Royal Real Estate

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During the first week in April, representatives for our area Associations of REALTORS® gathered to interview candidates for the 27th Congressional District. This was an important first step in identifying candidates who understand real estate issues and support the industry. These interviews also provide

an opportunity to convey our issues of importance to the candidates. Items discussed include Fannie Mae and Freddie Mac loan limits, FHA loan approvals for condos, mortgage deduction rules and TRID.



President Mark Chacon and Government Affairs Director Marta Golding Brown join with representatives from REALTOR® associations from Santa Barbara, Scenic Coast, Santa Ynez, Lompoc and Santa Maria in Congressional District 27 candidate interviews at the Santa Barbara Association of REALTORS®.

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*Member satisfaction score derived from Net Promoter Score, which measures how likely someone would be to recommend Kinecta.
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Young Professionals Network Lapel Pin

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VCCAR member Price: \$9.50



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VCCAR member price: \$12.00



REALTOR® Umbrella

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VCCAR member Price: \$16.95



Lapel Pin Magnet - Flag & REALTOR® logo - GOLD

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VCCAR member Price: \$9.50



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PVC Open House A-Frame

Plastic legged A Frame made of PVC pipe and heavy duty High impact styrene plastic for the 18" x 24" sign. Red imprinted Open House sign.

VCCAR member Price: \$25.00



Metal Open House A-Frame

This 1/8" Thick double sided sign hangs within a 3/8" steel folding frame. Folds flat for easy storage. Frame includes a holder for our metal flag pole.

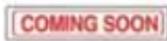
VCCAR member Price: \$30.00



Solid Plastic Real Estate Riders

6"x24"x 1/8" These solid plastic riders are double sided and have drilled mounting holes.

VCCAR member Price each: \$4.95



Returns must be within 30 days of purchase unopened package with receipt.
No refund on single forms. No exceptions.



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ASSOCIATION OF REALTORS®