

Real Estate Roundtable State of the Industry Meeting 2020

On January 28-29, the [Real Estate Roundtable](#) held its annual State of the Industry Meeting in Washington, D.C., where the Roundtable's [2020 policy agenda](#) was released. CCIM Institute joined the Roundtable in 2018 and with this membership has had the opportunity to participate in policy conversations that address tax issues, including opportunity zones, infrastructure, affordable housing, economic development, and sustainability. CCIM's membership in the Roundtable allows for inclusion in their advocacy work, with 2019 wins that included reauthorization of the Terrorism Risk Insurance Program and input on the Opportunity Zone regulations.

The State of the Industry Meeting included discussions with both policymakers and industry leaders and highlighted the current state of the U.S. economy noting that the U.S. is in its 11th year of expansion. However, the U.S. is also \$23.1T in debt with a projection of 1.2T deficit for the next few years. The meeting also included a conversation on affordable housing with Mark Calabria, Director, Federal Housing Finance Agency and Representative Patrick McHenry, (R-NC), which focused mostly on Government-Sponsored Enterprise (GSE) reform. Mr. Calabria noted that his agency will do everything they can to get Fannie Mae and Freddie Mac out of conservatorship. Congressman McHenry stated that regulations (e.g. fees, rent control) have hindered housing stock supply.

The Roundtable's policy priorities for 2020 include:

- **Supporting infrastructure investments:** Infrastructure includes transportation, utilities and telecommunications and should include streamlining of permitting processes and encouraging public-private partnerships.
- **Increasing the availability of affordable housing:** The Roundtable supports strengthening the low-income tax credit program, reforming Fannie Mae and Freddie Mac, increasing the use of manufactured homes, grants to communities that allow for high-density zoning and opposing rent control.
- **Encouraging tax policies that reflect the realities of real estate transactions:** This includes opposing legislative efforts to tax carried interest at ordinary income rates or do away with the tax treatment for pass-through businesses and supporting the 1031 like-kind exchange.
- **Sustainability and incentivizing energy efficiency:** These policies include investments in "smart grid" technologies, as well as EPA's ENERGY STAR for Tenants' Program and the Energy Savings and Industrial Competitiveness (ESIC) Act, which would improve the data used to set energy code standards to assess energy-efficiency investments in buildings. The Roundtable also advocates for tax incentives to support the retrofitting of existing buildings for energy efficiency.
- **Supporting policies that allow for stable and available capital and credit markets:** These policies include supporting the reauthorization and reform of the National Flood Insurance Program, recommending a safe-harbor rule for LIBOR reform, supporting the

Secure and Fair Enforcement Banking Act (SAFE) to provide a safe harbor for banks and other businesses that serve cannabis businesses in states where cannabis is legal, and supporting reforms to the EB-5 investment program.