



FAA Candidate Screening and Endorsement Policy

Table of Contents

- I. APAC Background
- II. APAC Board of Directors Background
- III. APAC Contribution Policies
- IV. FAA Candidate Screening and Endorsement Policy V. FAA Candidate Screening Questionnaire (Sample)

I. APAC Background

Since it was established in 1971, the Apartment Political Action Committee (APAC) has helped to elect pro-multifamily industry candidates from across Florida. The purpose of APAC is to raise funds and elect candidates who understand and support the Florida apartment industry's interests.

APAC is nonpartisan and contributes to both Republican and Democrat campaigns. APAC funds are raised by members of the Florida Apartment Association (FAA). APAC funds are spent on campaigns and political committees at the APAC Board of Directors' discretion throughout the election cycle in accordance with the APAC Bylaws.

II. APAC Board of Directors Background

The APAC Board of Directors (APAC BOD) is an independent autonomous organization composed of FAA members from each FAA local affiliate.

Contributions to political campaigns and committees are subject to the approval of the APAC Board of Directors and such funds shall be disbursed at its discretion. Per the APAC Bylaws, "The APAC Board of Directors may delegate the authority for disbursement of funds by majority vote of the APAC Board, or to either to the Chair or to an executive committee composed of the general APAC officers established for that purpose, or to both of them; provided, that a complete list of all such disbursements shall be provided to the APAC Board of Directors at each semi-annual meeting."

During the January 2021 APAC BOD meeting, the BOD expressed an interest in developing a formal candidate screening and endorsement process in preparation for

the 2022 Election Cycle. The APAC BOD set a goal of establishing a policy and supporting documents before the end of 2021.

III. APAC Contribution Policies

Below is an excerpt from the APAC Bylaws, which outlines APAC's contribution policies and procedures.

State Campaign Contributions

APAC funds may be allocated to state campaigns and political committee via a majority vote from the APAC BOD.

Local Campaign Contributions

Funds raised by a local affiliate for APAC will be allocated to both local campaigns and state campaigns, as follows: Up to thirty percent (30%) of APAC funds raised by a local affiliate during a two-year campaign/election cycle beginning January 1, 2021 may be allocated to local campaigns and distributed according to the local affiliate's campaign allocation policy.

Local Affiliate Campaign Allocation Policy

Any local affiliate wishing to participate in local distribution of APAC funds shall inform the APAC Board of Directors of its intent and provide a copy of its campaign allocation policy or equivalent to the FAA Government Affairs Director. The policy shall include, at a minimum, the following information:

- Who is authorized to make a funding request to APAC.
- Who is responsible for accounting to APAC.
- An explanation of the local affiliate's candidate vetting or screening process. • The policy shall contain the following statements: "All campaign contributions will be made in compliance with current state campaign laws" and "All campaign contributions will be made to local campaigns within the [local affiliate name] chartered area."
- The policy shall be signed by the local affiliate President and the Association Executive.

Local Affiliate Contribution Requests

The local affiliate must submit a local funding request to the FAA Government Affairs Director in writing. This written request should include a letter from the affiliate outlining the reason(s) the affiliate would like to support the candidate with APAC funds. All funding requests are subject to the approval of the APAC Board via electronic,

telephone, or in-person voting. The APAC Board may stipulate additional requirements, in addition to those noted below, on an as-needed basis by majority vote of the APAC Board.

To receive APAC funds the local affiliate must:

- Plan to host an APAC fundraiser event when possible or conduct an awareness campaign in the calendar year.
- In the case of an open seat, where no previous political relationships has been established with the candidates (i.e. no candidate has previously worked with the local affiliate on an issue directly affecting the multifamily industry while serving in another elected seat and/or no candidate has been supported by APAC while serving in another elected seat), the local affiliate must conduct a candidate screening, personal meeting, meet-and-greet, or forum. All qualified candidates must be notified of the screening/meeting via email or in writing. The screening or meeting must be conducted after the local election qualifying period. The local affiliate is encouraged but not required, to screen/meet with each qualified candidate in an open seat race. Candidate screening/meeting procedure and voting is at the discretion of the local affiliate.
- In the case of a local affiliate seeking to support an incumbent, the local affiliate may request funding for the incumbent without screening all of the candidates in a race if a prior positive political relationship has been established, or if the candidate has been involved in an issue directly affecting the multifamily industry in the past.

Local Affiliate APAC Share

If the local affiliate uses all shared funds, the affiliate will no longer be eligible to receive APAC contributions for local campaigns. The local affiliate then has the option of either raising additional funds for APAC to be distributed per this policy or, in special circumstances or hardships, the affiliate can make a formal written request to the APAC Board for a distribution of funds.

IV. FAA Candidate Screening and Endorsement Policy

In addition to making contributions, the APAC BOD shall have the option to screen and officially endorse candidates for state-level elected offices within the State of Florida. The APAC BOD Chair shall appoint a Candidate Screening Subcommittee, which will have the responsibility of meeting with candidates to conduct the formal screening process. The screening process and candidate vetting questionnaire form shall be approved by the APAC BOD. Additional questions can be added to the vetting questionnaire on a case-by-case basis but all candidates seeking formal endorsement

must be asked the questions listed on the vetting questionnaire at a minimum unless FAA or a local affiliate has a previously established relationship with a particular candidate.

After the screening process for a state-level race is completed, the APAC BOD Subcommittee may submit a recommendation for endorsement to the FAA Executive Committee for approval. Upon a super-majority vote of the FAA Executive Committee, FAA may formally and publicly endorse the state candidate.

APAC BOD Candidate Screening Subcommittee Composition

The Chair of the Candidate Screening Subcommittee shall be appointed by the Chair of the APAC BOD Directors to serve for a one-year term, which can be extended additional terms at the discretion of the current APAC BOD Chair.

Subcommittee members shall consist of the APAC BOD Chair, the FAA President, the FAA Legislative Committee Chair, the FAA Government Affairs Director, FAA Lobbyists, and additional representatives from local affiliates as appointed by the Chair of the APAC BOD to ensure each affiliate has the opportunity to have at least one member serving on the subcommittee. However, all members of the subcommittee are not required to participate in every candidate screening meeting. Candidate screening meetings should be limited to 5-8 Subcommittee members to ensure effective discussion with the candidate.

FAA Candidate Screening and Endorsement Procedure

The Candidate Screening Subcommittee shall be charged with the responsibility of screening interested candidates for state elected office for the purpose of learning more about the candidate or a potential formal endorsement. The APAC Candidate Screening Subcommittee shall use the Candidate Questionnaire approved by the APAC BOD for the purpose of vetting state-level candidates. The APAC BOD is responsible to updating the Candidate Questionnaire each election cycle to ensure the questions are aligned with the industry's advocacy goals.

When deemed appropriate by the APAC Candidate Screening Subcommittee and the FAA Executive Committee, state candidates will be endorsed by the Florida Apartment Association and may also receive an APAC contribution if approved by the APAC Board of Directors.

After the screening process is complete, the Candidate Screening Subcommittee will evaluate the candidate and have the option to move forward with recommending an endorsement. A "quorum" for the purposes of candidate screening will consist of members of the APAC Candidate Screening Subcommittee present and voting. A super-majority (Two-thirds) of the Candidate Screening Subcommittee members present for the screening meeting must support the measure to recommend an

endorsement for a candidate to the FAA Executive Committee. Upon approval, the APAC Candidate Screening Subcommittee will submit a written recommendation for endorsement to the FAA Executive Committee for final approval. An endorsement will be granted if approved by a super-majority (Two-thirds) of the Executive Committee members.

In instances where FAA has a previous established relationship with a state candidate, the process of vetting the candidate via the questionnaire can be omitted. When there is an established relationship with the candidate, the Candidate Screening Subcommittee may submit a written request to the FAA Executive Committee for approval before the endorsement can be granted.

In addition to recommending endorsement the APAC Candidate Screening Subcommittee may propose the APAC Board of Directors consider an APAC contribution a candidate, regardless if an endorsement is recommended. In the event the APAC Candidate Screening Subcommittee wishes to recommend an APAC contribution, the subcommittee will submit a written request to the APAC BOD. Upon receipt, the APAC BOD will review and evaluate the subcommittee's recommendation before voting on the contribution request. Contribution recommendations from the APAC Candidate Screening Subcommittee must be approved through the APAC Board of Directors' traditional voting process, which requires a simple majority vote.

FAA shall not be compelled to endorse in all state races, including instances where FAA has established relationships with particular candidates or previous endorsements. FAA endorsements may also be rescinded by the FAA Executive Committee in consultation with FAA government affairs staff, FAA Lobbyists, and the Candidate Screening Subcommittee. A super-majority vote by the FAA Executive Committee will rescind a previous endorsement.



FAA Candidate Screening Questionnaire (Sample)

Additional questions can be added on a case-by-case basis as the Candidate Screening Subcommittee deems appropriate. However, each candidate seeking formal endorsement who does not already have an established relationship with FAA or a local affiliate must be asked the questions included on the Questionnaire.

Candidate Name (First and Last):

Email:

Phone:

Address:

Campaign Treasurer or Key Staff Contact Name:

Campaign Treasurer or Key Staff Contact Email:

Current profession:

Elected office being sought:

Election date:

Are you seeking an endorsement (yes/no)?

How much money has your campaign raised to date?

Have you run for office before and if so, please list previous campaigns or past elected service?

What are your top campaign priorities (list up to three)?

Are you or have you ever been a landlord (yes/no)?

What is your perception of apartment communities and their residents?

What role does the existence of housing diversity (the existence of different types of housing such as single family and multifamily) play in creating vibrant and successful communities?

Do you believe the Sadowski Affordable Housing Trust Fund is an important tool that should be protected? Why or why not?

What is the biggest barrier to addressing Florida's housing affordability needs?

What role should state government play in addressing Florida's affordability needs?

What role, if any, do incentives (such as impact fee waivers) play in generating new affordable housing units in Florida?

Do you believe local governments should have the ability to deviate from the processes and procedures established in Florida's landlord/tenant act?

Do you believe changes to the Florida Building and Fire Code should be made with the housing industry in mind? Why or why not?

Do you believe the "Not in My Backyard mentality" (also known as NIMBYism) is a barrier to multifamily housing construction in Florida? Why or why not?
Do you believe changes to state regulation, such as ongoing inspections or other requirements, necessitate stakeholder engagement? Why or why not?

If elected, how would you approach legislation? (Example: Seek stakeholder feedback, conduct research, or speak to constituents).

Revised: 2/1/2022 | FAA Logo and Format Changes