



PUBLIC POLICY POSITIONS

Greensboro Regional REALTORS® Association, Inc.

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LOCAL POLICY PRIORITIES

Support for Schools

GRRA is a strong advocate for enhancing local schools within Guilford, Randolph and Rockingham Counties. The 2019 Guilford County Schools Facilities Master Plan clearly outlines the urgent need for increased funding to address the current condition of our schools. Demonstrating our commitment, GRRA supported the \$300 million school construction bond in 2020 and the \$1.7 billion school construction bond along with the quarter-cent sales tax in 2022. While these initiatives represent crucial steps forward, GRRA maintains that additional funding is essential to fully improve our educational facilities. Furthermore, GRRA endorses funding bonds responsibly through a quarter-cent sales tax increase.

Promoting Broad-Based Revenue Streams

The Greensboro Regional REALTORS® Association (GRRA) recognizes that county and city leaders will encounter the challenge of identifying sustainable revenue streams for various public projects and initiatives. GRRA will consistently advocate responsible and equitable revenue generation strategies. While acknowledging that reasonable adjustments to property taxes may be necessary, GRRA strongly encourages the Board of County Commissioners to prioritize the exploration and implementation of diversified revenue sources, such as sales taxes, to broaden the tax base. GRRA remains opposed to the imposition of impact fees and other detrimental fees that disproportionately burden new development and contribute to the erosion of housing affordability.

Diversifying and Increasing Affordable Housing Stock

REALTORS understand the necessity of diverse and robust housing stock to a thriving local community. The 2024 Housing Study indicates a severe housing shortage in our area, necessitating immediate and strategic action. Due to various factors, the area's housing stock has reached critically low levels. GRRA strongly supports policies that will drive new development in and around the Triad, with a focus on infill development and higher density to efficiently utilize available land. We advocate for zoning changes to adapt to current market challenges and facilitate a broader range of housing options. Recognizing the urgency and complexity of the housing crisis, GRRA looks forward to continuing our partnership with local government officials on creating an attainable Housing Plan. We are committed to promoting Smart Growth policies and the development of diverse housing types that meet the needs of all residents, now and in the future.

Fair Housing

The Greensboro Regional REALTORS® Association (GRRA) is dedicated to upholding and advancing fair housing policies. We adhere strictly to the REALTOR® Code of Ethics, which includes comprehensive fair housing guidelines. GRRA condemns all forms of housing discrimination and will take appropriate action against any member found to be in violation of

fair housing laws. GRRA is committed to robust educational programs for our members to deepen their understanding of fair housing principles and best practices. Furthermore, we will actively collaborate with local officials, community organizations, and stakeholders to advocate for and support legislation that promotes equitable access to housing for all individuals.

Economic Development

The Greensboro Regional REALTORS® Association (GRRA) recognizes the vital link between a thriving local economy and a healthy real estate market. GRRA is committed to prioritizing initiatives that foster economic development across Guilford, Randolph, and Rockingham Counties. We believe that strategic investments in our educational systems and policies that enhance community safety are fundamental to attracting new businesses. Furthermore, GRRA advocates for the implementation of targeted incentives to encourage business relocation and expansion, thereby creating job opportunities and stimulating economic growth within our region.

OFFICIAL POLICY POSITIONS

Adequate Public Facilities Ordinances

The Greensboro Regional Realtors® Association (GRRA) advocates for comprehensive and collaborative planning strategies to effectively manage and anticipate community growth challenges. While GRRA acknowledges the intent behind Adequate Public Facilities Ordinances (APFOs), we believe they operate on the flawed assumption that restricting development will halt population growth. GRRA opposes APFOs as they often result in the displacement of development rather than its cessation, frequently contributing to urban sprawl. Specifically, School APFOs, which mandate school system approval for new developments based on student capacity, unduly transfer land use and development decision-making authority from elected local government officials to unelected school boards, a practice GRRA strongly opposes. Furthermore, the provision within some APFOs for developers to pay into a mitigation fund as an alternative to meeting capacity requirements effectively functions as an impact fee, which GRRA also rejects. Instead of APFOs, GRRA supports proactive planning and infrastructure investment that accommodates growth while maintaining community quality and affordability.

Broadband Access

In contemporary society, reliable broadband access is fundamental for individuals to attain positive economic, educational, and social outcomes. The Greensboro Regional Realtors® Association (GRRA) endorses state and local initiatives aimed at broadening broadband

availability across rural and underserved regions within Guilford, Randolph, and Rockingham counties. By leveraging increased funding, financial incentives, and fostering private-public partnerships, state and local governments can enhance North Carolina's infrastructure to provide high-speed broadband access even to its most remote communities. GRRA believes that expanding broadband is a critical investment in the future prosperity and connectivity of these areas.

Broad-Based Revenue Streams

The Greensboro Regional Realtors® Association (GRRA) advocates for the implementation of broad-based revenue streams to equitably distribute the financial responsibility for addressing additional community needs among all stakeholders, including renters, homeowners, businesses, and nonresident users. GRRA recognizes property taxes as a fair mechanism for sharing the financial burden associated with community benefits. However, GRRA emphasizes the importance of thoroughly exploring cost-saving measures before considering increases in property taxes. While acknowledging the regressive nature of sales taxes, GRRA views them as another broad-based approach to ensure universal contribution by capturing transient revenues from users. GRRA supports the proposed adoption of a quarter-cent sales tax increase in Guilford County, aligning with similar measures already enacted in Randolph and Rockingham Counties. GRRA believes that a diversified and broad approach to revenue generation is essential for sustainable community development.

Community Safety

The Greensboro Regional Realtors® Association (GRRA) recognizes the fundamental importance of a safe and secure community. To cultivate such an environment, GRRA understands that public officials must implement effective laws and policies aimed at combating crime and enhancing the quality of life for all residents. GRRA stands in support of law enforcement and their dedicated efforts to protect current and future residents across Guilford, Randolph, and Rockingham Counties. However, GRRA will actively oppose any such efforts found to be discriminatory or that disproportionately harm various members of our community. GRRA unequivocally denounces racial profiling and policies that discriminate against minority groups, advocating instead for equitable and just approaches to community safety.

Directional Sign Ordinances

GRRA opposes ordinances that prohibit temporary directional real estate signs. REALTORS® support ordinances that set guidelines to allow such signs. Directional signs are vital to citizens buying or selling residential property when property is not located directly on major thoroughfares. In many cases, the consumer does not realize that properties nearby may be on the

market. Guidelines for directional signs can help preserve the aesthetics of the community. Reasonable guidelines can be set for sign size, height, location, duration of placement, and number of signs per listing or subdivision.

Economic Development

The Greensboro Regional Realtors® Association (GRRA) is a strong proponent of initiatives aimed at fostering robust economic growth within Guilford, Randolph, and Rockingham Counties. GRRA commends the vital work undertaken by the County Economic Development Alliances and applauds their dedication to expanding the economic prosperity of these counties and the wider Triad region. To attract new businesses and stimulate job creation, GRRA supports strategic incentives that encourage companies to establish a presence in Guilford, Rockingham, and Randolph Counties. These incentives, coupled with sensible tax policies, are crucial for building a stronger local economy and broadening the county's tax base. GRRA believes that a proactive approach to economic development is essential for the long-term vitality and success of our communities.

Fair Housing and Nondiscrimination

In accordance with the REALTOR® Code of Ethics, GRRA supports Fair Housing measures which prohibit housing discrimination against any person for reasons of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity. Additionally, GRRA strongly rejects any legislation or business practice which targets the aforementioned groups.

Homeowner Association (HOA's) Operations

The Greensboro Regional Realtors® Association (GRRA) recognizes the value of community enhancements and upkeep often facilitated by neighborhood Homeowners Associations (HOAs). GRRA advocates for HOAs to operate with transparency and accessibility for all homeowners, readily providing financial information and clear policy guidelines. However, GRRA opposes excessive costs associated with HOA operations. We find that exorbitant file/record change fees, which can amount to several hundred dollars, are frequently arbitrary and negatively impact not only property closing costs but also the overall affordability of the property for potential buyers. Similarly, GRRA opposes private transfer fees and initial capital reserve account contributions that unfairly penalize homeowners upon selling their property. These practices, along with unreasonable architectural review standards, negatively affect property affordability and can hinder the smooth functioning of the housing market. GRRA supports reasonable and transparent HOA practices that contribute positively to community living without creating undue financial burdens for homeowners.

Housing Opportunities

The GRRA is committed to leading and facilitating efforts that significantly expand access to safe, reliable, and diverse housing options for all community members. We prioritize affordability, attainability, and long-term sustainability as foundational principles. To achieve this vision, GRRA advocates for the following:

- **Proactive Housing Safety and Quality:** We champion the rigorous yet fair enforcement of local building codes to eliminate substandard housing and ensure all homes are safe, energy-efficient, and sustainable. This includes actively supporting initiatives for home improvements and renovations.
- **Inclusive Zoning and Diverse Housing Solutions:** We support zoning classifications that embrace a wide range of housing types. This includes multifamily units, mixed-use developments, accessory dwelling units, and innovative housing designs to meet the diverse and evolving needs of our growing population.
- **Streamlined Development Processes:** We advocate for expedited and streamlined inspection and permitting processes, modernizing regulations, and reducing or waiving fees where appropriate. These measures aim to lower development and construction costs, making attainable housing production more feasible and attractive for developers.
- **Strategic Urban Planning for Community Vitality:** We promote zoning classifications and incentive structures that encourage smart growth, infill development, adaptive reuse, and revitalization projects. These initiatives foster vibrant, walkable communities and increase the availability of affordable and sustainable housing options.
- **Robust Incentives for Affordable Housing:** We support comprehensive municipal, county, state, and federal incentives that encourage the development of below-market-rate housing by both non-profit and for-profit developers. Our goal is to ensure equitable access to quality housing for all income levels.
- **Optimized Use of Federal Programs:** We advocate for the strategic and effective utilization of Community Development Block Grants (CDBG), HOME Investment Partnerships, and similar programs. These programs are crucial for supporting the development of affordable, workforce, and sustainable housing that aligns with local needs and growth patterns.
- **Expanded Federal Housing Assistance:** We strongly support the expansion and accessibility of federal housing assistance programs, including Section 8 vouchers, Low-Income Housing Tax Credits (LIHTC), and the American Dream Tax Credit. These programs are vital for increasing access to both rental and ownership opportunities for low- to moderate-income households.
- **Targeted Investments in Underserved Communities:** We promote and seek to expand Qualified Opportunity Zones and similar place-based investment programs. These initiatives aim to stimulate economic development and increase access to affordable and sustainable housing in historically underserved communities.

Impact Fees

Impact Fees on New Development GRRA opposes impact fees on new development because they ultimately increase the cost of homeownership and make it unaffordable for more families. A lack of affordable housing would noticeably decrease the area's economy and quality of life.

Infrastructure Bonds

GRRA supports bonds and/or other means of enhancing financing education, roads, water systems, parks and recreation. Financing through bonds allows a community to extend the cost of improvements over a long period of time among a fair distribution of present and future users.

Innovative Financing of Development, Redevelopment, and Infrastructure Projects

The GRRA recognizes the importance of strategic and creative financing solutions to support development, redevelopment, and critical infrastructure projects. We advocate for the thoughtful consideration and utilization of innovative financing methods by local governments to ensure effective and efficient project delivery. Specifically, GRRA supports:

- [Tax Increment Financing \(TIF\) and Project Development Financing \(PDF\)](#): We endorse the use of TIF and PDF mechanisms to finance public improvements and stimulate economic development in targeted areas. These tools can leverage future tax revenues to fund essential projects, fostering growth and revitalization.
- [Public-Private Partnerships \(P3s\)](#): We support well-structured Public-Private Partnerships that enable the private sector to participate in the financing, construction, and management of public facilities and infrastructure. P3s can offer significant advantages, including cost efficiencies, faster project timelines, and specialized expertise.
- [Diverse Financing Tools and Strategies](#): GRRA encourages the exploration and implementation of a wide array of financing tools, including bonds, grants, revolving loan funds, and other innovative approaches. We believe in tailoring financing strategies to the specific needs and goals of each project.
- [Transparency and Accountability](#): We emphasize the importance of transparency and accountability in all innovative financing arrangements. Public officials must ensure that agreements are structured to protect public interests and provide clear benefits to the community.
- [Long-Term Sustainability](#): We advocate for financing methods that promote long-term sustainability and fiscal responsibility. Financing strategies should be designed to minimize risk and ensure the ongoing maintenance and operation of infrastructure and public facilities.

Insurance Access and Affordability

The GRRA recognizes the vital role that flood, property, and business insurance play in protecting our community and the real estate market. Our primary objective is to ensure that

these essential insurance products remain both affordable and readily available for homeowners, property owners, and businesses alike. To that end, GRRA advocates for the following:

- **Promoting Competitive Insurance Markets:** We support policies that encourage a competitive insurance market, which can help drive down costs and increase the variety of available options. This includes opposing regulations that unduly restrict competition or create barriers to entry for insurers.
- **Advocating for Fair and Accurate Risk Assessment:** We advocate for fair and accurate risk assessment methodologies by insurers, ensuring that premiums are based on objective criteria and not discriminatory practices. Transparent risk assessment models will contribute to fair pricing.
- **Supporting Mitigation Efforts to Reduce Premiums:** We encourage and support community-wide mitigation efforts, such as flood control projects, building code improvements, and disaster preparedness programs. Such initiatives can reduce insurance risks and lead to lower premiums for property owners.
- **Opposing Excessive Insurance Taxes and Fees:** We oppose excessive taxes and fees imposed on insurance products, as these can directly increase costs for consumers. We support reasonable regulations that protect consumers while not unduly burdening insurers or driving up prices.
- **Ensuring Access to Flood Insurance:** Recognizing the unique challenges of flood risk, we support policies that ensure continued access to affordable flood insurance, including the National Flood Insurance Program (NFIP). We advocate for reforms that enhance the NFIP's solvency and address issues of affordability while maintaining its vital function.
- **Educating Members and the Public on Insurance Options:** We are committed to educating our members and the public about various insurance options, including available discounts, mitigation strategies, and resources for finding affordable coverage. Informed consumers are better able to navigate the insurance market.
- **Monitoring and Responding to Market Trends:** We will actively monitor insurance market trends and regulatory changes to ensure that our policy positions remain effective and relevant. We will work closely with insurers, regulators, and other stakeholders to address emerging issues and advocate for policies that support affordability and availability.

Licensure of Landlords and/or Rental Units

GRRA opposes landlord licensure and registration of rental units with local governments. A person's right to own and use private property is a protected right under the U.S. Constitution. We believe existing zoning and nuisance ordinances, with proper enforcement, would remedy the need for licensing property owners who choose to rent their properties. If municipalities have trouble obtaining accurate owner information, they should incentivize landlords to maintain contact information.

Mineral, Oil, and Gas (MOG) Rights

GRRA supports legislation which protects landowners' rights to the land above and below the ground, including potential minerals, oil, or gas which may be located there.

Moratoria on New Housing and Development

GRRA opposes any moratorium on new housing and development. The association maintains a pro-growth ideology, encouraging economic prosperity for the communities of Guilford, Rockingham, and Randolph, Counties. New housing and development create a demand for more jobs and services, decreasing unemployment, and simultaneously increasing the tax base. By doing so, new housing and development pays for itself.

Predatory Lending

GRRA supports government action to combat unfair and deceptive lending practices. Guidance documents that do not have the authority of rulemaking give little assurance to lending consumers weary of deceptive lenders. Lending plays a vital role in helping families achieve homeownership, but consumers need to make sure they are not dealing with a predatory lender. Some of the problems associated with predatory lending are:

- High interest rates and fees
- Broken promises/ Bait and Switch tactics
- Loans which start with a very low/ sub-prime rate and escalate later
- Persuasion to “flip” or refinance loans several times
- Lenders steering clients towards more expensive loans when they qualify for more affordable options

GRRA supports the federal rulemaking process to oversee unscrupulous lenders. We also oppose the pre-emption of strict state laws by the federal Office of the Comptroller of the Currency.

Private Property Rights and Eminent Domain

The Greensboro Regional Realtors® Association supports policy that protects and enhances private property rights and home ownership. The Fifth Amendment to the U.S. Constitution protects private property rights as follows: “...nor shall private property be taken for public use, without just compensation.” The REALTOR® community recognizes the need of government to acquire land for the public benefit but urges caution in the interpretation of ‘public use.’ As a matter of fairness, government entities should justify their actions and fairly compensate private property owners as directed by the 5th Amendment.

Privatization of Government Provided Services

The Greensboro Regional Realtors® Association supports quality privatization of local government provided services when possible. Privatized services should function at a level of quality that is equal to or better than the level of service provided by the government. Privatization creates a competitive market for service providers, which in turn lowers prices,

raises the quality of services, and decreases tax burdens. GRRA does not include schools in this context of privatization.

Professional Services Tax

Currently, the state of NC has a very narrow taxable base but with a very high rate. Tax reform proponents argue that all goods and services fall under the ‘taxable’ umbrella, expanding the base and allowing for the reduction of the rate. GRRA opposed any tax on professional services, which directly impacts the cost of a home. Housing affordability makes our region a great place to live.

A small sampling of professional services which could fall under this umbrella include engineers, attorneys, surveyors, contractors, landscapers, Realtors®, builders, electricians, plumbers, etc. In our industry, this could lead to additional costs of approximately 6.75% and increase the costs of new construction.

Public Private Partnerships and Stakeholders

As an association composed of local real estate experts, GRRA willingly offers its expertise to local elected officials when they need additional information regarding our industry. GRRA is the largest trade association in Guilford, Randolph and Rockingham counties and we look forward to opportunities to participate in the local government process as well as participate in private sector initiatives.

Quality of Life

With a large membership in Guilford, Randolph, and Rockingham Counties, GRRA acknowledges the importance of making the city a great place to work and live so that it can attract more people to our community. Continued support of parks, recreation, and events not only make Greensboro a fun place to live but also serves as an economic driver. Utilizing smart growth and smart design principles, the city can ensure to meet the popular demands of walkability, high density, and mixed-use development.

Regionalism in Government Provided Services

GRRA supports efficient regional approaches to providing local government services to reduce the taxpayer burden and increase the quality of services. State incentives for local governments participating in consolidation efforts could greatly aid this process. GRRA is particularly invested in the regional work of the Carolina Core and groups that engage the Triad as a whole.

Sales Tax for School Funding

The GRRA advocates for the implementation of a reasonable local option sales tax as a dedicated funding source for school capital projects. We believe that this approach ensures a broad and equitable distribution of the cost of these essential projects among all who benefit from the community, including residents, visitors, and other users who make purchases within the locality. To ensure fairness and protect essential needs, such a sales tax should explicitly exclude food and medicine. Research consistently demonstrates that a sales tax is a potent

revenue generator for capital projects compared to alternative tax structures, providing a sustainable mechanism to invest in our educational infrastructure.

School Construction

GRRRA supports quality classroom facilities for every student in Guilford, Randolph and Rockingham Counties. These County schools must match the growth to promote the quality of life and the future of its citizens. Funding should come from means that distribute the cost fairly among all citizens, not just homeowners. The current single-prime construction bidding process for new public-school projects is time consuming and provides little ownership or supervision of projects. We support measures for streamlining the bidding and construction process to provide more efficient school construction. GRRRA supports public-private partnerships for school construction in an efficient process.

State and Federal Tax Programs

To ensure the continued growth and prosperity of our community, GRRRA strongly supports fair tax programs to promote growth across multiple levels of government. Bonds, when implemented properly, can bring to life projects that would otherwise not occur. The Mortgage Interest Deduction (MID) and Property Tax Deductions greatly incentive homeownership, creating a stable tax base of citizens invested in their community's future. 1031 Exchanges have directly led to increased development, especially in the downtown area. GRRRA opposes any repeal of the 1031 Like-Kind Exchange.

Stormwater Management

Stormwater run-off is a leading cause of water quality degradation in Guilford, Rockingham, and Randolph, Counties. Federal and state regulations require on-site controls for managing stormwater run-off. GRRRA supports reasonable, scientifically based remedies toward reducing run-off. GRRRA supports broad-based funding of stormwater utility programs, with timely completion of projects and excellent service. GRRRA urges municipalities to assist or provide incentives for homeowners associations to coordinate stormwater management efforts with their municipality, county, or professional stormwater management consultants. GRRRA supports municipal, state, and county efforts to continue educational efforts with homeowners associations to help achieve compliance with state and federal standards.

Taxes on the Transfer of Real Property

GRRRA opposes land transfer taxes and any other new taxes that discriminate against real estate transactions. The state's current property tax means that an additional local tax would lead to double taxation. Transfer taxes target only one class of the population and increase the cost of homeownership, making it especially unaffordable for families. A lack of affordable housing already exists in Guilford, Rockingham, and Randolph, Counties and placing additional barriers to homeownership would simply compound an existing problem.

Teacher Salary Incentives

GRRA supports strong teacher salaries and incentives to properly compete with other districts in North Carolina and across the United States. Competitive salaries and incentives can help recruit and retain high quality teachers to Guilford, Randolph and Rockingham Counties, thus promoting quality of life and the future of its citizens. Funding should come from means that distribute the cost fairly among all citizens, not just homeowners.

Vocational Education in School

The GRRA is a strong advocate for robust technical availability and comprehensive training programs within area schools. We firmly believe that integrating and effectively utilizing technology is paramount to enhancing student mastery of critical skills. This not only prepares students for seamless transitions to further education but also equips them with the necessary competencies for success in the modern workforce. To significantly elevate the level of technology and technical education in schools, GRRA supports:

- **Dedicated Funding for Technical Infrastructure:** We champion the establishment of dedicated technical bonds and sustainable funding mechanisms to ensure schools have access to up-to-date technological tools and infrastructure essential for effective career and technical education.
- **Incentives for Corporate Partnerships and Donations:** We advocate for strategic incentives for corporations that donate technological tools, equipment, and expertise to schools. Fostering strong public-private partnerships can greatly enhance the resources available for technical training.
- **Curriculum Development and Teacher Training:** We support the continuous development of career and technical education curricula that are aligned with industry needs and technological advancements. Furthermore, we emphasize the importance of ongoing professional development and training for teachers to effectively integrate technology into their instruction.
- **Experiential Learning Opportunities:** We encourage the creation of more opportunities for students to engage in hands-on, experiential learning using advanced technology. This includes internships, apprenticeships, and project-based learning that provide practical application of technical skills.
- **Promoting Awareness and Access:** We are committed to raising awareness among students, parents, and the community about the value and opportunities available through career and technical education. Ensuring equitable access to these programs for all students is a key priority.

Transfer of Development Rights

GRRA opposes the use of Transfer of Development Rights (TDR) programs. TDR programs allow the transferring of the right to develop rural or farmland (sending zone) to an area where development is more desired (receiving zone) and infrastructure exists. TDR program falsely assumes that the two location zones will offer the same development yields for the developer. Most often the collection zone land is not nearly as valuable or desirable and therefore the

developer cannot make the deal work. A builder has no assurance that a project planned on the “sending property” will be approved for the receiving zone. The farmer or landowner from the sending zone relinquishes all future development rights for the property at any density. Future heirs may not want to conduct farming operations on the property, and it raises problematic questions of future use and potential value.

Voting Rights

GRRA believes that a healthy democracy is essential for a thriving economy and community. We recognize the fundamental right of every eligible citizen to vote and are committed to supporting policies that ensure broad access to the ballot, encourage participation, and uphold a fair and transparent electoral process. To that end, our association supports the following principles:

- **Universal Access to Voting:** We advocate for policies that make voter registration and voting as accessible as possible for all eligible citizens. This includes measures that simplify registration processes, expand registration opportunities (such as online registration), and ensure polling places are accessible to all, including individuals with disabilities.
- **Early Voting Opportunities:** We strongly support the implementation and expansion of early voting options. Early voting provides flexibility and convenience for citizens with diverse schedules, making it easier for them to exercise their right to vote.
- **Voter Education and Encouragement:** We believe in the importance of educating and encouraging citizens to participate in the electoral process. We support initiatives that provide clear, unbiased information about voting procedures, voter registration deadlines, and candidate platforms. We also encourage our members to promote voter participation within their own networks and communities.
- **Fair and Secure Elections:** We are committed to supporting a fair and secure electoral system. This includes advocating for measures that ensure the integrity of elections, protect against fraud, and promote accurate vote counting. We believe that election processes should be transparent and accountable to maintain public trust.
- **Protection of Voting Rights:** We stand in firm support of laws and policies that protect voting rights and prevent voter suppression. We oppose any measures that discriminate against specific groups or create unnecessary barriers to voting.
- **Modernization of Election Systems:** We encourage the modernization of election systems to improve efficiency, accuracy, and security. This may include the use of updated technology for voter registration, ballot processing, and vote counting.

GRRA is dedicated to working with policymakers, community organizations, and other stakeholders to advance these principles and ensure that all eligible citizens can participate in our democratic process.