



IDFPR

Illinois Department of Financial and Professional Regulation

Division of Real Estate

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JB PRITZKER
Governor

MARIO TRETO, JR.
Secretary

LAURIE MURPHY
Director

Illinois Department of Financial & Professional Regulation
Real Estate Valuation Task Force
OPEN Minutes

Date: December 20, 2023

Call to Order: 11:05 a.m. –Leader Marcus Evans

Location: IDFPR - Division of Real Estate ("DRE")
555 West Monroe Street 4th Floor, Chicago Room
Chicago, IL 60661
And
Via Interactive Video Conference at IDFPR
320 West Washington Street, 2nd Floor, Conference Room 258
Springfield, IL 62786

Board Member(s) Present: Adrienne Suits Bailey, Jeffery Baker, Paul D. Brown, Deborah Fears, Steven Monroy, Tito G. Quinones, Leader Marcus Evans, Anthony E. Simpkins, Ericka D. Johnson, Ashia Walker, Cassandra Halm.

Board Member(s) Absent: Jamie Cumbie, Javier Gumucio, and Dan Hofacker

Division Staff Present: Ericka D. Johnson- Deputy Secretary, Gabriela Nicolau- DRE Deputy General Counsel, Jennifer Rossiter Moreno- DRE Operations Manager, Tia Davis- Legislative Liaison,

Guest(s) Present: Laurie Murphy- DRE Director, Jeremy Reed- DRE Deputy Director, Chris Posey- Appraisal Board Member, Cecilia Marlow- Appraisal Board Member, Fallon Young- Housing Policy Associate for NHS Chicago, Heather Barnes- CEO of Rebirth, Scott DiBiasio- Appraiser Institute Representative, Zamora Gaston- Leader Evans Policy Analyst, Kevin Jackson- Chicago Rehab Network, Lutalo McGee- Chicago Association Realtors, Marisol Miramontes, Pamela Stalling- Chicago Urban League, Karen Freeman-Wilson- Chicago Urban League, Brian Waver-IDFPR Appraiser

| Topic | Discussion | Action |
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| Call to Order | Leader Marcus Evans opened the meeting. | The meeting was called to order at 11:05 am. |
| Roll Call | <p>Speaker of the House: Leader Marcus Evans- Present</p> <p>Minority Leader of the House: Dan Hofacker- Absent</p> <p>Minority Leader of the Senate: Jeffrey Baker- Present</p> <p>Director of the Department of Commerce and Economic Opportunity or Designee: Tito G. Quinones - Present</p> <p>Director of Department of Human Rights or Designee: Steven Monroy - Present</p> <p>Director of Department of Revenue or Designee: Adrienne Suits Bailey - Present</p> <p>Executive Director of the Illinois Housing Development or Designee: Javier Gumucio - Absent</p> <p>Representative of Statewide Banking Association Representing banks of all asset size: Ashia Walker - Present</p> <p>Representative of Statewide Banking Association exclusively representing banks with assets below \$20,000,000,000: Jamie Cumbie - Absent</p> <p>Representative of a Statewide Association representing Credit Unions: Deborah Fears - Present</p> <p>Representative of an Agency, Organization, or Association advocating for Fair Housing: Anthony E. Simpkins - Present</p> <p>Representative of an Agency, Organization, or Association for Consumer Protection: Cassandra Halm - Present</p> <p>Representative of a Statewide Appraisal Organization: Paul D. Brown - Present</p> <p>Secretary of Department of Financial and Professional Regulation or Designee: Ericka D. Johnson- Present</p> | Members Jamie Cumbie, Javier Gumucio and Dan Hofacker were absent |
| Approval of Minutes | Leader Evans went over the last meeting's minutes and asked task force if they were fine with the minutes and if they are approved. | Ericka D. Johnson motioned for the approval of minutes with Adrienne Bailey second motion |

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| <p>Overview Of Task Force Duties</p> | <p>Leader Evans called for the next order of business from the agenda which was the overview of Task Force Duties. General Counsel Gabriela Nicolau shared her screen that had PA 102-934 language and went to section 15 that listed the main six task force duties.</p> <ol style="list-style-type: none"> 1. Harmonize to the greatest extent possible the various collateral underwriting standards. <ol style="list-style-type: none"> a. Leader Evans asked if the financial institutions had a comment and who the key players/agencies would that engage with the Appraisal industry. <ol style="list-style-type: none"> i. Member Steven Monroy said that his agency helps to defend someone when they have been treated differently. b. Leader Evans asked who would be the the key players from the Government Agencies, Banking Industry, and Private Industry. <ol style="list-style-type: none"> i. Gabriela Nicolau said that the government agencies would be IDFPR - DRE, DOB, and DFI. ii. Adrienne Bailey spoke for Banking and said that there are certain standards for property tax valuation and that she may have insight that would be helpful. iii. Cecelia Marlow spoke for private agency and said that she is a mortgage lender and sits on the DRE Appraiser board and can provide insight. c. Leader Evans asked if there was anyone else that would be able to provide insight for the first task force duty. <ol style="list-style-type: none"> i. Jeff Baker spoke up for the IL Realtors ii. Chris Posey said he is from the DRE Appraiser board and has been working in the industry and would be able to provide insight. d. Leader Evans asked Mr. Posey if there were any players he thinks might be missing from the task force. <ol style="list-style-type: none"> 1. Mr. Posey said Attorneys. 2. Ericka Johnson said that there is Cassandra Halm on the task force from the Illinois Attorney General's Office. 3. Miss Halm said that she is a consumer protection attorney but will share any information she has. <ol style="list-style-type: none"> a. Leader Evans asked if the States Attorney could be involved. b. Miss Halm said yes, but she doesn't want to overrepresent. 4. Heather Barnes spoke up and said she can offer insight. 5. Tito Quinones said that he can provide insight with the underwriting standards. 6. Miss Johnson then said that there are a lot of responsibilities with the first duty and that the task force would work with agencies to come up with a set of standards for the final report. | |

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| | <p>2. If standards can not be harmonized, a report must be made to the GA explaining why harmonization can not be implement.</p> <p>3. Establish specific definitions for limited or inactive housing markets in which comparable sale are listed or unavailable over a certain period of time.</p> <ul style="list-style-type: none"> • Miss Johnson went into detail about what this duty means and that the task force may want to get someone from GSE to come and speak to the task force and should consult with others if needed. • Leader Evens asked task force members to start thinking about action steps. <p>4. Aggregate data across task force members and conduct a study on racial disparities.</p> <ul style="list-style-type: none"> • Miss Johnson told the task force that members may not have to do this duty due to there being studies done by FreddieMac, Fannie May, and IL Realtors that have collected data. Miss Johnson followed up and informed members that that those studies would be uploaded to the task force share point. <p>5. Identify specific causes for racial disparities and adopt changes.</p> <ul style="list-style-type: none"> • Leader Evens asked the task force to start thinking of bill ideas to help address this duty. <p>6. Evaluate weather there are any barriers to entry into the appraisal profession for minorities.</p> <ul style="list-style-type: none"> • Miss Johnson explained that the task force can consult with various individuals or entities such as civil advocates, consumer advocates, real estate appraiser, small lenders, trade groups, appraisal management companies and experts on alternative valuations. | |
| Open Discussion | <ul style="list-style-type: none"> • Leader Evans informed everyone it was the open discussion part of the meeting and asked everyone to think about specific action plans. That he would like everyone's voice to be heard and wants to see change in the industry. Leader Evens asked for people to raise their hand if they had any comments. • Miss Johnson gave a comment on how staff can help the task force stay organized if there are any ideas or documents the task force wish to share, to send them to share point. • Miss Nicolau followed up by telling members that the ideas would have to be discussed as a group • Leader Evans informed the group that Vice Chairman Simpkins was on the call and thanked the public for attending. | |

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| Public Comments | <ul style="list-style-type: none"> • Leader Evans asked for the public to introduce themselves and their expertise. • Brian Weaver- Appraiser since 1980 and works at IDFPR • Cecelia Marlow- Leander for 20 years and a member on various Appraiser Task Force boards. • Falon Young- NHS Chicago and educates those on consumer rights. <ul style="list-style-type: none"> ○ Vice Chair Simpkins chimed in and said that NHS has also done research and work on the Appraiser field. VC Simpkins suggested going through the background and issues in the Appraiser field for the next meeting's agenda and that this is something he can assist in putting together. • Heather Barnes- Works for NHS and is on task forces that addresses Appraisal bias • Freeman Wilson- From the Chicago Urban League and Appraisal foundation • Kevin Jackson - Chicago Rehab Network • Director Laurie Murphy - Director of DRE • Lutalo McGee- Chicago Association of Realtors • Pamela Stalling- Chicago Urban League, on Appraisal Advisor Task Force, and educates consumers on home buying process • Scott Dibiasio- Appraisal Institute in Washington DC <ul style="list-style-type: none"> ○ Leader Evans asked about improving evaluation overall. ○ Leader Evans told Mr. Dibiasio thank you and that the task force looks forward to working with him. • Vice Chair Simpkins said that racial biases is something the task force is supposed to look at specifically and present new legislation to try and reverse these biases. That NHS works with a few people who are on the task force and their goals are (1) fairness in Appraisal and consumer protection, (2) diversity in Appraisal Industry, (3) data Collection, (4) collateral Underwriting, (5) acceptability and enforcement for AMC and Appraisers, (6) robust Reconsideration Process and Consumer Education. | |
| New Business | <ul style="list-style-type: none"> • Miss Johnson said that staff intended new business to be an opportunity to discuss next months agenda. • Leader Evans suggested looking more into the background on Appraiser biases and to spend time making sure everyone is on the same page. • Miss Johnson said that their is a regulatory presentation and asked that members come prepared with thoughts on Appraiser biases or someone who can present on it. • Leader Evans asked VC Simpkins his thoughts. • VC Simpkins said that he has quite a bit of background information and can submit some materials to do a 10 minute presentation. • Leader Evans asked if their was a presentation that staff could do from the Government point of view. Miss Johnson told him yes. • Miss Johnson told task force members that they can submit materials to Tia for a presentation. | |

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| | <ul style="list-style-type: none"> • Leader Evans asked if there was anyone from banking or the private industry who want to present on biases since NHS and Gov's office will present. • Miss Nicolau told members that a data sheet on biases would also be ok to present. • Leader Evans told members to be prepared to discuss banking at the next meeting and asked if anyone had a comment. Leader Evans then asked that at future meetings, there be more robust conversations. | |
| Adjournment | The next meeting is scheduled for January 17, 2024. | There being no further business to discuss, motion made by VC Simpkins and seconded by Adrienne Bailey at 12:01pm. Motion carried unanimously |