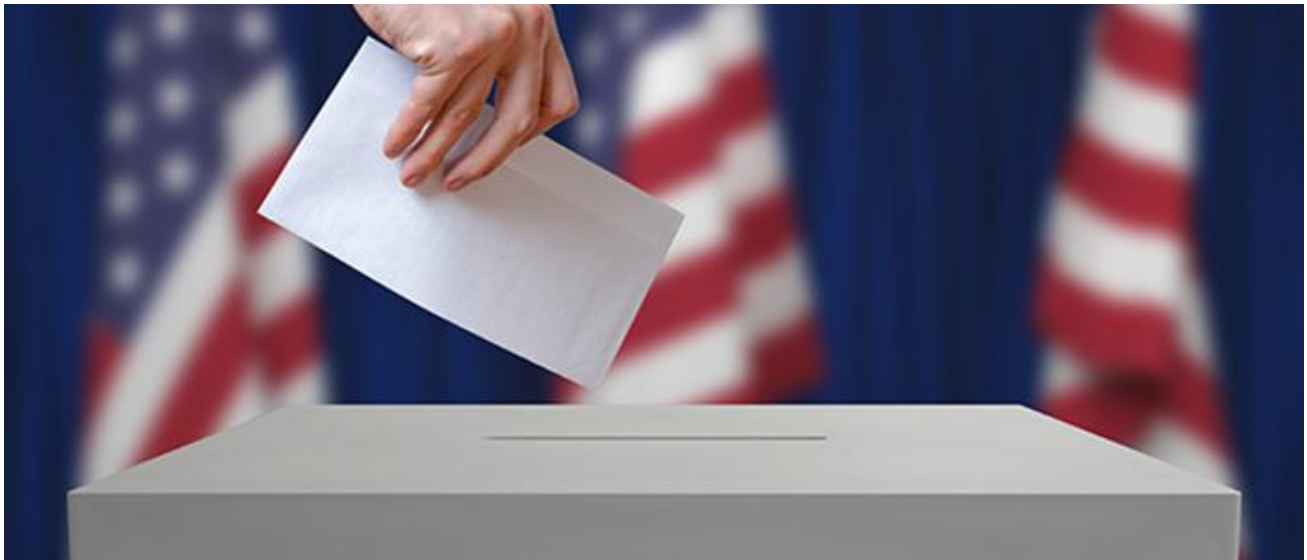


November 2, 2018

Eye on the Elections

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The midterm elections are just days away, and we're tracking a number of key races whose outcomes are anything but assured. We're also closely watching a dangerous ballot initiative in California that is up for grabs. It's too early to predict how post-election shakeups will affect the apartment industry, so for now, here's what you need to know before you head to the ballot box on Tuesday.

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Top News



POLICY

How California Has Become a National Battle Ground for Rent Control

For some of California's largest real estate investors, the fight over an initiative to expand rent control through a ballot initiative goes beyond the state's borders. They've amassed funds to not just win in California but also prevent a wave of rent control measures that might follow nationwide.

[Bloomberg](#) and [The Economist](#) also report.

VIEWPOINT

Rent Control's Reckoning



NMHC's Doug Bibby on the existential threat that is California's Prop 10 initiative. Plus, a look at [how Prop 10 could harm housing in California](#).



DATA

Polling Picks

Need real-time polling information and smart insights? Our policy experts are fans of [FiveThirtyEight](#), [HuffPost Pollster](#), [RealClear Politics](#) and [The Cook Political Report](#).



NMHC PAC

NMHC Offers Bipartisan Support During Election Season

Decisions made in Washington, D.C., affect the way apartments are financed, built, operated and managed. Independent and bipartisan, NMHC PAC is the premier fund aggressively pursuing the election and re-election of lawmakers who understand the multifamily industry and know that a healthy, robust industry translates into a stronger American economy. Visit our NMHC PAC headquarters to learn more about how we fundraise, who we support and how to get more involved.



INSIGHTS

Renters vs. Homeowners at the Ballot Box

Renters are rarely considered a distinct voting coalition, yet they represent almost one in three voters. New analysis from Apartment List's housing economist looks at the segment's size, tendencies and influence. Small changes in turnout amongst renters can have a profound impact on national politics.



NATION

Affordable Housing Set for Spotlight of Next Presidential Campaign

Housing hasn't been a top issue in past presidential elections, but Democratic strategists and housing experts say it could be a bigger part of the debate in the coming years as concern grows about how housing costs have increased faster than wages.

In Case You Missed It

A hand-selected collection of noteworthy articles on a wide variety of issues of interest to apartment executives.

[Rent Just Hit an All-Time High—Again](#)

[Apartment Construction Begins to Slow Down](#)

[Struggling with Housing Costs, Renters Continue to Find Affordability in Renting](#)

[The Hottest Amenity in Luxury Apartments: Human Beings](#)

[Why There Isn't More Affordable Housing in the D.C. Area](#)

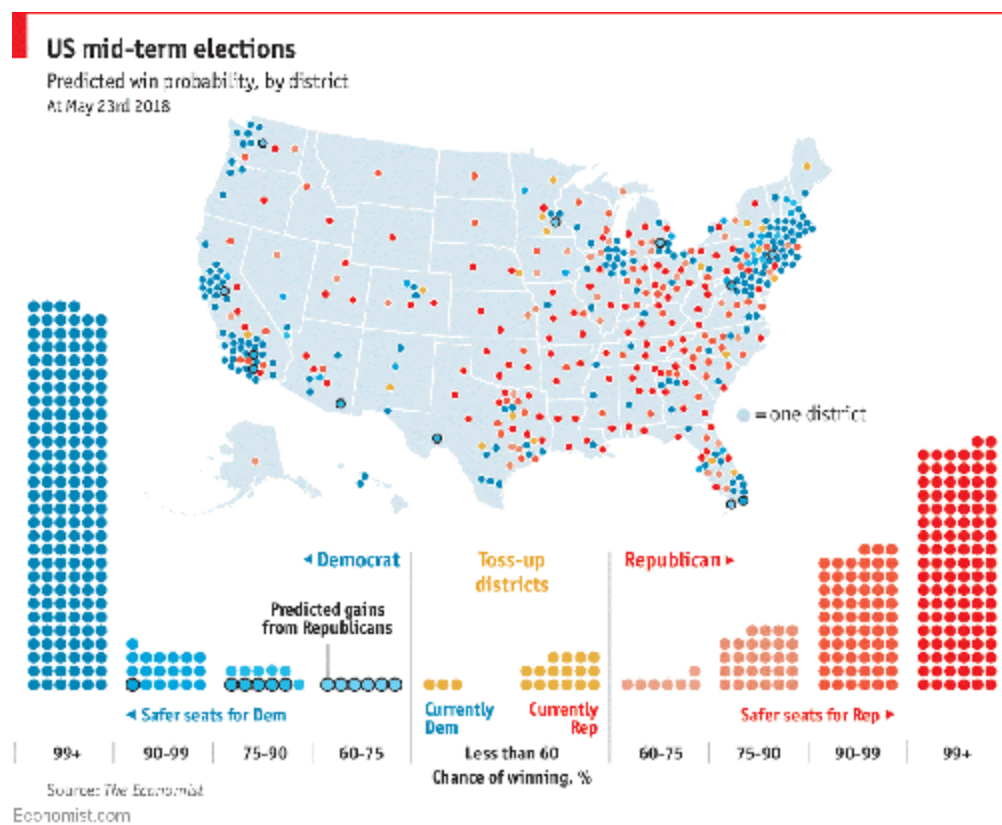
[Charlotte Spent Millions on Low-Income Housing, But Poor People Can't Afford It](#)

[New Finance Mechanism Mitigates Construction-Loan Risk for Workforce Housing Developers](#)

Multifamily Market Dashboard

Predictions in a Picture

The Economist's forecasting model for midterm elections to the House of Representatives, updated daily, puts its predictions into a pretty picture. To gain control, Dems will need to pick up a total of 23 seats. New reports suggest it could be harder than expected.



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Upcoming Meetings

[2018 NMHC Emerging Leaders Speaker Series Atlanta, November 7, 2018 in Atlanta, GA](#)

[2018 NMHC OPTECH Conference & Exposition, November 14 - 16, 2018 in Orlando, FL](#)

[2019 NMHC Apartment Strategies Outlook Conference January 28 - 29, 2019 in San Diego, CA](#)

[2019 NMHC Annual Meeting January 29 - 31, 2019 in San Diego, CA](#)

A must-read for top apartment industry professionals, Apartment Wire is a timely review of emerging trends in apartment finance, development, management and technology and more, featuring both exclusive content from NMHC's staff of experts and provocative articles from across the web.

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