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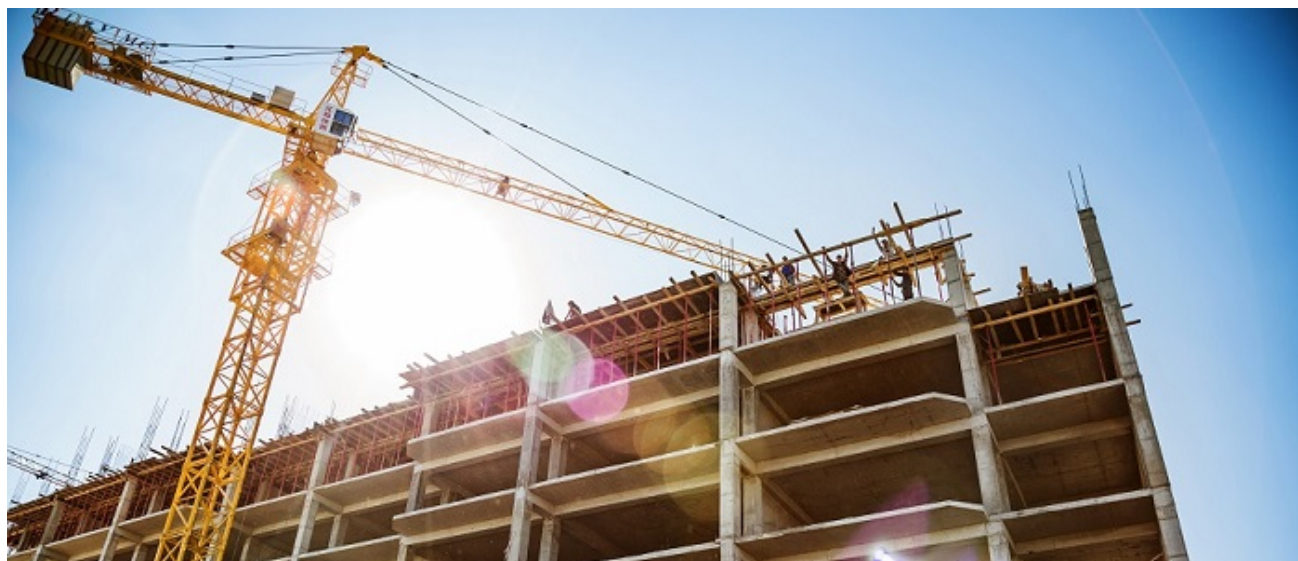


APARTMENT WIRE
NEWSLETTER

August 29, 2018

Fight Rent Control Now

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Four decades ago, NMHC and NAA led the multifamily industry in overturning [rent control](#) policies in 35 states. But today, shifts in local economics and politics are helping rent control make a comeback. That's why we need your financial support to defeat an alarming ballot initiative in California that threatens to not only expand these harmful policies locally but also add momentum to similar efforts nationwide.

The California ballot initiative, called Proposition 10, would allow local municipalities to put rent caps on all rental properties—single family, multifamily and condos without any restrictions. In other words, a city can put rent caps on new construction and limit what an owner can charge for rent forever—even after a resident moves out.

The repercussions from such an aggressive policy will reverberate across the industry nationwide, affecting not only those who own, manage and develop but also brokers, investors, lenders and suppliers.

Visit www.noprop10.org now to donate.

For questions about rent control, please contact us at info@nmhc.org.

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Top News



FINANCE

Multifamily Lenders Continue to Fight for Market Share

Apartment investors are benefitting from attractive interest rates as crowded debt markets force multifamily lenders to cut the spreads they charge on loans to seal deals.



TECHNOLOGY

Smart Apartments: Can Increase ROI, But Only If Securely Implemented

NMHC's Julianne Goodfellow, Kevin Donnelly and Rick Haughey discuss the upside of smart home technology in fueling business initiatives and creating a competitive advantage as well as the underlying security risks, which grow more dangerous with more sophisticated technology.



INVESTMENT

Affordable Housing: A Safe Investment in Unpredictable Times

It might not sound all that sexy, but market dynamics are such that affordable housing is set to deliver strong performance results going forward. Avanath Capital Management's John Williams and Jun Sakumoto discuss why affordable housing properties should be seen as opportunities.



AMENITIES

Do Souped Up Apartment Buildings Attract - and Keep - Renters?

Developers today are betting big bucks that renters will shell out for fancy amenities—and that said amenities will have them renewing their leases year after year. And they're placing their bets correctly, say industry experts.



POLICY

HUD Wants More Landlords to Accept Housing Vouchers

Citing [studies showing low rates of acceptance](#) of housing vouchers, HUD recently launched a new Landlord Task Force to help increase apartment owners' participation in the Housing Choice Voucher Program, the nation's largest rental subsidy program.



LAND USE

The Bipartisan Cry of "Not in My Backyard"

It seems NIMBYism knows no party limits. Research finds that [both liberals and conservatives oppose more housing](#) in their own neighborhoods. With both parties against development, it further complicates Secretary Ben Carson's push for HUD to eliminate regulations stifling new housing development. (*paywall*)

In Case You Missed It

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

[Can Pre-Fab Shipping Container Apartments House the Homeless?](#)

[Fannie and Freddie to Exit Single-Family Rental Market](#)

[Vitamin D–Fortified Design](#)

[Opportunity Zones May Help Investors and Syndicators More Than Distressed Communities](#)

[HUD to Revisit Rule Intended to Curb Housing Segregation](#)

[Freddie Mac Unveils New Resource to Preserve Affordability](#)

[Middle-Class Misery: Housing Crisis Hitting Cities, Working Americans Harder Than Ever Before](#)

[Tenants of the Latest Airbnb-Branded Complex in Nashville Feel Blindsided](#)

[Three Ways to Rejuvenate Your Apartment Community to Entice Investors and Renters](#)

[To Cater to Millennial Renters, Offer Co-Living, Co-Working Spaces](#)

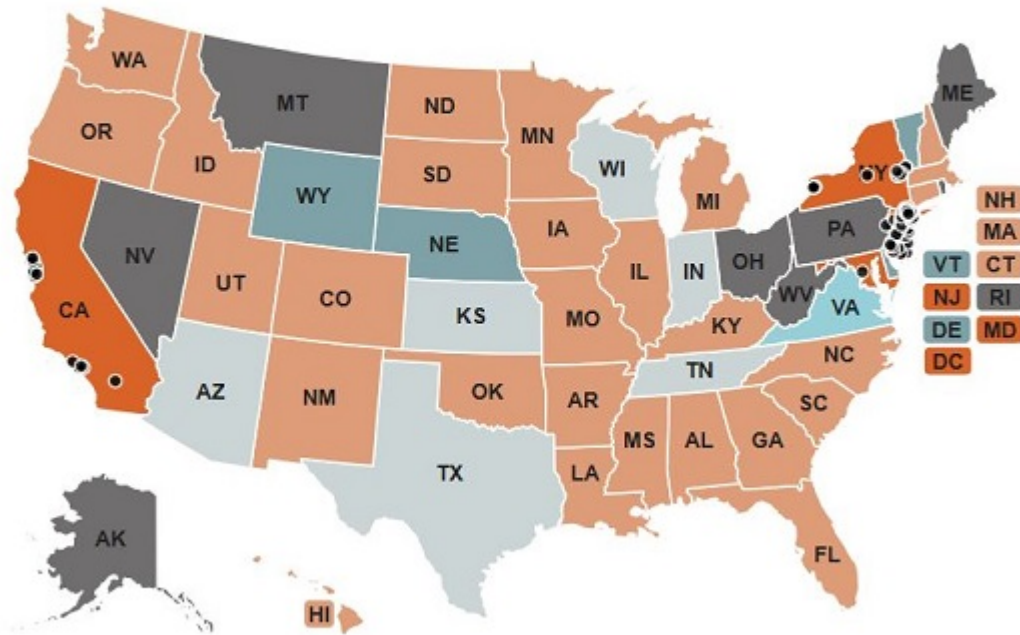
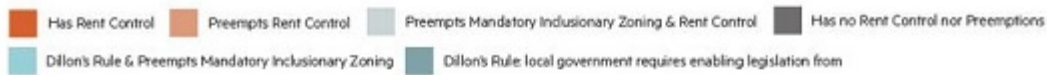
Multifamily Market Dashboard

Rent Control Laws Vary by State

Rent control policies exacerbate housing shortages, cause existing buildings to deteriorate and disproportionately benefit higher-income households. However, increasingly states and local jurisdictions are moving to implement or expand these policies to try and address housing affordability challenges.

To that end, NMHC recently updated its [rent control laws by state interactive map](#) to help answer questions about rent control across the country. The map shows states with rent control in place, as well as those with preemptions preventing such policies, along with inclusionary zoning regulations.

Legend:



**Not intended for use as legal advice. Information pulled from publicly available sources.*

Upcoming Meetings

[2018 NMHC Fall Meeting, September 12 - 14, 2018 in Washington, D.C.](#)

[2018 NMHC Emerging Leaders Speaker Series Seattle, September 19, 2018 in Seattle, WA](#)

[2018 NMHC Student Housing Conference & Exposition, October 3 - 5, 2018 in Huntington Beach, CA](#)

[2018 NMHC Emerging Leaders Speaker Series Houston, October 17, 2018 in Houston, TX](#)

[2018 NMHC Emerging Leaders Speaker Series Denver, November 1, 2018 in Denver, CO](#)

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

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

About Apartment Wire

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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