

# APARTMENT WIRE

## NMHC AND WNDYR LAUNCH THE FUTURE OF WORK

Amid uncertainty around COVID variants and vaccine rollouts, multifamily executives are facing a host of questions and decisions on the future of work that may have a lasting impact on their corporate operations and culture, including employee productivity, engagement, recruitment and retention.

To support executives' exploration of what's next for their organizations, NMHC is partnering once again with technology entrepreneur **Claire Haidar**, CEO & Co-Founder of WNDYR, to present [The Future of Work](#). Haidar was a very well-received keynote speaker leader at OPTECH last year.

In this **new, four-part series**, Claire leads several NMHC members through a discussion of the changes that took place over the last year, how those changes are reshaping the work environment and what that means for organizational strategies in a post-pandemic world. Participating members include Bell Partners' **Angela Gibbons**, Weidner Apartment Homes' **Peter Kim**, UDR's **Scott Wesson** and BH Equities' **Joanna Zabriskie**.

WATCH NOW

 The 2021 NMHC Student Housing Conference is next week! See you in Huntington Beach.

**Multifamily Markup**

**NO GOVERNMENT SHUTDOWN,**

## BUT MAJOR ISSUES STILL LOOM

During NMHC's fall meeting, many of the key issues facing the nation were on full display as NMHC members heard from policymakers from both sides of the aisle deliberating over the passage of the bipartisan infrastructure, the larger \$3.5 trillion Human Infrastructure legislation and the "pay-fors" to finance that package.

Lawmakers were able to stave off a government shutdown by passing a Continuing Resolution (CR) on Thursday that will keep the government operating through December 3. However, significant challenges remain—the debt ceiling and the two infrastructure packages.

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## WASHINGTON TALKS MULTIFAMILY AT LAST WEEK'S 2021 NMHC FALL MEETING

The 2021 NMHC Fall Meeting took place during a critical week for the industry and the nation as policymakers deliberated on the passage of infrastructure legislation and navigated impending deadlines on the debt ceiling and passage of a Continuing Resolution (CR) to prevent a government shutdown.

NMHC members met with congressional leaders and officials from the Biden administration such as **HUD Secretary Marcia L. Fudge** and **Federal Housing Finance Agency Acting Director Sandra L. Thompson**, Senators **John Cornyn** (R-Texas), **Tina Smith** (D-Minn.), **Bill Cassidy** (R-La.) and **Mike Crapo** (R-Idaho) and Representatives **Katherine Clark** (D-Mass.), **Josh Gottheimer** (D-N.J.), **Hakeem Jeffries** (D-N.Y.) and **Juan Vargas** (D-Calif.). Discussion focused on critical issues to the industry such as housing affordability, rental assistance, infrastructure, regulatory reforms and tax reform, among others. Click through to view the full meeting recap.

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## UPDATED: FCC UNVEILS NEW REVIEW OF MULTIFAMILY BROADBAND MARKET – TAKE THE SURVEY AND SUPPORT THE INDUSTRY

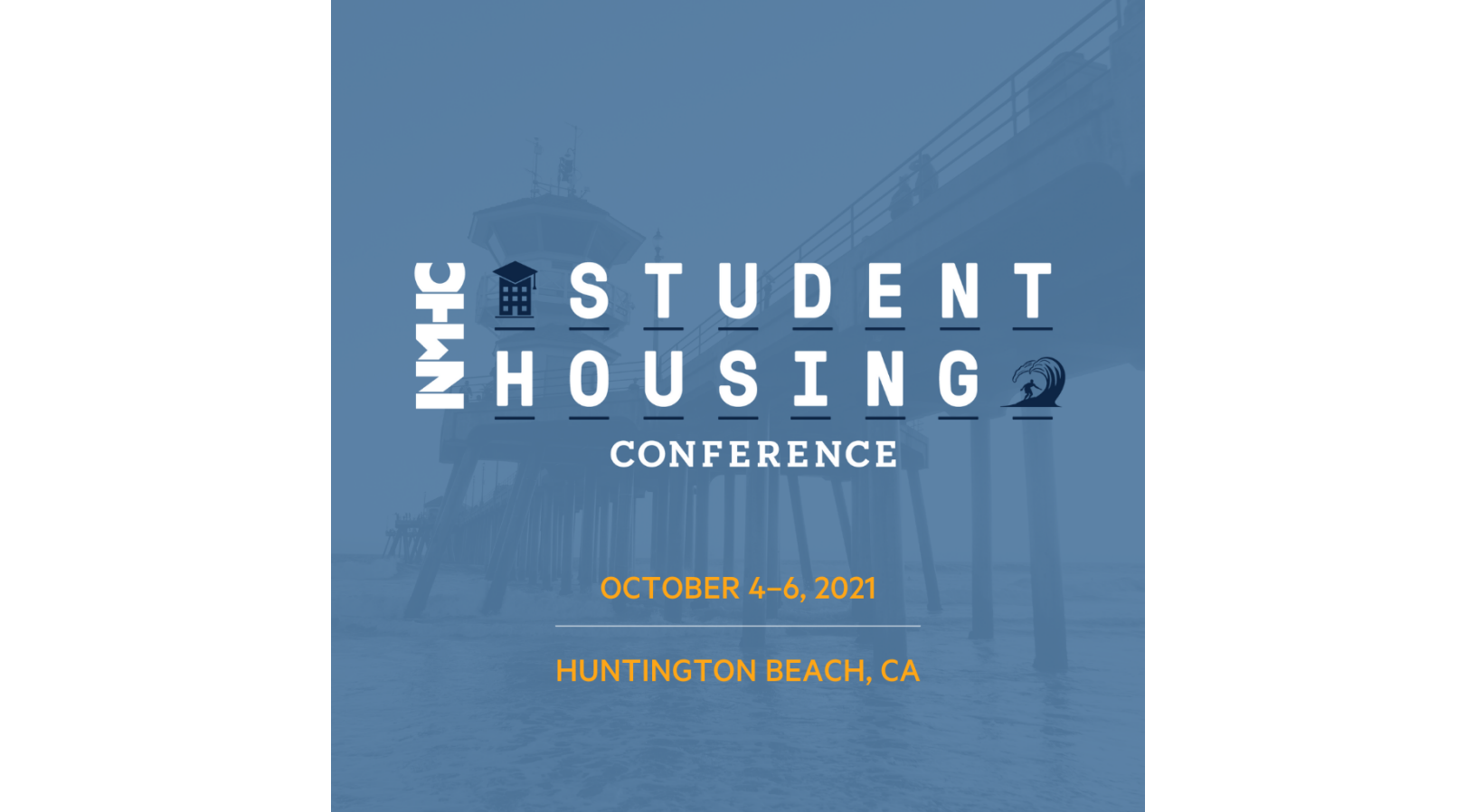
As the industry prepares to respond to a new proceeding at the Federal Communications Commission aimed at assessing the state of broadband in the multifamily and commercial sectors, NMHC has launched a critical survey. Please click [here](#) to participate. Deadline for responses is October 13, 2021.



The data gathered will be incredibly important in responding directly to the FCC's questions on competition, choice and quality of broadband service renters and commercial tenants receive. As reported previously, the Commission is seeking comment on how revenue share agreements, wiring agreements and marketing agreements impact broadband competition, deployment and access in our space. The new proceeding follows up on a 2019 review where [NMHC led a coalition of real estate stakeholders](#) in providing industry data to show that renters, by and large, are well served by the multifamily broadband market, which is centered on partnership and collaboration between housing and broadband providers. Updated data to show the market continues to function properly and provides residents with a high level of service is incredibly important. Again, to participate in the survey, click [here](#).

NMHC will also seek detailed information and support from property owners, broadband providers and consultants to provide the FCC with detailed on-the-ground accounts of what NMHC members face in building out networks and providing high-level connectivity to our residents. If interested in lending support to the industry's efforts, please contact Kevin Donnelly, NMHC's VP of Government Affairs, Technology & Strategic Initiatives at [kdonnelly@nmhc.org](mailto:kdonnelly@nmhc.org).

[LEARN MORE](#)

[TAKE SURVEY](#)



**NMHC**  **S T U D E N T**  
**H O U S I N G**   
**CONFERENCE**

OCTOBER 4–6, 2021

HUNTINGTON BEACH, CA

## JOIN US ON THE WEST COAST NEXT WEEK FOR THE STUDENT HOUSING CONFERENCE

There's still time to join us in person at the **2021 NMHC Student Housing Conference** in Huntington Beach, California from October 4–6. We will be delivering the knowledge, tools and NMHC's exclusive networking that have made this conference the premier event for student housing executives. Most importantly, we will convene in person as the new school year begins to look back at the lease-up season and look ahead to upcoming challenges and opportunities.

*This event is open to both Members and Non-members of NMHC.*

[REGISTER TODAY](#)

## SURVEY'S EIGHTH INSTALLMENT SHOWS GREATEST IMPACT ON AVAILABILITY OF CONSTRUCTION LABOR TO DATE

During the most recent iteration of the NMHC Construction Survey, 93 percent of respondents reported experiencing construction delays in jurisdictions where they operate, an increase from the results reported in each of the prior seven rounds. The previous record was set during the last round of the survey—conducted from May 17 to June 1, 2021—where 83 percent of respondents reported delays. Click through to read NMHC Research Analyst **Claire Gray's** detailed analysis of the findings.

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# AN OVERVIEW OF SINGLE-FAMILY RENTALS

Given the growing demand for larger living spaces through the pandemic and surging for-sale single-family home prices, this Research Notes takes a look at the single-family rental space. Our analysis examines how households living in single-family rentals differ from occupants of other housing types, primarily those in single-family owned units and renters in apartments (5+ units). We also looked at the limited but growing presence of institutional capital within the single-family rental space.

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## 2024 ICC NATIONAL MODEL BUILDING CODES UPDATE

NMHC is actively involved in the [development of model building codes and standards](#) to ensure that the unique needs of multifamily construction are considered and that proposed changes to codes and standards do not unnecessarily undermine the affordability and availability of housing. The ICC is now developing the 2024 I-Codes, which are divided into two groups—Groups A and B. As part of the Group A development process, NMHC has developed a document that summarizes the most prominent issues of concern to the apartment industry during this code cycle and indicates areas of continuing interest.

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## NEW! NMHC PAC MONTHLY UPDATE

NMHC was proud to recognize current NMHC PAC supporters throughout last week's NMHC Fall Meeting via the NMHC PAC boards located near the badge pickup station. NMHC PAC also hosted two personal dollar events for key lawmakers. Read the full September NMHC PAC Monthly to learn more about these important events.

*Note: The NMHC PAC Monthly newsletter is only open to NMHC members and is sent to all prior approved members on a monthly basis. Contact NMHC's [Lisa Costello](#) or [Kevin Cameron](#) to learn more about how to subscribe.*

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## FHFA EXTENDS COVID-19 MULTIFAMILY FORBEARANCE

Last week, FHFA announced that Fannie Mae and Freddie Mac will extend their COVID-19 forbearance to qualifying multifamily property owners as needed. Importantly, acceptance of forbearance remains contingent upon upholding continued tenant protections FHFA has imposed during the pandemic. This marks the fourth extension of the forbearance since the onset of the pandemic over one year ago.

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## NEWS



### THE FEARED EVICTION 'TSUNAMI' HAS NOT YET HAPPENED. EXPERTS ARE CONFLICTED ON WHY

As housing providers have been saying for months, there does not appear to be concrete evidence that the predicted surge of evictions has materialized over the past month since the ban ended, according to several interviews with housing experts, academic researchers tracking local filings and administration officials.



## **APARTMENT RENT-TO-INCOME LEVELS HELD STEADY OVER THE LAST DECADE IN PROFESSIONALLY MANAGED RENTALS**

Renters in market-rate, professionally managed apartments tend to command significantly higher wages and pay a materially lower share of income toward rent when compared to the broader renter population, according to a new study by RealPage analyzing millions of leases signed over the last decade for units in professionally managed communities.



## **SEATTLE CITY COUNCIL APPROVES REQUIREMENT FOR SIX MONTHS' NOTICE OF RENT INCREASES**

Seattle landlords will soon have to provide six months' notice of rent increases and, in some cases, pay tenants who move after a significant rent hike. The Seattle City Council approved two bills Monday, the latest in a series of new landlord-tenant regulations including bans on some evictions and the right to an attorney for low-income tenants facing eviction.



## **BUILDING THE FUTURE DEPENDS ON BUILDING MORE HOUSING**

America's troubled urban housing policies are having negative effects that go far beyond high rents and real estate prices. Decades-old barriers to building more housing in America's most productive cities make it harder to move and live there, which eats into wages, depresses population, saps economic growth, and even worsens climate change.



## CORI BUSH, ELIZABETH WARREN WILL INTRODUCE BILL TO GIVE HHS POWER TO IMPOSE EVICTION MORATORIUMS

Liberal lawmakers will introduce legislation this week that would give the Department of Health and Human Services the authority to create federal eviction moratoriums—pushing back against a ruling by the Supreme Court that the agency does not have the authority to do so.



## INCLUSIVE DEVELOPMENT EXPANDS BEYOND AFFORDABLE HOUSING

“Increasingly, inclusive development—one that is respectful of communities’ needs and the lives of the residents who already live there—is becoming a priority for industry decision-makers,” BISNOW writes in a recent article that explores inclusive development.



## STARTUP AIMS TO HELP LANDLORDS REWARD RELIABLE TENANTS

Watson Living Inc. is joining a bevy of startups that are helping landlords give people rewards for essentially being good tenants. The company has built a digital banking app with an associated debit card that landlords fund each time a renter pays rent on time, signs a renewal lease early, or refers others to rent in the same building.



## HOUSING AFFORDABILITY CONCERNS RISE TO THE FORE WORLD-WIDE

The record-setting rise in home values during the pandemic is triggering fresh debates about housing affordability world-wide, as policy makers search for ways to rein in price appreciation without driving prices sharply lower or derailing the global economic recovery.



# REGISTER TODAY! NMHC/NAA POLICY BRIEFING: FEMA NATIONAL FLOOD INSURANCE PROGRAM RISK RATING 2.0

Following FEMA's recent update to the NFIP risk rating methodology through the implementation of a new pricing methodology called [Risk Rating 2.0 – Equity in Action](#), NMHC and NAA have partnered to host a policy briefing for members to learn first-hand from agency representatives about the rationale for the update as well as the process and tools used to modernize the rating system. FEMA representatives will also provide an overview of the phased approach to rolling out the new rates, set to take effect on October 1, 2021, for any new NFIP policy issued and for those renewing on or after April 1, 2022.

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## UPCOMING MEETINGS

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