

# APARTMENT WIRE

## NMHC UNVEILS NEW MEMBER RESOURCE TO HELP EMPLOYERS NAVIGATE OSHA VACCINE MANDATE

In response to OSHA's recently issued Emergency Temporary Standard (ETS) regarding the COVID-19 vaccine-or-test mandate for private employers, NMHC has made available a new member benefit to help employers navigate compliance. Although the measure is currently stayed by the courts, it has caused much confusion for businesses attempting to navigate the ever-changing legal landscape. That's why NMHC partnered with employment law attorneys from Sheppard, Mullin, Richter & Hampton LLP to provide NMHC members a quick-reference guide on what employers need to know with respect to the ongoing legal challenges presented by the ETS, frequently asked questions on what the mandate may ultimately require and tips on what companies can do while the stay is pending to prepare.

Members can click through to access this critical resource. Not an NMHC member? [Learn more](#) about how to join the Council and get access to this resource and more.

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## NMHC SUBMITS COMMENT LETTER ON ENTERPRISE RISK-BASED CAPITAL AMENDMENTS

Last week, NMHC [submitted](#) a comment letter to FHFA in response to proposed amendments to the Enterprises' (Fannie Mae and Freddie Mac) Risk-Based Capital framework. Our response to the proposed amendments were supportive of the modification to the Prescribed Leverage Buffer Amount (PLBA) and welcomed the change to recognize the importance of credit risk transfer (CRT) in managing risk for the Enterprises.

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## NMHC URGES TREASURY AND IRS TO ISSUE FINAL REGULATIONS FOR AVERAGE INCOME TEST OPTION UNDER THE LIHTC

This week, NMHC joined a number of organizations to request that the Treasury Department and Internal Revenue Service (IRS) issue final regulations implementing the average income test option under the Low-Income Housing Tax Credit (LIHTC). The organizations requested that such final regulations address deficiencies in the regulations proposed in 2020, including those pertaining to minimum set asides, modifications to unit designations, and casualty losses. Alternatively, the organizations requested that the government announce an intention to publish a new rule.

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## HUD RELEASES REPORT ON THE FEASIBILITY OF CREATING A NATIONAL EVICTIONS DATABASE

This week, HUD's Office of Policy Development and Research released a report that explores the feasibility of creating an evictions database. Per a recent release, the [Report to Congress on the Feasibility of Creating a National Evictions Database](#) “provides background on the need for an eviction database, a detailed discussion of lessons learned to date from efforts to collect data on court-ordered, extra-legal, and administrative evictions, including evictions of HUD-assisted households, and a set of potential approaches for how HUD could move forward to build a national dataset on evictions, assuming additional federal funding and action from Congress.”

Importantly, the report highlights the expense and difficulty involved with capturing reliable, encompassing data on the eviction process.

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PRESALE HAPPENING NOW

2022 NMHC/GRACE HILL  
**RENTER PREFERENCES  
SURVEY REPORT**

## RECEIVE \$100 GIFT CARD WITH NMHC/GRACE HILL RENTER PREFERENCES SURVEY REPORT PRESALE PURCHASE

The 2022 NMHC/Grace Hill Renter Preferences Survey Report will be released next month. The report captures opinions from apartment residents nationwide—revealing what the nation's renters like, love and can't rent without in a home!

**Preorder the report today to receive a \$100 Amazon gift card.** Your purchase will include access to all the national level data plus 79 MSA level reports.

[PURCHASE TODAY](#)

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## 2022 NMHC ANNUAL MEETING COUNTDOWN BEGINS: NETWORKING PASSES NOW ON SALE

Looking to send more members of your company to the [2022 NMHC Annual Meeting](#)? NMHC members have the option to purchase networking passes for \$500, allowing companies to send more representatives to Orlando next month. A Networking Pass allows an NMHC member firm employee to be on-site at the hotel. This includes employees wanting access to designated networking areas as well as corporate event coordinators who need access to the hotel to plan private events.

**There is no limit on the number of Networking Passes a firm can register for, but it is important to understand what access a Networking Pass allows. Click through to learn more.**

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## NMHC'S CINDY CHETTI NAMED TO THE HILL'S 2021 TOP LOBBYISTS

NMHC is proud that our own **Cindy Chetti**, senior vice president of Government Affairs, has been named to the Hill's Top Lobbyists of 2021 list. We thank you for your work on behalf of the apartment industry on critical initiatives related to housing affordability, tax policy, pandemic relief and more.

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# NMHC PAC

## NOVEMBER/DECEMBER PAC MONTHLY UPDATE NOW AVAILABLE

Check out the most recent [NMHC PAC monthly update](#) to get access to the exclusive, supporters-only election update webinar recording, learn more about November PAC happenings and more.

*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.*

## 2022 NMHC APARTMENT STRATEGIES OUTLOOK CONFERENCE REGISTRATION OPEN

The U.S. economy recovered quickly after the black swan event of the pandemic, due in no small part to the continued fiscal relief distributed to households and financing for small businesses. This year's [NMHC Apartment Strategies Outlook Conference](#) will investigate economic and market trends important to the industry's performance going forward and attendees will hear from keynote speaker **Greg Daco**, chief U.S. economist at Oxford Economics. Don't miss this exclusive opportunity to hear industry leaders break down the research and initiatives that proactive multifamily businesses will be focused on in the post-pandemic market.

*Note: This conference precedes the NMHC Annual Meeting. It is open to members and non-members and requires separate registration from the Annual Meeting.*

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## NEWS



### CONGRESS THWARTS SHUTDOWN AFTER VACCINE MANDATE CLASH

Congress averted a government shutdown Thursday night after Senate leaders mollified a group of Republicans who demanded a vote targeting **President Joe Biden's** vaccine mandate. The Senate passed an 11-week stopgap spending bill in a 69-28 vote, sending the measure on for Biden's signature. The legislation, known as a continuing resolution, will keep government funding at levels set almost a year ago, when **Donald Trump** was president.



### BIDEN ADMINISTRATION TO REDIRECT RENTAL-ASSISTANCE FUNDS TO AREAS WITH GREATER DEMAND

The Treasury Department is redirecting rental-assistance money from some states and localities that haven't used the bulk of their funds to others facing backlogs of aid requests, according to administration officials. While they couldn't specify which jurisdictions would lose and gain funds, they confirmed that those with large amounts of

unused funds include rural states while local officials in several more populous states are expected to exhaust their rental-assistance money over the coming week and months.



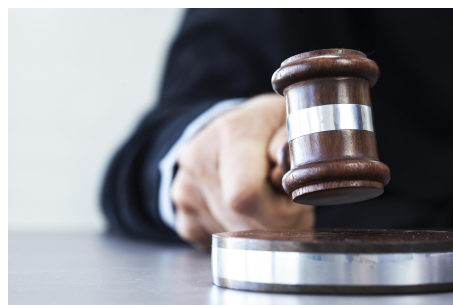
### JUDGE STRIKES DOWN BOSTON'S EVICTION MORATORIUM

A Massachusetts Housing Court judge overturned Boston's eviction moratorium, saying the city's public health commission had overstepped its emergency powers. **Judge Irene Bagdoian** wrote in her decision Monday that evictions are a matter of state law, not local authority, The Boston Globe reported. "This court perceives great mischief in allowing a municipality or one of its agencies to exceed its power, even for compelling reasons," she wrote, noting that a town could use a similar public health rationale to circumvent affordable housing laws.



### GEORGIA OUTLINES PLANS TO IMPROVE SLOW PACE OF RENTAL ASSISTANCE

Georgia officials struggling to distribute federal funds have outlined plans to increase the speed at which they get the money to housing providers and renters. State officials overseeing the rental disbursements are developing a tool to easily check whether renters already received help. The improvement plans were submitted last week to the U.S. Department of the Treasury. If they are not approved, the state risks losing some of the \$550 million it was allocated in a first round of federal rental aid.



### JUDGE SIDES WITH NJ LANDLORDS, SENDING RENT CONTROL ORDINANCE TO A REFERENDUM

Opponents of Montclair's rent control statute have won a decisive round in a game of legal ping pong that started after the town council approved its first-ever rent control ordinance in April of 2020. In a decision handed down Tuesday morning, an appeals judge in Trenton, N.J. sided with a housing provider group that argued that the Montclair town clerk improperly rejected signatures on a petition. The housing providers' petition sought to force the ordinance to be put to a referendum.



## EFFICIENT ELECTRIC WATER HEATERS IN MULTIFAMILY BUILDINGS SIGNIFICANTLY REDUCE CARBON EMISSIONS

Efficient electric hot water heating technologies significantly reduce the carbon emissions of multifamily buildings, according to a report by the American Council for an Energy-Efficient Economy (ACEEE) and New Buildings Institute (NBI). In multifamily buildings with five or more units, water heating uses more energy than space heating, cooling, or lighting, the report says.



## STATES, CITIES RUNNING OUT OF RENTAL ASSISTANCE MONIES

Although some funds remain unspent in certain jurisdictions, several large states and cities have exhausted their federal rental assistance, the Treasury Department said Monday. The federal government is forecasting that upwards of \$30 billion, or about two-thirds of money allocated for rental assistance, will be disbursed or allocated by the end of the year.

## TIME IS RUNNING OUT TO REGISTER FOR THE UPCOMING NMHC EMERGING LEADERS EVENT

Join the NMHC Emerging Leaders on **December 8 from 12:00-1:30 PM EST** for a digital program to learn about what's driving SFR demand, how investment performance differs from multifamily assets what implications there are to the market as institutional capital flows into the product class. Industry experts will share their observations about the opportunity and demand drivers influencing the growth of SFR/BTR and then will lead small group discussions diving deeper into the details of the sector.

*Note: This event is open to all employees of NMHC firms who are 40 years old or younger. To ensure the best networking and information exchange experience, registration will be limited and on a first come first serve basis.*



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## UPCOMING MEETINGS

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