

# APARTMENT WIRE

July 22, 2022 | 2:00 PM ET

## 2023 ANNUAL MEETING REGISTRATION IS NOW OPEN

The NMHC Annual Meeting is the largest gathering of the year where NMHC members come together to network with their colleagues.

**What to Know:** Viva Las Vegas! This meeting will take place at the ARIA Resort and Casino in Las Vegas from January 31 to February 2.

The NMHC Women's Event and Apartment Strategies Conference precede the Annual Meeting and also take place at the ARIA on January 30 and January 31, respectively.

**Don't Miss Out:** Separate registration is required for [Annual Meeting](#), [Apartment Strategies Conference](#), and the [Women's Event](#)—be sure to save your spot today.

While both members and non-members can attend the Women's Event and Apartment Strategies Conference, the **Annual Meeting is open to NMHC members only**. Don't leave important deals on the table—[become an NMHC member today](#) to gain access to the meeting and ensure you're in on the action.

## Multifamily Markup

### THIS WEEK IN WASHINGTON: *The Race to August Recess*

Several committees packed in hearings ahead of the upcoming Congressional recess. Here's a rundown of which ones we've been closely tracking and why:

**The Senate Finance Committee held a hearing to explore tax incentives** within the affordable housing space.

*Why This Matters:* This hearing gave us an [opportunity to educate lawmakers](#) about the shortage of multifamily units, a key driver of the nation's housing affordability challenge—and propose solutions to fix it.

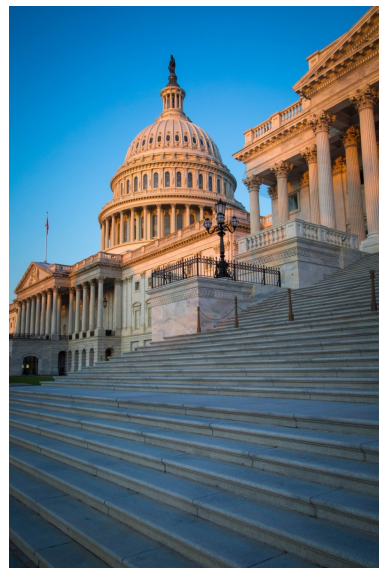
**The House Committee on Energy and Commerce signed off on a data privacy measure** that would create a national standard.

*Why this Matters:* Multifamily firms are faced with a growing patchwork of state data privacy standards that can be both onerous and costly. We're pleased our [years of advocacy in this space](#) is paying off and a national standard is potentially within reach.

**The House Financial Services Committee held an FHFA oversight hearing** where [Director Thompson](#) testified on the state of the GSEs and potential GSE reform.

*Why this Matters:* Although the hearing largely focused on the single-family space, this was a [critical advocacy opportunity](#) to underscore the unique needs of the multifamily industry and stress the importance of preserving the mortgage liquidity currently provided by the GSEs in all markets during all economic cycles.

To learn more about NMHC advocacy priorities and activities, visit [NMHC's advocacy page](#).



## HIGHER INTEREST RATES BEGIN TO IMPACT MULTIFAMILY

The multifamily industry is beginning to feel the pressure as a result of the Fed's interest rate hikes—according to the latest [NMHC](#)


[Quarterly Survey findings](#). As the apartment market records its **sixth consecutive quarter of tightening conditions**, here's what we're tracking:

- Those reporting tighter conditions slightly outpaced those reporting looser market conditions, with just over half of respondents reporting unchanged conditions.
- Apartment sales volume fell for most respondents, while both equity and debt financing became more costly.
- Just over half of respondents believe that current economic and geopolitical challenges have decreased investment in the multifamily market. Only 10% of respondents held the opposite view—that investment has actually increased because multifamily is seen as an attractive asset relative to other alternatives in the current market.

[Dig into the full survey results](#) to get the latest data on market tightness, sales volume, equity financing and debt financing.

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