

# APARTMENT WIRE

## NMHC SPRING BOARD OF DIRECTORS MEETING RETURNS FOR 2022 – SEE YOU IN TEXAS!

After a two-year hiatus, NMHC's most exclusive meeting of the year is back and in-person. The [2022 NMHC Spring Board of Directors Meeting](#) will be held May 18 – 20, 2022 in Dallas, TX at the Four Seasons Dallas at Las Colinas.

This meeting provides a unique opportunity for senior executives from Multifamily's leading firms to come together and share insights on the biggest issues facing the industry. And although registration opens March 22, be sure to check out the [topline agenda](#) and [save the date](#).

 Save the Date: 2022 NMHC Leadership Forum on Diversity, Equity & Inclusion

Designed for executives and senior-level apartment industry professionals, the [NMHC Leadership Forum on Diversity, Equity & Inclusion](#) focuses on diversity and inclusion as a critical business strategy for current and long-term success. Mark your calendars for May 18, at the Four Seasons Dallas at Las Colinas in Dallas—registration opens March 22.

## SENATE BANKING COMMITTEE HOLDS HEARING ON THE ROLE OF INSTITUTIONAL LANDLORDS

Yesterday, the Senate Committee on Banking, Housing and Urban Affairs held a hearing titled *How Institutional Landlords are Changing the Housing Market*. The hearing explored the role in which institutional housing providers and private equity firms play in the rental housing market.

Prior to the hearing, Chairman **Sherrod Brown** (D-OH) held a listening session that featured renters from across the country sharing their experiences living in rental properties owned by large, corporate owners. Click through to learn more about the hearing and NMHC's viewpoint.

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**NMHC CALLS FOR BROADBAND INVESTMENT AND DEPLOYMENT AS INFRASTRUCTURE FUNDING IS DISBURSED**

Following the allocation of \$42.5 billion in broadband investment and deployment funds via the bipartisan infrastructure bill passed last year, the National Telecommunications and Information Administration (NTIA) is gearing up to disburse the funds. As such, NMHC weighed in this week highlighting the significant need for broadband modernization and deployment in low-and-middle-income rental housing communities. Click through for a recap on our latest efforts from NMHC's [Kevin Donnelly](#).

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## NMHC AND MULTIFAMILY EXECUTIVE MAGAZINE TO HOST MFE LEADERSHIP SUMMIT IN VAIL

NMHC and Multifamily Executive (MFE) magazine are cohosting the three-day MFE Leadership Summit in Vail, Colo., March 6-8. Register today to hear from an amazing line-up of extraordinary speakers, visionary storytellers and innovative thinkers—including former NMHC Chair [David Schwartz](#) and NMHC Treasurer [Julie Smith](#).

REGISTER NOW

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## NMHC.ORG: THE GO-TO PLACE FOR MULTIFAMILY RESEARCH, ANALYSIS AND EXPERTISE

NMHC is the primary resource for industry research, insight, analysis and expertise on apartment industry issues. Visit the [NMHC research section on nmhc.org](#) to access a plethora of exclusive industry research resources. A few key resources you don't want to miss include:

- [Quick Facts](#): Explore the latest apartment industry numbers. We have it all—resident demographics, construction stats, market conditions, key sector performance metrics, investment returns and more.
- [Quarterly Survey](#): A snapshot of the state of the apartment market, sales, equity financing and debt financing.
- [Industry Benchmarks](#): Data from RealPage, Inc. features national industry benchmarks and metrics for the top 150 U.S. metro areas. Metrics include: NOI, In Place Rent Per Square Foot, Rent Change - New Leases, Rent Change - Renewals and Renewal Conversion Rate.

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## NMHC FILES INDUSTRY COMMENT LETTER ON BENEFICIAL OWNERSHIP REPORTING

Late last week, NMHC joined other real estate organizations in submitting a comment letter to the Financial Crimes Enforcement Network (FinCEN), a department within the U.S. Department of Treasury (Treasury), in

response to an Advance Notice of Public Rule Making (NPRM). The NPRM is a proposed rule implementing the reporting requirements for beneficial ownership interests as established as part of the Corporate Transparency Act (CTA) contained within the National Defense Authorization Act of 2021.

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## DON'T MISS OUT ON THIS HOUSING AFFORDABILITY/RENT CONTROL RESOURCE: GROWING HOMES TOGETHER

The pandemic put housing, and housing affordability, in the spotlight, something our industry has sought for decades. Unfortunately, now that it's on their radar, policymakers at all levels of government are looking for quick fixes, like rent control and eviction moratoriums. We realize that's putting you, our members and our nation's housing providers, on the front line of explaining why these supposedly "free" solutions are not the answer. NMHC has a resource to help you make that case and stay informed on the latest developments: NMHC's [Growing Homes Together \(GHT\)](#), a website launched in 2018 with this specific challenge in mind.

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## LEARN MORE ABOUT THE NMHC PAC

Following a successful year of fundraising and relationship building in 2021, the NMHC PAC remains focused on continued efforts to effectively support the multifamily industry on Capitol Hill. As we kick off another year of fundraising and look toward the midterm elections this November, we are doubling down on member engagement. Click through to learn more about these efforts.

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## AFGHAN REFUGEES LEFT 'HOPING FOR A MIRACLE' AS U.S. HOUSING

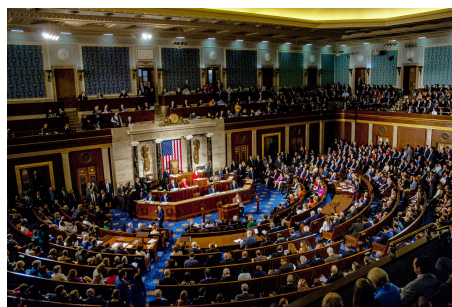
## SOLUTIONS COME UP SHORT

More than 76,000 Afghan refugees have entered the U.S. over the last six months. But as communities nationwide continue to face housing shortages, thousands of them are still looking for housing. NMHC has joined efforts to encourage owners and managers across the country to support refugee where possible. And NMHC President **Doug Bibby** recently weighed in with BISNOW to discuss the challenges in doing so.

"However, there are real and significant legal, bureaucratic and market challenges," Bibby added. "It's an unfortunate reality that this resettlement effort coincides with historically low vacancy rates. Lawmakers at all levels of government should consider what steps they can take to ease unnecessary requirements and provide those looking for housing with badly needed financial support over the short and long term, giving housing providers the confidence necessary to extend housing options."

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## NEWS



### STOPGAP BILL PASSES HOUSE AS APPROPRIATORS NARROW DIFFERENCES

The House passed another short-term extension of the government funding bill that would extend agency funding through March 11. The continuing resolution passed by a vote of 272-162. Senate Majority Leader **Chuck Schumer** has vowed to take on the measure before the February 18 deadline.



### APARTMENT MARKET CONDITIONS IMPROVE ACCORDING TO NMHC SURVEY

Demand is rising, despite concerns about rent control, according to the organization's new survey. Apartment rental markets nationwide continue to reflect ongoing improvement and substantial demand. But investment is threatened by rent control measures. These are among the key findings of the National Multifamily Housing Council's (NMHC) [Quarterly Survey of Apartment Market Conditions for January 2022](#).



## **PROGRESS RESIDENTIAL ON THE STATE OF THE SINGLE-FAMILY RENTAL MARKET**

Single-family rentals (SFRs) were perhaps the most talked-about real estate vertical in 2021. Many investors that typically target multifamily and other real estate sectors took a peek at SFR, largely due to its unique product offering. And as the SFR space continues to emerge, it has its nuances regarding target markets, supply landscape and operating models.



## **WHAT WILL 2022 LOOK LIKE FOR SENIOR HOUSING?**

In the early days of the pandemic, senior housing communities faced serious difficulties, driven by uncertainties about the spread of the virus. And by the time science had unlocked the best ways to minimize transmission, senior housing occupancy had dropped significantly, while concerns had piled up.



## **GEN Z WANTS SUSTAINABLE HOUSING, BUT WILL THEY PAY FOR IT?**

As Gen Z enters the multifamily rental market in a big way, investors are asking what these renters value in an apartment, and how to give it to them. The generation's documented concerns about environmental issues such as climate change have many in the multifamily market looking to sustainability as a way to capture their attention. But will the 72 million people born between 1997 and 2012 spend more for those features? Experts aren't so sure.

**SIGN UP FOR NMHC'S CYBERSECURITY ALERT SYSTEM**



To stay up-to-date on real-time cyber threats, NMHC members can subscribe to our cybersecurity notification system. These cyber alerts provide information relevant to apartment firms and are produced with information provided by the Real Estate Information Security and Analysis Center (RE-ISAC).

**SUBSCRIBE TODAY**

*Note: NMHC's Cyber Alerts are available to NMHC members only. To learn more about joining the Council, [click here](#).*



## UPCOMING MEETINGS

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