

# APARTMENT WIRE

November 18, 2022 | 2:00 PM ET

## NMHC PARTICIPATES IN SERIES OF WHITE HOUSE MEETINGS

*As the Biden Administration continues to zero-in on housing affordability, recent discussions center on eviction mitigation, rent control and resident-centric property management practices.*

Over the course of the last few weeks, NMHC represented the industry in a series of White House meetings and will meet again with Administration officials next Tuesday. **Daryl Carter**, Founder, Chair and CEO of Avanath Capital Management, joined NMHC President-Elect **Sharon Wilson Géno** for the first meeting, and Wilson Géno solely represented the industry for the subsequent meetings.

**What Was Discussed:** As part of the meetings, NMHC—along with a number of other industry and advocacy groups—were invited to provide insights on resident-centered property management practices, eviction mitigation tools and rent control. NMHC was pleased to be a part of the conversations and provided the following:

- Resident-centric property management case studies from NMHC members;
- Industry research around housing affordability, eviction mitigation and housing provider practices;
- Policy solutions and challenges that support housing affordability.

**What's Next:** NMHC looks forward to meeting with the White House next week to discuss actionable solutions to address housing affordability and educate them on the harmful impacts of rent control and other mandatory regulations that could impact finance and operations. In addition, NMHC will continue seeking member input on resident engagement practices they are deploying.

**How You Can Help:** Members can contact [news@nmhc.org](mailto:news@nmhc.org) should they wish to share any internal best practices around property management practices that are resident centric.



FHFA recently announced that the 2023 multifamily loan purchase caps for Fannie Mae and Freddie Mac will be \$75 billion for each Enterprise, for a combined total of \$150 billion to support the multifamily market. Further, NMHC finance committee members and staff met with FHFA officials for our quarterly meeting this week to discuss this announcement, the state of the market and current market challenges.

## Multifamily Markup

### [NEWLY UPDATED 2022 NMHC MIDTERM ELECTION REPORT](#)

The dust is still settling from last week's midterm elections. But with election results finally in focus, the apartment industry should take note of various changes that are coming to Congress, governorships and state legislatures—many of which will have a direct impact on our industry.

[Click through](#) for a rundown from NMHC staff experts on the results and their potential impacts on the apartment industry, including detailed results on the various rent control initiatives.

### **CURRENT MARKET TRENDS IN LINE WITH NMHC QUARTERLY SURVEY**

Key multifamily market indicators moderated amid inflationary headwinds and broader economic uncertainty, according to NMHC's [recent Market Trends newsletter](#). Key highlights include:

- vacancy rates rose by all measures;
- rent growth continued to moderate;
- absorptions were negative for the second straight quarter;
- sales volume decreased; and more.

**Trend Alert:** These apartment industry trends parallel the results of the recently released [NMHC Quarterly Survey](#), in which respondents reported looser market conditions and declining sales volume amidst rising interest rates and growing economic uncertainty.

## [REGISTER TODAY FOR THE FINAL NMHC EVENTS/WEBINARS OFFERED THIS YEAR](#)

With NMHC's [2022 OPTECH Conference and Expo](#) in the rearview mirror, only two NMHC engagement opportunities remain this year—and members won't want to miss out.

- [NMHC Advocacy Webinar: Navigating a Volatile Multifamily Insurance Market at Renewal](#)  
December 01, 2022 | 2:00 - 3:00 pm ET
- [NMHC Women in Multifamily Virtual Event – Leadership through Tight Market Conditions](#)  
December 07, 2022 | 12:00 - 1:30 PM ET

## NMHC IS PROUD TO WELCOME



**Alex Eveland**  
Vice President, Government Affairs



**Noah Fischer**  
Research Analyst



**Sarah Rahman**  
Legislative Analyst

### [CODE 53 NEW EPISODE: \*Understanding CapEx Goals for PropTech\*](#)

In this episode of Code 53 - The Apartment Podcast, **Mariana Estrada**, Chief Strategy Officer at RPM Living, explains how a robust data set—like the 2022 NMHC Renter Preferences Survey—helps her identify opportunities and make decisions that improve resident experience and NOI across 112,000 units in 39 markets across the U.S.

[Listen Now](#)



## UPCOMING MEETINGS

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MEETINGS



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