

APARTMENT WIRE

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NMHC TOP 2022 NEWS

With the new year weeks away and (nearly) a full year behind us, the NMHC Apartment Wire (AW) crew thanks readers for their engagement! In this special edition of AW, we're commemorating 2022 with a look back on top industry priorities (set by you, our readers). Consider this your multifamily wrap-up, based on which Apartment Wire news items received the most reader engagement!



COMING SOON TO YOUR 2023 INBOX: NMHC is reshaping how this newsletter will be presented to you in the new year. Look out for the first edition in January—we'll see you then!

NMHC COMMEMORATES 2022 STAFF ACCOLADES

Throughout the year, several NMHC staff members received various awards and were appointed to industry boards and councils. We thank NMHC staff for their various insights and continued dedication to the multifamily industry.

- **Kenny Emson**, Chief Operating Officer, has been named to the [inaugural Multifamily Impact Council Advisory Board](#).
- **Cindy Chetti**, SVP of Government Affairs, was recognized as one of the [Globe St. 2022 Influencers in Multifamily](#), and [The Hill's Top Lobbyists 2022](#).
- **Paula Cino**, VP of Construction, Development, Land Use and Counsel, was [selected to represent the industry in the development of the newly restructured International Energy Conservation Code \(IECC\)](#), and reappointed to the development committee for ASHRAE Standard 90.1 - Energy Standard for Buildings Except Low-Rise Residential Buildings.
- **Kevin Donnelly**, VP of Government Affairs, Technology and Strategic Initiatives, received the [Broadband Communities Outstanding Multifamily Partner of the Year Award](#).
- **Jim Lapides**, VP of Advocacy & Strategic Communications, was named [Second VP of the National Association of Real Estate Editor's \(NAREE\) Board](#).

WE GET IT—YOU’RE CRAZY ABOUT NMHC EVENTS (AND SO ARE WE!)

NMHC kicked off 2022 with an in-person suite of meetings with the Apartment Strategies Conference, Women’s Event and Annual Meeting. Throughout the year, NMHC’s meetings—Spring Board of Directors Meeting, Fall Meeting and OPTECH, just to name a few—have held unprecedented attendance records! So, it’s no surprise that our meeting registration promos within AW were among the top-clicked this year. [NMHC Annual Meeting](#) and [NMHC Fall Meeting](#) were among the AW fan favorites.

NOW INTRODUCING... NMHC PRESIDENT-ELECT SHARON WILSON GENO

After an extensive search spanning 6+ months, NMHC Officers announced their unanimous decision of appointing Sharon Wilson Géno as NMHC’s next leader. Sharon will formally be named President at the 2023 NMHC Annual Meeting next month, but it’s clear our AW readers can’t contain their excitement in the meantime—evidenced by your engagement with her introduction [video](#) and [“About Me” article](#).

MULTIFAMILY MAKES ITS MARK ON CONGRESSIONAL AND REGULATORY ACTIONS

A number of bills and regulatory actions impacting the multifamily sector were on the table this year, with the trials and tribulations of the [reconciliation legislation](#) among ranking most popular among AW readers. Fortunately, the carried interest provision didn’t make the final cut (thanks to extensive NMHC advocacy efforts).

The announcement of [Biden’s Housing Supply Action Plan](#) trailed the reconciliation legislation writeup, ranking number two with readership. A look into the Senate Committee on Banking, Housing and Urban Affairs’ hearing on [“The Rent Eats First”: How Renters and Communities are Impacted by Today’s Housing Market”](#) was also popular among readers.

AN NMHC RESOURCE FOR EVERY MEMBER CHALLENGE!

In addition to in-person and virtual events, NMHC rolled out a multitude of reports and guidance documents this year to help keep you updated. Some of the top hits this year for AW readers revolved around industry operational concerns—including best practices for [music and audiovisual licensing](#), [data privacy and security frameworks](#) in the U.S., and navigating the [FCC's New Multiple Tenant Environment Order](#).

RENT CONTROL CONTINUES TO LIVE RENT-FREE IN ALL OF OUR HEADS

What was on the back burner during the pandemic came back to the forefront across state legislatures, city and county councils, and at the ballot box. Throughout the year, NMHC pushed back on these provisions as they popped up and AW readers came along for the ride. One of our most popular updates was our [mid-year outlook on the various rent control proposals](#) across the country.

NMHC 50—A MULTIFAMILY MAINSTAY

The [NMHC 50](#) continues to be a reliable resource for the apartment industry, showcasing companies that own, manage, develop, build and syndicate the most apartment units in the United States. While NMHC is currently conducting its 34th annual Top 50 Survey, 2022's rankings served as not just one of the most popular AW click-throughs, but also one of the top hits on NMHC.org!

P.S. Haven't received an invite to participate in this year's Top 50 Survey? [Click through to get engaged.](#)

NAVIGATING MARKET UNCERTAINTY

The state of the market is always top of mind for our readers... and 2022 was no different. That's why it's no surprise that NMHC news, research and resources that centered on navigating the ever-changing market were among the most popular this year. Some of the top hits in this category included our [release of research that found 40.6% of development costs are attributable to regulation](#), a research deep dive on [what rising interest rates mean for cap rates](#), and the [FHFA announcement](#) on multifamily loan purchase caps for 2023-2024. AW readers also consistently revisited the ever-popular [NMHC Construction Quarterly Survey](#), which has been made a benchmark industry survey since the start of the pandemic.

CODE 53 CAPTURES INSIGHTS FROM MULTIFAMILY EXPERTS & CAPTIVATES THE AW AUDIENCE

NMHC launched its first-ever podcast [Code 53](#) in February with a live recording of two CEOs—former NMHC Chair **David Schwartz** of Waterton and current NMHC Chair **Ken Valach** of Trammel Crow Residential—during the 2022 NMHC Annual Meeting. And the intrigue only continued to heat up from there, earning it a top spot in this end-of-the-year wrap-up.

ICYMI

THIS WEEK IN WASHINGTON: *Congress Wraps Up End-of-the-Year Work*

As Congress prepares to settle in for a long winter's nap (excuse the yuletide reference), there's much to get done—including passage of their annual spending bill. But, that's not the only thing we're tracking. Click through the items below for updates on what we're watching and what you need to know:

- [Status of the Broadband Infrastructure Funding: What the Multifamily Industry Needs to Know](#)
- [NMHC Urges Congress to Extend Business Interest Deductibility Standard for Business Interest Deductibility Through 2025](#)
- [National Labor Relations Board Releases Joint Employer Rule—NMHC Pushes Back Due to Harmful Industry Implications](#)
- [FHFA Issues Final Fannie and Freddie Rule that Establishes 2023-2024 Multifamily Housing Goal Benchmarks](#)

NMHC PAC REACHES 2022 FUNDRAISING GOAL—THANK YOU TO ALL CONTRIBUTORS

Thank you to all [2022 NMHC PAC contributors](#). Because of your commitment to the multifamily industry, we were able to hit our 2022 fundraising goal... even with a few weeks to spare! PAC Chairman **Jim Schloemer** hits the 2022 goal of raising \$2 million in a year—a record year! The NMHC PAC and government affairs teams look forward to recognizing all contributors during the 2023 NMHC Annual Meeting—stay tuned for more details.

2023 NMHC RENT CONTROL OUTLOOK PREDICTS TOUGH YEAR AHEAD

2022 was quite the year for rent control provisions across the country. Initiatives passed in select California, Maine and New York cities. However, the flawed policy failed to advance through 19 state legislatures. Next year portends for even more activity as rent control proponents continue to incorrectly believe that the approach is a workable solution to housing affordability challenges. [Click through for a rundown of potential rent control fights ahead.](#)

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CODE 53

THE APARTMENT PODCAST



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MEETINGS



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RESEARCH



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