

Welcome to a special, end-of-year edition of Apartment Wire. Be sure to read this one all the way through for a mix of our annual wrap up and the latest on what's happening right now in Washington.

# On the Twelfth Month of This Year, Apartment Wire Gave to Me... a Look Back on 2023!

Read Time: 5 minutes, 51 seconds

With the new year weeks away and (nearly) a full year behind us, the NMHC AW crew thanks readers for joining us month after month. In this special edition, we're commemorating 2023 with a look back on the top news you consumed this year. Consider this your multifamily wrap-up, based on which Apartment Wire news items received the most reader engagement.

Here's a snapshot of some of the overall winners of the year. Five main categories of content ruled the overall top 20:

- The White House Blueprint for a Renters Bill of Rights:** Five articles and resources related to the White House Blueprint for a Renters Bill of Rights landed in the top 20 most clicked through links this year—with the [January White House Press release](#) announcing the initiative taking the top spot. Other noteworthy mentions included [NMHC's press release](#) related to the initial announcement and the NMHC call-to-action regarding the FHFA resident protections RFI.
- Market & Economic Updates:** With market uncertainty a consistent theme of 2023, it's no surprise that news and research related to market and economic uncertainty was popular this year. NMHC's [Construction Quarterly Survey](#) and [Quarterly Survey of Apartment Market Conditions](#) both broke through the top 20. The [State of the Multifamily Market webinar series](#) also made a few appearances in the top 20.
- Housing Affordability & Resident Stability:** The cost of rent and solutions to address housing affordability in the long-term dominated headlines this year—in the broader media and within Apartment Wire. Affordability-focused editions of NMHC Research Notes—like [Putting Rent Increases into Perspective](#) and [Debunking NIMBYism: A Closer Look at Vacant Housing Units](#)—took the fifth and fourteenth spots, respectively. Other honorary mentions that made the top 20 in this category are the [release of NMHC's Guide for advancing housing equity](#) and [NMHC President Sharon Wilson Géno's Congressional testimony on tax solutions](#) to increase housing supply.
- Rising Cost of Insurance:** Insurance was a hot topic this year, evidenced by the fact that two links related to our [2023 State of the Multifamily Risk Survey & Report](#) made it to the top 20. In fact, the initial report release stole the second overall spot.
- Rent Control Debates Continue:** Conversations around rent stabilization were discussed in Washington and beyond this year. NMHC led the charge on ensuring lawmakers were educated on the negative effects of rent control and the media was equipped with all of the facts regarding real solutions for solving our nation's housing affordability crisis. AW readers were highly engaged with the topic—clicking through to NMHC's [fact check of 32 economists distorting the record on rent regulations resource](#), [NMHC President Sharon Wilson Géno's op-ed in The Hill](#), and a [national poll](#) indicating over three-quarters of voters are concerned about the consequences of rent control.

Thanks for "staying tuned" all year—we hope you'll be back in 2024 for more news, resources and research. Happy holidays to all!

## NAA and NMHC to Testify Before Congress on Housing Affordability Solutions

Arianna Royster, President of Borger Residential, will represent NAA and NMHC before the House Financial Services Committee, Subcommittee on Housing, and Insurance. [Click here to tune into the live broadcast on December 6 at 10:00 AM ET.](#)

## Is an End-of-Year Tax Package within Reach?

While success is not guaranteed, there is potential bipartisan interest in moving tax legislation addressing business and housing affordability tax incentives that would benefit the multifamily industry. In fact, just last week at the BISNOW Multifamily Annual Conference East, **Senate Finance Committee Chair Ron Wyden (D-Ore)** and **Senator Todd Young (R-Ind.)** cited potential for a bipartisan package [during a panel discussion with NMHC President Sharon Wilson Géno](#).

[Click here](#) for an inside look from NMHC's tax expert, **Matthew Berger**, on tax legislation prospects this year and beyond.

## Industry Topic Updates – Wrapped!

**NMHC Members: The 2023 look back continues...**

There was a LOT of action in Washington this year. Scroll for a rundown of what ranked highly among member-exclusive advocacy updates.

The articles linked within this section of the newsletter are exclusively available to NMHC members. Gain access to these resources, and more, by becoming a member. [Click here to learn more about joining NMHC.](#)

HONORABLE MENTION		
<p>Although not categorized as an <i>Industry Topic Update</i>, the "NMHC Call to Action on the FHFA Request for Information on Resident Protections" ranked as one of the top links this year overall.</p>	<p><b>1</b> "FTC and CFPB Seek Comment on the Effect of Resident Screening on Renters' Ability to Acquire Housing, NMHC Submits Comments"</p> <p>June 2 Update</p>	<p><b>2</b> "FCC Issues Proposed Rules on Digital Discrimination with Multifamily Tie-In"</p> <p>Jan. 10 Update</p>
<p><b>3</b> "NMHC Pushes Back on New WOTUS Rule"</p> <p>Jan. 9 Update</p>	<p><b>4</b> January CPI Update: "December CPI Rose As Housing Costs Continue to Increase"</p> <p>Jan. 12 Update</p>	<p><b>5</b> "NMHC Submits Comment on EPA's Proposed Dust-Lead Hazard Standard"</p> <p>Oct. 18 Update</p>
<p><b>6</b> "HUD Restored its 2013 Disparate Impact Rule, which focuses on unintentional discrimination in housing"</p> <p>March 20 Update</p>	<p><b>7</b> "NMHC Signals Support for Main Street Tax Certainty Act of 2023"</p> <p>July 7 Update</p>	<p><b>8</b> "Supreme Court's Sackett v. EPA Decision Narrows Scope of Clean Water Act (CWA)"</p> <p>May 30 Update</p>
<p><b>9</b> "Treasury and IRS Issue Low-Income Communities Bonus Credit Program Final Regulations"</p> <p>Sept. 5 Update</p>	<p><b>10</b> "FinCEN Issues Two More Updates on Beneficial Ownership"</p> <p>Oct. 2 Update</p>	<p><b>11</b> "White House Calls on FTC to Regulate Rental Fees"</p> <p>Oct. 12 Update</p>

## Stay in the Loop

Don't wait for the newsletter to stay in the loop on topic updates. NMHC posts regular updates to our website on a number of critical advocacy and research topics. [Click here](#) to explore additional topics and bookmark the pages that are of interest to you.

## 2024 NMHC 50 Survey: Last Chance to Enter Your Firm's Contact Information to Participate!

Only participating firms will be included in [NMHC's authoritative ranking](#) of the nation's top 50 apartment owners and top 50 managers as well as the top 25 developers, top 25 builders and top 10 syndicators—so be sure to [enter your firm's contact info today to participate](#).

## Understanding the Ever-Evolving Data Security Threat Landscape—Including Considerations Related to Artificial Intelligence

The holiday season is notorious for headline-creating cyberattacks and data security incidents impacting consumers. Further, advances within the property technology sector, otherwise known as PropTech, and artificial intelligence increase the surface area through which criminals can access apartment companies' devices, infrastructure and networks and ultimately impact the lives and data security of their residents. [Click through for the latest from NMHC staff expert, Julianne Goodfellow, on what apartment firms should be tracking in this space.](#)

## Upcoming NMHC Events

*NMHC Members: The list doesn't stop here—log in to your member account and access other exclusive, member-only meeting and registration details on Annual Meeting, the annual Women's Event and more.*

### NMHC Women in Multifamily (WIM) Networking Series: December

December 6 | Online | NMHC Members Only

### NMHC Government Affairs Update - Q4 Webinar

December 11 | Online | NMHC Members Only

### 2024 NMHC Women's Event

January 29 | San Diego

### 2024 NMHC Apartment Strategies Conference

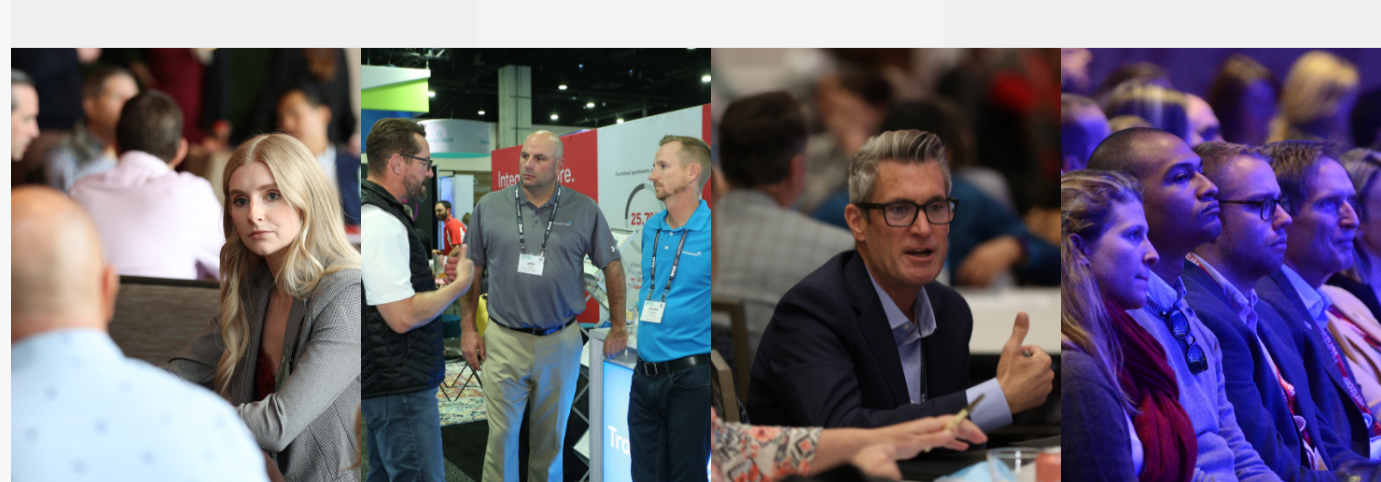
January 30 | San Diego, CA

### 2024 NMHC Annual Meeting - Members Only

[Log in to your member account to access details.](#)

## Wait... There's More to Explore!

<p><i>ICYMI</i> FHFA Issues Updated Guidance for the FHLB System, Issues 2024 Scorecard</p>	<p>NMHC President Sharon Wilson Géno Hosts High-Level Bipartisan Conversation on Housing Solutions</p>	<p>FCC Releases Final Text of Rule on Digital Discrimination</p>
<p>November brought new FHFA happenings, with the release of the <a href="#">2024 multifamily loan purchase caps and updated guidance for the FHLB system</a>. Click through each linked article to learn more.</p>	<p>At the Bisnow Multifamily Annual Conference (BMAC) East, NMHC President Sharon Wilson Géno moderated a discussion with <b>Senator Ron Wyden (D-Ore.)</b>, <b>Senator Todd Young (R-Ind.)</b> and <b>HUD Deputy Secretary Adrienne Todman</b> on local and national policies impacting the nation's housing affordability challenges and potential policy solutions.</p> <p><a href="#">Read Press Release</a></p>	<p>On November 20, the Federal Communications Commission (FCC) released the Final Rule on its Prevention and Elimination of Digital Discrimination proceeding. The Rule was approved at the FCC's November 15 Meeting. Members can click below for an exclusive update.</p> <p><a href="#">Read More</a></p>



[Click to forward this newsletter to a colleague](#)

APARTMENT LEADERSHIP RESIDES HERE™



[Contact Us](#) | [NMHC Values and Expectations](#) | [Manage Email Preferences](#) | [Unsubscribe](#)

You are receiving this email because you subscribed to "Email Communications". Please add 'news@nmhc.org' to your email address book or Safe Sender List.