



# America's Renters Need Housing Solutions, Not Rhetoric

Read Time: 8 minutes, 40 seconds

For the month of March, the Biden Administration has been extremely active in the housing space. With the release of various housing related fact sheets, it's clear housing will be central to their campaign strategy. While there may be debate on how we get there, it's heartening to see consensus on a need to address our nation's housing challenges—namely, housing unaffordability brought on by a lack of supply.

In fact, to meet the anticipated demand, the U.S. needs to construct 4.3 million more apartments by 2035. And according to the recently released NMHC Construction Quarterly Survey, 81% of respondents cite economic feasibility as a key factor causing construction delays, highlighting the hurdles faced by housing providers in creating this much-needed housing. As part of the survey's release, NMHC President **Sharon Wilson Géno** emphasized the challenges posed by high interest rates, increasing insurance costs, regulatory risks, and rising state and local taxes. As Urban Institute points out in their blog, "Place the Blame Where It Belongs," policymakers must look at

supply as a way to lower costs. NMHC urges lawmakers to reject policies that hinder new housing creation, such as rent regulation, and instead focus on removing regulatory barriers to housing development.

And how do we get there? The only way forward is together. Housers agree with Biden that Americans need more housing. To that end, we were encouraged by the March 21 release of the [President's 2024 Economic Report](#), which focuses on the major causes and consequences of the United States long-standing shortage of housing. The report outlines real solutions to our housing affordability problems such as how zoning reform and public funds could be used to encourage zoning reforms at the local level, reduce financing constraints and support workforce training to support housing construction.

There is much that we agree on and that we can do if we work together to solve our nation's housing challenges. However, we are disheartened by the inflammatory, election-year rhetoric included in many of the Administration's other housing "fact sheets" that were recently released. We urge the Administration to stop pointing fingers at the very industry that can help solve this crisis. Rather, we must work together to build the housing Americans need and deserve. Our nation's renters deserve *real* solutions—and we stand ready to help deliver those solutions.

[\*Click through to learn more about ways we can collectively make a difference in addressing America's housing challenges.\*](#)



## NMHC Leadership Meets with Key Congressional and Administration Officials

NMHC's officers and staff conducted a series of Congressional and Agency visits in Washington this month, including meetings with House Financial Services Committee Members, **French Hill** (R-Ark.) and **Maxine Waters** (D-Calif.). Control of the House of Representatives is up for grabs in this next election so it is too early to tell who will hold the gavel, but Rep. Hill is in line to take over as lead Republican when Chairman **Patrick McHenry** (R-N.C.) retires at the end of the year. If Democrats take control of the House, Ranking Member Waters will take over as Chair.

Meetings were also held with FHFA Director **Sandra Thompson** and newly appointed Acting HUD Secretary **Adrienne Todman**. Robust discussions were had on the state of the industry, barriers to new construction, operational challenges, the importance of artificial intelligence (AI) and other emerging technology and potential opportunities to partner on putting solutions into action.

## Industry Topic 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.](#)*



## Tax Policy Updates

- **What Housing Providers Need to Know: How the Fiscal Year 2025 Biden Budget Proposal Could Impact the Tax Environment:** On March 11, President Biden unveiled his Fiscal Year 2025 Budget proposal that includes several significant tax increases that would impact the multifamily industry. Generally mirroring previous Biden Administration budgets, these proposals would increase tax rates on ordinary income and capital gains, as well as net investment income, while limiting deferral from like-kind exchanges and taxing carried interest as ordinary income.
- **Treasury and IRS Release Final Energy Tax Credit Regulations:** The Treasury Department and IRS released final regulations regarding the ability of eligible taxpayers to utilize the direct-pay option (otherwise known as elective pay) for certain energy tax credits enacted in the Inflation Reduction Act of 2022.



# Housing Affordability Updates

- **Coalition of Housing Providers and Lenders Cautions White House Over Anti-Housing Affordability Regulations:** Ten associations representing America's housing providers, lenders and residents, including NMHC, sent a letter to the White House urging caution over a series of counterproductive regulations that would hurt consumers and ultimately exacerbate the shortage of affordable housing nationwide.
- **NMHC Committees Meet with Federal Housing Finance Agency (FHFA) to Discuss State of the Industry and Housing Affordability:** The leaders of NMHC's Workforce Housing Committee and Finance Committee met with FHFA last month to discuss the current state of the multifamily workforce housing and capital markets.



# Technology & Telecommunications Updates

- **White House, Federal Communications Commission (FCC) Announce Effort to Ban Bulk Billing Agreements and Review Multifamily Broadband Market:** The White House released



a round of announcements on fees and competition including proposing a ban on broadband bulk billing arrangements. This misguided proposal lays the groundwork for a rulemaking process at the FCC aimed at boosting competition, yet it would do the opposite.

- **NMHC Appeals FCC Digital Discrimination Rule:** In early March, NMHC filed an appeal on the FCC's new Digital Discrimination Rule in federal court. NMHC strongly supports the goal of ending digital discrimination, but the FCC significantly erred in its approach. In filing this petition, NMHC joins the U.S. Chamber of Commerce and dozens of other businesses and associations in challenging the rule's unlawful approach.
- **U.S. Cybersecurity and Infrastructure Security Agency (CISA) Publishes Draft Federal Rules for Cyber Incident Reporting:** Last week, CISA published new, draft rules on how critical-infrastructure companies must report cyberattacks to the government.



**Securities and Exchange Commission (SEC) Released Final Rule on Climate Disclosure:** The SEC released its long-awaited final rule that requires publicly traded companies to disclose certain climate-related information in their financial statements. Since this release, there has been a swift response from a number of angles—including legal and Congressional action.



# Employer Policy Updates

- **Harmful Joint Employer Rule Invalidated by District Court**: On March 8, the District Court for the Eastern District of Texas invalidated the National Labor Relations Board's joint employer rule. The judge in the case said the rule was too broad and violated the National Labor Relations Act.
- **NMHC Urges Support for Legislation to Nullify Department of Labor (DOL) Overtime Proposal**: On March 6, NMHC joined 84 employers' organization in sending a letter to Congress urging support of H.R. 7367, the Overtime Pay Flexibility Act, which would prohibit the DOL from finalizing, implementing, or enforcing its proposed overtime pay rule. Last November, NMHC submitted comments to DOL expressing deep concerns with the proposal and its effect on employers and employees.

## 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.

## Understanding the Impacts of the Emergency Rental Assistance (ERA) Programs

In 2021, the Treasury Department's ERA programs provided more than \$46 billion in funding to assist households that were unable to pay their rent or utilities amidst the COVID-19 pandemic—\$25 billion from ERA1 (authorized in December 2020) and \$21.55 billion from ERA2 (March 2021). While the outcomes and implementation of this program have been widely scrutinized, does the data back up much-talked-about critiques and praises of the program? Like many fledgling programs, lessons learned aren't entirely cut and dry.

[Click through to access the latest NMHC Research Notes to learn more.](#)

## 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.*

### 2024 NMHC Meeting Dates

[2024 NMHC Research & Data Analytics Forum](#) | April 9 - 10

[2024 NMHC Spring Meeting](#) | May 6 - 8

[2024 NMHC Fall Board of Directors and PAC Meeting](#) | Sept. 11 - 13

[2024 NMHC Student Housing Conference](#) | Oct. 7 - 9

[2024 NMHC OPTECH Conference & Expo](#) | Oct. 21 - 23

### 2024 NMHC Webinar Dates

[2024 NMHC Q2 State of the Multifamily Market Update](#) | April 18

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

ICYMI:  
Multifamily Leaders Up In Arms As FCC Mulls Banning Bulk Broadband Billing (BISNOW)

**NMHC** STATE OF THE MULTIFAMILY MARKET WEBINAR

Surge in Apartment Deliveries May Prove Short Lived

“Bulk broadband typically delivers cheaper, faster, more reliable internet to residents of apartment communities than what’s generally available in the broader market,” NMHC Vice President of Government Affairs, Technology and Strategic Initiatives **Kevin Donnelly** said in a recent interview with BISNOW when questioned about the FCC’s move to ban bulk billing models.

“The bulk model has been successful in reaching and breaking down barriers to populations that otherwise would struggle to get connected.”

[Read More](#)

Save your spot at NMHC’s second quarter webinar. During the broadcast, we’ll unpack indicators such as market tightness, sales volume, equity financing and debt financing.

[Register Today](#)

Multifamily deliveries rose to their highest levels in decades in 2023, with many more units in the construction pipeline set to come online this year. Yet, rising interest rates and softening market conditions have caused new construction to pull back sharply. This decline in new construction is likely to exacerbate our nation’s housing shortage over the longer term.

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