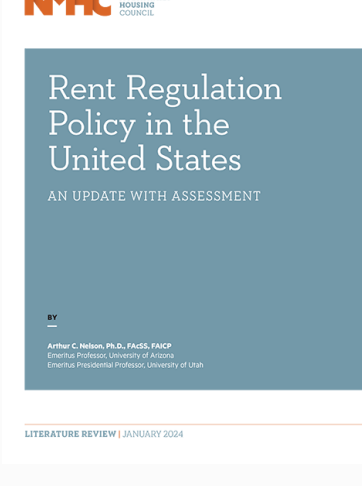


New NMHC Research Released to Help Better Understand Housing Affordability Hurdles

Read Time: 6 minutes, 16 seconds

The housing affordability crisis facing our country is not sustainable—for communities, renters and rental housing providers alike. It is critical that we enact policies that will incentivize the development of new housing. There is no one-size-fits-all approach. Rather, it's imperative we tackle supply-side solutions, operational cost considerations and renter support programs.

To help further this work, NMHC is pleased to share two new NMHC research reports:



Rent Regulation Policy in the United States

Rent regulation and rent control has continued to be put forth as a solution to our national housing affordability crisis, despite decades of research showing its negative impacts on renters. New academic research, which updates work that was done in 2018, continues to find that rent regulation and rent control policies hurt the vast majority of renters, exacerbates our current housing shortage, and disproportionately benefits wealthier, white and older renters rather than those in most need of housing stability solutions. [Access the Research](#)



NMHC Survey: Analyzing the Operational Impact of Rental Application Fraud and Bad Debt

A groundbreaking new survey of rental housing providers has found staggering increases of fraudulent activity, contributing to both the growth in rents and number of evictions. Driven – in part – by social media platforms such as TikTok and Instagram, the rise in false rental housing applications is contributing to increased rental costs, fueling the housing affordability challenges facing communities across the country and undermining the credibility of eviction data. [Access the Survey Findings](#)

Increasing Housing Supply is the Answer – Not Additional Federal Regulation

The best thing we can do to ease the burden of housing costs is to boost the supply of quality housing, instead of imposing additional regulatory obligations on the private rental housing providers. [Click here](#) for a rundown on the latest actions—including an update on NMHC's response to the FTC's rental fee inquiry, HUD's Notice to Vacate and EPA's Refrigerator Rulemakings.

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

Congress Talks Tax
Although 2025 tax reform discussions are right around the corner, Congress is getting a jump start. The House recently passed a bipartisan tax bill that includes numerous provisions that could impact housing providers' ability to deliver much needed housing. [Click through](#) for an update from NMHC VP of Tax and Student Housing from **Matthew Berger**.

Finance and Capital Markets Updates

FHFA Releases 2024 Scorecard for Fannie Mae and Freddie Mac
On January 30, FHFA released the 2024 Scorecard for Fannie Mae and Freddie Mac. Each year, FHFA releases an annual scorecard to "communicate and provide public awareness of its priorities and expectations for the Enterprises."

Basel III Comment Period Closes—NMHC Weighs in With Industry Concerns
In September 2023, the Office of the Comptroller of the Currency, the Board of Governors of the Federal Reserve System and the Federal Deposit Insurance Corporation opened a comment period to garner feedback on a proposal that would substantially revise the capital requirements applicable to large banking organizations and to banking organizations with significant trading activity. [NMHC and NAA responded](#) on January 16 by submitting comments outlining the concerns from the multifamily industry.

New Beneficial Ownership Rule Goes into Effect
The new beneficial ownership information (BOI) reporting framework, administered by the U.S. Treasury Department's Financial Crimes Enforcement Network (FinCEN), took effect on January 1, 2024. BOI encompasses certain identifying information about the individuals who directly or indirectly own or control a company, and most corporations that operate in the United States will be required to submit the outlined information. The materials are being reported to FinCEN electronically and housed in a newly constructed database. NMHC has compiled a members-only guidance document and explainer video to provide background on the new rule and compliance considerations—access it [here](#).

Tech & Telecom Policy Updates

AI is Top of Mind for Policymakers – And for NMHC
The use of artificial intelligence (AI) has garnered significant attention in recent years, with policymakers and media outlets addressing it on an almost daily basis. With recent federal focus shifting to the housing sector's use of AI, NMHC remains engaged with lawmakers to ensure they understand the reality of AI industry practices. [Click through](#) for an update on the latest out of Washington from NMHC SVP of Government Affairs **Cindy Chetti**.

FCC Releases Digital Discrimination Rule that Could Further Exacerbate Housing Affordability
The FCC, for the first time, interpreted its regulatory authority to cover property owners as broadband service providers via in its new Digital Discrimination Rule, which takes effect March 2024. This extension lacks statutory authority and is a significant departure from the FCC's existing regulations. Check out NMHC VP of Government Affairs, Technology and Strategic Initiatives **Kevin Donnelly's** take on what this means for housing providers and our residents.

White House Blueprint Updates

FHFA Releases Summary of Responses to Resident-Centered Practices Request
On January 3, 2024, the Federal Housing Finance Agency (FHFA) released a summary of responses from individuals and organizations to the Request for Input it sent out last year regarding resident-centered practices at multifamily properties backed by Fannie Mae and Freddie Mac. The summary does not include any formal decisions on policymaking, merely categorizing the different types of feedback FHFA received.

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.

Supreme Court Tackles Cases that Could Impact the Housing Sector

While many housing issues are being debated legislatively and regulatorily, judicial focus on key issues has also ramped up in recent months. [Click here](#) for an update on the latest Supreme Court happenings from NMHC VP for Construction, Development, Land Use and Counsel **Paula Cino**.

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 the recent Annual Meeting, the annual Women's Event—as well as our 2024 Spring and Fall Meetings.

Exclusive Insights from the 2024 NMHC & Grace Hill Renter Preferences Survey
Feb. 13 | 1 PM – 2 PM ET | Webinar

Multifamily Customer Experience: What's Next for 2024?
Feb. 22 | 2 PM – 3 PM ET | Webinar

2024 NMHC Government Affairs Update Webinar Series – Webinar 1
Feb. 27 | 2:30 PM – 3:30 PM ET | Webinar (Members Only)

2024 NMHC Meeting Dates
2024 NMHC Research Forum | April 9 - 10
2024 NMHC Spring Meeting | May 6 - 8
2024 NMHC Fall Board of Directors Meeting | Sept. 11 - 13
2024 NMHC Student Housing Conference | Oct. 7 - 9
2024 NMHC OPTTECH Conference & Expo | Oct. 21 - 23

Other Upcoming Industry Events
2024 Multifamily Executive Leadership Summit with NMHC
March 3 – 5 | Vail, CO | In-Person

Wait... There's More to Explore!

<p>NMHC to Adjust Spring and Fall Meetings</p>	<p>ICYMI: 2024 Q1 State of the Multifamily Market Webinar</p>	<p>Missed Out on the Annual Meeting?</p>
<p>NMHC is reevaluating registration criteria for our Spring and Fall Meetings. Stay tuned for an announcement regarding these changes—more information to follow.</p>	<p>Hear from NMHC researchers and industry experts on what the latest NMHC Quarterly Survey results indicate in terms of sales, equity financing and debt financing. Speakers will also give an overview of the overall health of the sector by providing insights into how the Quarterly Survey findings layer on top of other NMHC-exclusive research.</p>	<p>If you missed out on the Annual Meeting, Apartment Strategies Conference, or the Women's Event, click here to check out our meeting recap (<i>NMHC Member login required</i>).</p>

[Watch Now](#)



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