

## COVID-19 MULTIFAMILY NEWS

### WHAT DO PRESIDENT TRUMP'S COVID-19 EXECUTIVE ORDERS MANDATE?

[With Congress at odds about how best to move forward](#) on additional COVID-19 relief legislation, President Trump issued four Presidential actions outlining ways in which federal agencies could provide relief to those impacted by COVID-19. President Trump held a press conference on August 8 to announce his signing of the orders, which focus on housing, payroll tax cuts, student loan relief and unemployment benefits.

Although the President had signaled an extension of the CARES Act eviction moratorium, the executive order set forth does not do so. Instead, it recognizes that both renters and homeowners are facing potentially significant hardships and are at risk for housing instability and directs HUD, Treasury and FHFA to explore housing relief options and whether or not halting evictions is “reasonably” necessary to help prevent the spread of COVID-19.

[READ MORE](#)

### NMHC RENT PAYMENT TRACKER SHOWS 223,000 FEWER APARTMENT HOUSEHOLDS PAID RENT LAST WEEK COMPARED TO LAST YEAR

The NMHC Rent Payment Tracker found 79.3 percent of apartment households made a full or partial rent payment by August 6. This is a 1.9-percentage point decrease from the share who paid rent through August 6, 2019—meaning 223,000 fewer households made a payment—and compares to 77.4 percent that had paid by July 6, 2020.

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## NEW NMHC RESOURCE: SUPPORT FOR RENTERS DURING COVID-19

Millions of renters have suffered a loss of income due to COVID-19 and may be struggling to make ends meet. And during a time when shelter stability translates to health stability, it's more important than ever to ensure our residents are aware of all of the resources available to help them stay safely housed. As such, NMHC has compiled a list of renter support resources for housing providers to share with their residents.

[LEARN MORE](#)

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## NEWDEAL TASK FORCE CITES NMHC HOUSING AFFORDABILITY TOOLKIT IN NEW HOUSING AFFORDABILITY REPORT

The NewDEAL Forum Renewing America Task force has released [policy guidance](#) for state, county and city leaders on responding to the housing affordability crisis that has been exacerbated by the COVID-19 pandemic. NMHC has a long-held working relationship with NewDeal leaders and worked closely with them as they developed this list of recommendations. In fact, the task force's report cited NMHC's Housing Affordability Toolkit as a resource for expanding production of affordable housing, including lifting exclusionary barriers, streamlining permitting and aligning incentives to meet community needs.

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## COMPLETE SURVEY TO HELP EVALUATE COVID-19 IMPACT ON HOUSING INDUSTRY

NMHC is supporting the National Leased Housing Association (NLHA) efforts to collect data on what impact the pandemic is having (both short term and long term) on housing providers and the rental market for advocacy purposes. The survey asks for information on type and number of units, locations, vacancy issues, impact on future investment, evictions and more and will be included in a widely distributed report. The deadline for completion is **Thursday, August 20**.

[TAKE SURVEY](#)

## CONNECT WITH TOP LAWMAKERS FROM THE COMFORT OF YOUR HOME

While we won't be able to gather in person, NMHC will still be connecting you with top-ranking congressional and administration leaders, political forecasters and timely and relevant speakers at the **2020 Virtual NMHC Fall Meeting**. This meeting offers attendees a platform to engage in constructive conversations with the very people who shape the politics and policies that directly affect our industry. Registration is complimentary and open to all NMHC members and firms will be able to register as many of their team members as they would like.

[REGISTER TODAY](#)

## NMHC COMPENSATION PULSE SURVEY NOW AVAILABLE

Conducted from June 26 to July 13, 2020, the NMHC Compensation Pulse Survey gathered 94 responses from HR professionals in NMHC's member database. The survey results help you gain better insight on the impact COVID-19 has had on 2021 compensation budgets and total rewards plans.

Stay tuned for the full [2020 NMHC Compensation Survey](#) data, which will be released and available for purchase on August 27, 2020.

[LEARN MORE](#)

## NEWS



### [BIDEN SELECTS HOUSING AFFORDABILITY ADVOCATE, SENATOR HARRIS AS RUNNING MATE](#)

This week, Presidential candidate and former Vice President, **Joe Biden**, selected Senator **Kamala Harris** (D-Calif.) as his running mate for the 2020 election. Although Biden has released a comprehensive housing plan as part of his candidacy platform, Harris has also been a strong advocate for housing affordability throughout her years in office. Read more about their housing plan.



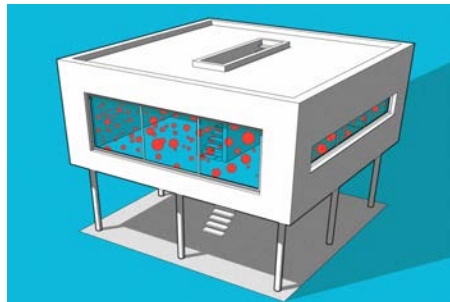
## APARTMENT SURVEY FINDS AUGUST RENT PAYMENTS HELD UP FAIRLY WELL

But look out if Congress and the Administration don't provide further COVID-19 relief, the National Multifamily Housing Council warns. During [a related webinar](#), **Avenue5 Residential CEO Walt Smith** noted that occupancy in some gateway international cities has sagged, reflecting what he called "unparalleled stress in that segment. "That is in my view a portent of what could happen" across all economic levels if further income support isn't forthcoming for the unemployed, Smith said.



## COVID IS FORCING REAL-ESTATE DEVELOPERS TO RETHINK BUILDINGS

How the coronavirus pandemic is reshaping living spaces, staircases and even ventilation systems.



## YALE STUDY FINDS EXPANDED JOBLESS BENEFITS DID NOT REDUCE EMPLOYMENT

With evidence of airborne transmission of COVID-19 growing, more attention is being paid to the building ventilation. This [Fast Company](#) article looks at why simply opening a window to reduce the risk of infection is more difficult than it would seem.



## HUD UNVEILS \$472 MILLION FOR CORONAVIRUS RELIEF

The U.S. Department of Housing and Urban Development has announced a new round of CARES Act funding to help keep low-income families housed during the coronavirus crisis. The \$472 million in emergency funding can be used by public

housing authorities across the country to assist families through the Section 8 Housing Choice Voucher and Mainstream voucher programs.



## [APARTMENT INDUSTRY PROS RETURN TO THE HOME OFFICE](#)

Multifamily executives grappled with how to keep residents and on-site staff safe from infection. Now they're beginning to return to the office themselves.

## AIA RELEASES STRATEGIES FOR REDUCING RISK OF COVID-19 IN MULTIFAMILY HOUSING

This week, the American Institute of Architects (AIA) released [a new report](#) detailing strategies that can help mitigate risk of COVID-19 in multifamily housing. The report aims to help multifamily owners and operators protect the health, safety and welfare of residents as communities continue to grapple with COVID-19. It also offers guidance on how to combine new daily habits, the needs of workers and stringent hygiene regimens with social, infrastructural and spatial requirements that help keep everyone safe.

[READ THE REPORT](#)

## NMHC RESOURCES



### COVID-19 HUB

NMHC's headquarters for all COVID-19 policy updates, articles, industry resources and research. Some new items include [a renter support webpage](#) and a detailed analysis of [President Trump's recent executive orders](#).

[EXPLORE](#)



## LISTSERVE

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NMHC's Emergency Preparedness Listserve is the place where multifamily operators can crowdsource answers to operational questions. Hot topics this week included a discussion regarding office protocols for employees returning to work.

CONNECT



## WEBINARS

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Our COVID-19 [webinar library](#) includes a host of on-demand presentations and discussions including this week's NMHC [Rent Payment Tracker Update webinar](#), featuring **Avenue5 Residential CEO Walt Smith**.

WATCH

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