



COVID-19 MULTIFAMILY NEWS

MULTIFAMILY NEEDS TO BE MORE DIVERSE, EQUITABLE AND INCLUSIVE

Zoning and fair housing have clearly become lightning rod issues in the upcoming presidential campaign. In his most recent blog, NMHC President **Doug Bibby** reflects on NMHC's long history fighting against exclusionary zoning policies and how the debate is evolving. It's now less about new apartment construction and housing affordability and much more about how these policies are disproportionately affecting communities of color and being used for discriminatory ends.

He writes, "The outright call for a ban on 'low-income' housing in America's suburbs is not only hurtful to a large portion of our country's residents but also wrongheaded in terms of creating the diverse and thriving communities that America needs. If the pandemic has taught us anything, it's that we are all stronger when we are "in it together" and that means making sure our communities include a wide range of people—people of different races, incomes, ages, educational backgrounds and more."

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HURRICANE LAURA RECOVERY RESOURCES

Hurricane Laura hit Texas and Louisiana this week wreaking havoc on hundreds of communities and causing devastating damage. With a storm so destructive, millions of people and properties will be affected while [responses efforts and resources may be constrained by the pandemic](#). NMHC has a list of go-to sites with relevant recovery resource information for the property-level and apartment residents.

[LEARN MORE](#)

AUGUST ADVOCACY SNAPSHOT: WHAT'S NEXT AFTER THE EXECUTIVE ORDER ON RELIEF

NMHC's Vice President of Construction, Development and Land Use Policy **Paula Cino** leads this month's NMHC Advocacy Update, detailing the current state of play in Washington. During her three-minute recap video, she delves into President Trump's recent executive orders and that status of the next legislative relief package.

[Read the full Advocacy Snapshot](#) for additional details on regulatory and legislative issues, as well as a capital markets and fair housing update.

[WATCH NOW](#)

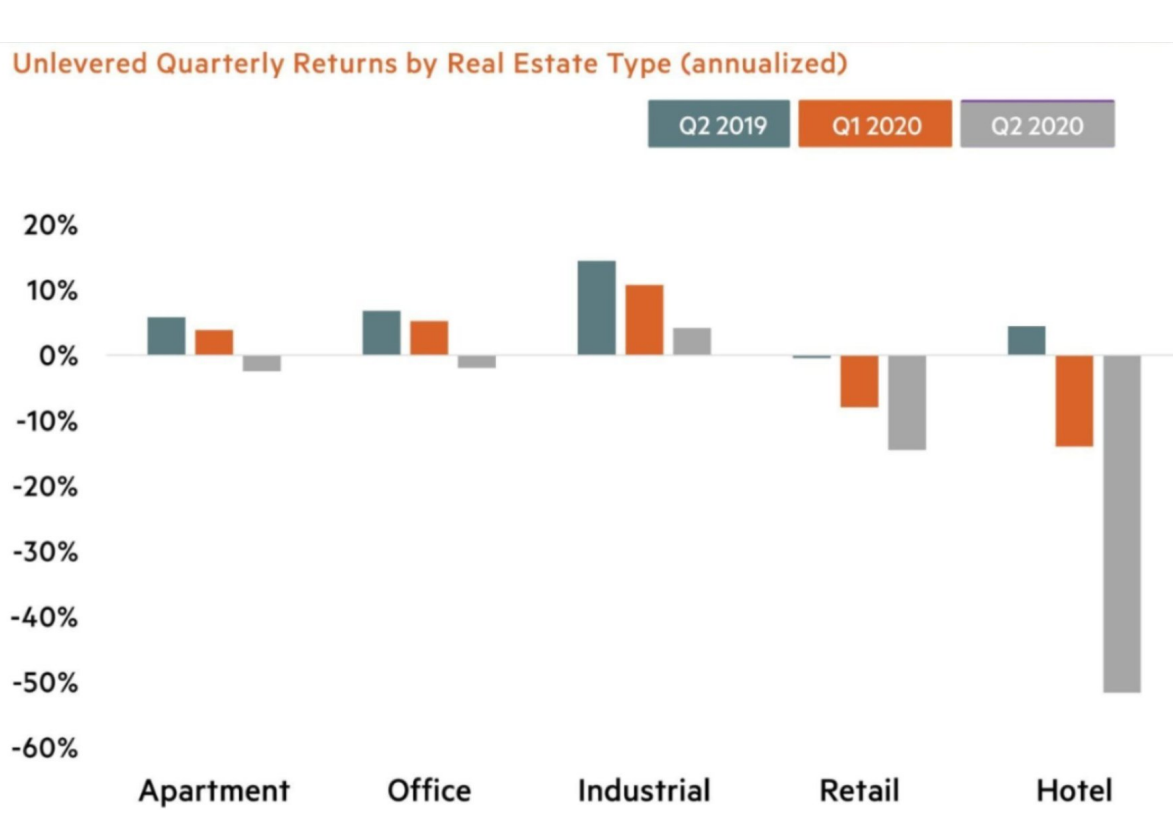


APARTMENT RETURNS TURNED NEGATIVE FOR THE FIRST TIME SINCE LATE 2009

The total unlevered, annualized return to apartment investors was -2.5 percent in 2Q 2020, according to data from the National Council of Real Estate Investment Fiduciaries (NCREIF). This was a drop of nearly 6.4 percentage points from the first quarter and 8.3 percentage points from 2Q 2019.

It also marks the first time since 4Q 2009 that apartments yielded a negative return, an effect of the ongoing COVID-19 pandemic in the U.S. However, apartments fared better than hotels and retail, which have been particularly hard hit.

[VIEW ALL FINDINGS](#)



NMHC RENT PAYMENT TRACKER FINDS 2.1-PERCENTAGE POINT DECREASE YEAR OVER YEAR

NMHC's Rent Payment Tracker found 90 percent of apartment households made a full or partial rent payment by August 20, which is a 2.1-percentage point – or 237,056 –household decrease –from the share who paid rent through August 20, 2019. It also compares to 91.3 percent that had paid by July 20, 2020.

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TOP WASHINGTON INSIDERS AND LAWMAKERS TO SPEAK AT 2020 NMHC VIRTUAL FALL MEETING

Although risks associated with the COVID-19 pandemic means we can't connect in person for Fall Meeting, NMHC is thrilled to connect you online with Washington insiders and top-ranking lawmakers and Administration officials. We continue to add new speakers every day, but we've already confirmed FHFA Director **Mark Calabria**, **Senator Mark Warner** (D-Va.), Former FDA Commissioner **Scott Gottlieb**, M.D., Oxford Economics Chief U.S. Economist **Gregory Daco**, New York Times Best Selling Author **Isabel Wilkerson** and more.

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STATES ROLL OUT ADMINISTRATION'S UNEMPLOYMENT BENEFITS AMIDST UNCERTAINTY

Following the collapse of negotiations between the Trump Administration and Congress to provide additional COVID-19 relief, on Aug. 8, President Trump issued a presidential memorandum designed to help states continue to provide individuals a portion of the \$600 in additional weekly unemployment benefits that lapsed at the end of July.

Under the directive, states have until Sept. 10 to apply to access federal funds to provide unemployed individuals with an additional \$300 per week. States also have the option of using CARES Act funding to provide unemployed individuals an additional \$100 in weekly benefits. It is estimated that the states that apply for aid will receive federal funds sufficient to provide three weeks of benefits; additional weeks are possible, depending on how many states participate.

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NEWS



DOUG BIBBY: HOW CONGRESS CAN AVOID A HOUSING CATASTROPHE

With Congress and Administration officials unable to reach a deal to provide additional relief, the housing industry is at risk of a potential housing catastrophe.



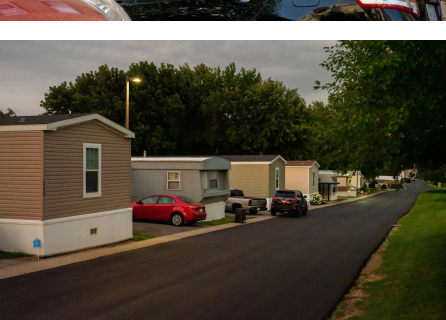
CALIFORNIA DATA PRIVACY REGULATIONS FINALIZED

Read NMHC's **Julianne Goodfellow's** update on California Attorney General Xavier Becerra's long-awaited release of the [final regulations](#) for the California Consumer Privacy Act (CCPA).



SMALL LANDLORDS DIP INTO SAVINGS AS THEIR TENANTS STRUGGLE TO PAY RENT

Small landlords are some of the most hit among apartment firms. With fewer assets, lower-income residents and tighter bottom lines, many of these landlords are struggling to make ends meet.



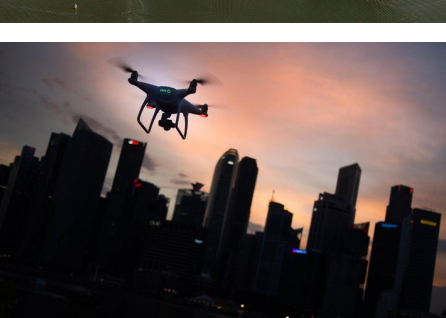
AS EVICTIONS LOOM, LAWYERS ARE GEARING UP TO HELP

In response to facing a potential eviction, some renters look to lawyers to help them navigate the best path forward.



AN ESTIMATED 237,000 US APARTMENT TENANTS FALL BEHIND ON RENT FOR TWO STRAIGHT MONTHS

According to NMHC's Rent Payment Tracker Nearly a quarter-million renters have been unable to pay their rent the last few months, signaling a potential housing catastrophe could be impending.



CORONAVIRUS PANDEMIC LIFTS DRONES HIGHER IN THE CONSTRUCTION SPACE

Construction drones have often been characterized as expensive and difficult to operate. However, the constraints emerging from the pandemic have many development and construction teams rethinking their value. "Six months of coronavirus is going to result in, say, three years of innovation in the construction industry," said Associated General Contractors of America President of Public Affairs Brian Turmail recently.

NMHC RESOURCES



COVID-19 HUB

NMHC's headquarters for all COVID-19 policy updates, articles, industry resources and research. Recent items include a new infographic that outlines some potential big changes in [the post-pandemic apartment](#).

[EXPLORE](#)



LISTSERVE

NMHC's Emergency Preparedness Listserve is the place where multifamily operators can crowdsource answers to COVID-related operational issues. Post your question to hear from your peers.

[CONNECT](#)



WEBINARS

Our [COVID-19 webinar library](#) includes the full suite of our on-demand presentations and discussions. New content coming soon!

[WATCH](#)

WHERE TO PRIORITIZE EMERGENCY RENTAL ASSISTANCE TO KEEP RENTERS IN THEIR HOMES

The COVID-19 crisis has left millions unemployed and has created a new portion of the population in need of rental assistance. To help local and state lawmakers determine how to allocate their resources, the Urban Institute recently released their new Emergency Rental Assistance Priority Index. The index estimates the level of need in a census tract by measuring the prevalence of low-income renters who are at risk of experiencing housing instability and homelessness.

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APARTMENT LEADERSHIP RESIDES HERE™



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