

COVID-19 MULTIFAMILY NEWS

WITH FEDERAL ASSISTANCE SET TO EXPIRE, CONGRESS MUST ACT NOW TO ENSURE ECONOMIC STABILITY

With millions of Americans unemployed as a result of COVID-19, the need for continued and sustained federal assistance to renters and rental property owners is great. The relief measures enacted as part of the CARES Act have made it possible for many renters to fulfill their rental obligations.

However, many of these assistance measures are set to expire at the end of the month. According to a recent [Politico article](#), if Congress allows the unemployment benefits to expire, laid off workers could see “their weekly income [reduced] by more than two-thirds in many states.”

The rental housing industry is gravely concerned about renters’ ability to continue to pay rent. And if rent stops flowing, the falling dominoes that could follow would be devastating for not only the housing industry but also the U.S. economy writ large.

This week, NMHC joined a [coalition of real estate groups](#) in sending a letter to Congress. We’re calling on lawmakers to ensure that relief for renters and housing providers is included in future legislation, and that an expansion and extension of the [eviction moratorium is not](#). We need your help to amplify the message.

TAKE ACTION NOW

NMHC RENT PAYMENT TRACKER SHOWS DECLINE IN RENTERS PAYING RENT

The NMHC Rent Payment Tracker found 87.6 percent of apartment households made a full or partial rent payment by July 13—a 2.5-percentage point year-over-year decrease and a 1.4-percentage point drop from last month. Experts point to the July 4 holiday as a contributing factor to the lagging results.

[LEARN MORE](#)

NEW RENTAL ASSISTANCE FACT SHEET NOW AVAILABLE

With a [third of Americans unsure if they will be able to pay next month's rent](#) and expanded unemployment insurance set to run out at the end of the month, Congress must act now to ensure our nation's continued housing stability. Along with launching our [renewed call to action campaign](#) this week, we've also created a new resource to help you make our case with lawmakers.

[DOWNLOAD FACT SHEET](#)





VIRTUAL
2020 NMHC FALL MEETING

Week of September 14, 2020

ONLINE

NMHC's Fall Meeting is going online. We look forward to bringing you the same level of content you have come to expect from this exclusive member event. Details will be announced soon!



FEDERAL BENEFITS HAVE BUOYED PAYMENTS. WHAT HAPPENS IF THEY EXPIRE?

In her latest piece, "My Birthday Is July 30, and I've Never Dreaded It So Much," NMHC VP of Research **Caitlin Walter** looks at the uncertainty around whether expanded unemployment benefits will expire at the end of the month and raises serious concerns about the ability of millions of renters to make rent going forward.

[READ MORE](#)

NEWS



MINIMUM WAGE WORKERS CANNOT AFFORD RENT IN ANY U.S. STATE

The National Low Income Housing Coalition recently released their annual [Out of Reach report](#), which indicates that full-time minimum wage workers cannot afford a two-bedroom rental anywhere in the U.S.



ARMAGEDDON ON HOLD: 88% OF TENANTS PAYING RENT

As expanded unemployment benefits are set to expire at the end of the month, the NMHC Rent Payment Tracker reveals that 87.6 percent of tenants paid some rent through July 13. This comes in only slightly lower than the 90.1 percent during the same period a year ago.



SMALL MULTIFAMILY OWNERS STRUGGLE WITH EVICTION MORATORIUMS AS TENANTS FACE UNCERTAIN FUTURE

Though many understand the rationale and need for renter support, critics say the federal eviction moratorium was too sweeping in nature and has placed an undue burden on small multifamily owners. For more on how payments at mom-and-pop are performing, [check out this article](#) or [watch this NMHC webinar](#) that provided some comparative data and analysis.



THE EVOLUTION OF THE MULTIFAMILY COMMUNITY GYM

In the age of COVID-19, once-popular community gym spaces are going largely unused. As multifamily operators assess what the “new normal” is, what will the future bring for shared gyms?



ABOUT A FIFTH OF U.S. ADULTS MOVED DUE TO COVID-19 OR KNOW SOMEONE WHO DID

Whether due to moving out of college dorms because of campus-wide shutdowns, moving out of communities renters perceived as unsafe, or moving out of housing that was no longer affordable—a Pew Research Center survey found that 22 percent of adults have changed their residence due to the pandemic.

U.S. DEPARTMENT OF ENERGY LAUNCHES BETTER BUILDINGS SUMMER SERIES

Better Buildings is a U.S. Department of Energy initiative intended to drive leadership in energy innovation. As part of this initiative, the DOE has launched a series of webinars. New this week, the Combining Energy + Health Upgrades in Multifamily Housing webinar will explore case studies of innovative partnerships to advance energy + health initiatives.

REGISTER NOW

NMHC RESOURCES



COVID-19 HUB

NMHC's headquarters for all COVID-19 policy updates, articles, industry resources and research. Some of our new resources include an all-new [Rental Assistance fact sheet](#).

EXPLORE



LISTSERVE

NMHC's Emergency Preparedness Listserve is the place where multifamily operators can crowdsource answers to operational questions. Hot topics this week included discussions surrounding the return of late fees and managing employees struggling with the loss of childcare and the shift to virtual learning.

CONNECT



WEBINARS

New webinars were recently added to the library, including [A Conversation About Rent Payment Data And Trends Across Different Segments](#) where NMHC's **Sarah Yaussi** and **Caitlin Walter** are joined by Comunidad Realty Partners' **Antonio Marquez** and Avail's **Ryan Coon**.

WATCH

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.

