

COVID-19 MULTIFAMILY NEWS

AS FEDERAL PROVISIONS EXPIRE, SENATE REPUBLICANS RELEASE THEIR COVID-19 RELIEF OPENING OFFER

As key benefits and protections set forth in the CARES Act expire today—most notably the expanded unemployment benefits—the financial distress from the outbreak of COVID-19 continues, affecting apartment renters. NMHC continues to lobby Congress to extend the benefit and complement it with a direct rental assistance program. [NMHC has also released a variety of suggestions to support housing stability for apartment firms to consider implementing.](#)

This week, Senate Republicans released a \$1 trillion COVID-19 relief package known as [The Healthcare, Economic Assistance, Liability, And Schools Act \(HEALS Act\)](#). Although the HEALS Act fails to provide funds for an emergency rental assistance program and seriously lessens the extended unemployment benefits, it does address other industry priorities, such as liability protections. Also notably, the package doesn't include an extension of the CARES Act federal eviction moratorium. Also notably, the package doesn't include an extension of the CARES Act federal eviction moratorium..

The release of this legislation comes two months after House Democrats released their version of a COVID-19 relief package, the \$3 trillion Health and Economic Recovery Omnibus Emergency Solutions Act (HEROES Act). Democrats and Republicans will have to negotiate what will become the final legislation. While the timeline for this next package is unclear, it could take the better part of the next few weeks to reach a deal, with a final package coming together between August 7 and 14.

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Recognizing that there could be additional disruption for renters and housing providers as federal benefits and protections expire and Congress works on a new relief package, NMHC has released a variety of suggestions to support housing stability for apartment firms to consider implementing and created several new member resources.

The newly released housing stability suggestions are intended to demonstrate effective eviction mitigation strategies, recognizing that an eviction is a painful, expensive process for all involved and is only ever taken as a matter of last resort.

To that end, one of the new tools released is an [eviction mitigation resource document](#) that offers housing operators an array of suggested techniques to help keep residents housed. The second is a [list of renter assistance resources](#) that can help residents facing financial hardships; this list is available online and also in a [customizable template](#) for distribution.

[Download Resources](#)



HEALS ACT, INFRASTRUCTURE AND MORE ON THE TABLE

This month, NMHC Vice President of Government Affairs **Kevin Donnelly** lays out the legislative state of play in a [three-minute video rundown](#). Donnelly highlights the partisan divide and challenges ahead as Congress works to piece together another COVID-19 relief package.

Also be sure to check out the full [NMHC July Advocacy Snapshot writeup](#) where we detail what's what in Washington right now. This insider's look at multifamily advocacy provides the latest on Capitol Hill discussions regarding capital markets, infrastructure and more. This is an NMHC member exclusive resource.

[Learn More](#)

NMHC RENT PAYMENT TRACKER FINDS TWO-PERCENTAGE POINT DECREASE IN RENT PAYMENTS

NMHC's Rent Payment Tracker found 93.3 percent of apartment households made a full or partial rent payment July 1-27. This is a 2.0-percentage point decrease from the same period a year ago and compares to 94.7 percent that had paid by June 27, 2020.

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NMHC COMMEMORATES THE LIFE OF CONGRESSMAN JOHN LEWIS

Congressman **John Lewis** (D-Ga.) — a lifelong civil rights activist and a titan in our shared fight for equality and opportunity for all—[passed away July 17](#). Congressman Lewis is an American hero and his sacrifice for our nation must not be

forgotten. It is our hope that his life's mission for equal opportunity will live on—including through the work of NMHC.

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NEWS



[NMHC'S CINDY CHETTI MAKES THE CASE FOR MORE RENTER RELIEF](#)

NREI's 2020 Midyear Outlook issue features a new article from NMHC SVP of Government Affairs **Cindy Chetti** that outlines the need for continued congressional support for renters to prevent devastating cascading economic impacts. Article starts on page 25.



[DANA WADE CONFIRMED AS FHA COMMISSIONER](#)

The Senate confirmed **Dana Wade** to serve as FHA commissioner—a role the Trump Administration nominated her for in February 2020. Wade will replace former FHA Commissioner, Brian Montgomery who was confirmed as Deputy Secretary on May 12, 2020.



[COVID-19 IS KILLING AFFORDABLE HOUSING](#)

The COVID-19 crisis stands to exacerbate the nation's sizable affordable housing shortage, thanks to a brutal convergence of factors that span city budget shortfalls, mounting pressures on affordable housing operators, increasing construction costs and decreasing funding sources.



[ALL EYES ON WASHINGTON: WHAT WILL THE NEXT STIMULUS BILL DO FOR CRE?](#)

NMHC President **Doug Bibby** joins Walker & Dunlop's **Willy Walker**, Mortgage Bankers Association's **Bob Broeksmit** and The Real Estate Roundtable's **Jeff DeBoer** for a discussion of the next \$1 trillion+ stimulus bill being crafted on Capitol Hill and its effect on the multifamily, mortgage and commercial real estate industries.



[27 U.S. MAYORS: WANT TO ADDRESS SYSTEMIC RACISM? START WITH HOUSING](#)

In this opinion piece for The Washington Post, a group of leading mayors write, “If our representatives are serious about creating racial equity, the path forward is clear: We must dismantle the systems that keep disparities locked in place. Our nation’s housing system—and the programs and policies that perpetuate racial disparities in housing—is the best place to start.”



[NEW STUDY SHOWS SMALL LANDLORDS ADVERSELY IMPACTED BY COVID-19](#)

The National Association of Hispanic Real Estate Professionals (NAHREP) and UC Berkeley's Turner Center for Housing Innovation partnered to survey NAHREP's membership to gauge the experiences of small "mom and pop" landlords during the pandemic. The responses show one in four landlords have already borrowed funds to cover operating costs.

NMHC RESOURCES



COVID-19 HUB

NMHC's headquarters for all COVID-19 policy updates, articles, industry resources and research. Some new items include [renter support resources](#) and [a new tool for communicating with residents on available financial, food and employment resources](#).

EXPLORE



LISTSERVE

NMHC's Emergency Preparedness Listserve is the place where multifamily operators can crowdsource answers to operational questions. Hot topics this week included online payment solutions and fees and new eviction mitigation resources.

CONNECT



WEBINARS

Our [COVID-19 webinar library](#) includes a host of on-demand presentations and discussions, including a new [NMHC PAC Supporters](#) webinar featuring Congressmen **Josh Gottheimer** (D-NJ) and **Tom Reed** (R-NY) of the Problem Solvers Caucus (available exclusively to NMHC members). You can also explore discussions on topics such as [taking care of](#)

[renters after the crisis](#), [rent payment trends across different housing segments](#) and [changes on the horizon for multifamily construction post-pandemic](#).

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