

COVID-19 MULTIFAMILY NEWS

APARTMENT FIRMS' REACTIVATION PLANS BEGIN TO TAKE SHAPE

With some states announcing reopening plans—and more importantly, dates—apartment firms are preparing for a phased opening of leasing offices, amenities and corporate offices, some starting sooner than later.

Most say they will follow [the White House's Guidelines for Opening Up America Again](#), as well as take into consideration recommendations from health officials, local jurisdictions and relevant authorities and organizations as they build their own reactivation plans. However, it's not as easy as it might seem given some of multifamily's unique characteristics.

NMHC is working on more comprehensive guidance that can help apartment firms build a more complete set of precautions, processes, policies and protocols to guide their strategies. NMHC firms are encouraged to consult with counsel on their phased reopening plans to ensure they are done with precision and in a way that limits possible liability claims from employees, residents, contractors and prospective residents.

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MULTIFAMILY CALLS FOR PANDEMIC LOSS RECOVERY MEASURES

The COVID-19 outbreak has resulted in a loss of rental income for property owners nationwide. But many rental property owners and businesses may find themselves without recourse as the industry grapples with whether traditional business interruption (BI) or other insurance policies cover losses as a result of a pandemic, including COVID-19. NMHC has called on Congress to provide two additional economic recovery measures to lessen financial losses of property owners as a result of this pandemic and any future event of this nature.



FEDERAL RESERVE ISSUES UPDATE TO MAIN STREET LENDING FACILITIES

The Federal Reserve [announced](#) it is expanding the scope and eligibility of the Main Street Lending Facility (MSLF) program, which was established by the Fed to support small- and medium-sized businesses through the COVID-19 crisis. And although NMHC submitted comments to the FED offering suggestions on how best to maximize the effectiveness of the MSLF for the multifamily industry – in a discouraging turn of events – it appears that real estate may be ineligible to participate in the newly created MSLF. Like the Small Business Paycheck Protection Program (PPP), the FED uses the

same ineligible business lists that excludes multifamily developers and owners who use third party managers to manage their properties.

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NEXT NMHC RENT PAYMENT TRACKER RELEASE SET FOR MAY 8

With 30 million Americans filing for unemployment since mid-March and concerns growing over distribution of some benefits, the industry is closely watching the release of May rent payment figures. [We will release new rent payment data for the first week of May on May 8; register here](#) for the related webinar.

Currently, the tracker shows that 91.5% of residents made a rent payment from April 1-26, down 4 percentage points from the same period in 2019 and down 3 percentage points from the same period in March.



WHAT APRIL PAYMENTS TELL US—AND WHAT THEY DON'T

April rent payments were better than perhaps expected. But in an environment where things are changing week to week, future payment performance is unpredictable at best. For NMHC's Vice President of Research **Caitlin Walter**, this is all the more reason we need to make more renter assistance available.

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A GUIDE TO CLEANING AND DISINFECTING PUBLIC SPACES, WORKPLACES, BUSINESSES & HOMES

As many states prepare to reopen, the Centers for Disease Control and Prevention (CDC) and the U.S. Environmental Protection Agency (EPA) teamed up to offer [this guidance on reducing risk of exposure to COVID-19 through the cleaning and disinfecting of public spaces](#), workplaces, business, schools and homes.

NEWS



PAYING RENT DURING THIS CRISIS HOLDS JOBS AND KEEPS COMMUNITIES SAFE

Many factors will influence if or when people are able to make rent in May—from the timing of job losses to whether tenants have gotten stimulus checks from the federal government or state unemployment benefits.



CONSTRUCTION WORKERS ARE GRATEFUL FOR JOBS BUT FEARFUL FOR THEIR HEALTH

Construction workers are on the frontline, putting themselves at risk, while providing necessary services to help keep the economy and housing industry up-and-running. As builders contend with a patchwork of state and local rules, some call for a national standard.



A "RENT FREEZE" WOULD DEVASTATE COLORADO'S HOUSING MARKET—AND ITS ECONOMY

"Everyone is in agreement that families cannot lose the roofs over their heads during this crisis," NMHC President **Doug Bibby** writes in this op-ed. "... But the recent Denver City Council proclamation asking Gov. Polis to issue a statewide freeze on rent

payments would have devastating effects on Colorado's economy and renters, including those working on the front lines of the public health emergency."



THE RENT AID NEW YORKERS NEED: A STRIKE IS ONLY GOING TO HURT THE PEOPLE IT AIMS TO HELP

Americans nationwide are doing their best to make ends meet. However, others are threatening rent strikes, which will only hurt those who are already hit hardest. "Instead of going off the deep end with calls for a strike, we should be using our collective voices to demand that Congress provide the resources we need to support renters, help building owners and keep communities strong," the NY Daily News writes.



NMHC'S DOUG BIBBY MAKES THE INDUSTRY'S CASE ON KNXV-PHX (ABC) - PHOENIX, AZ

NMHC President **Doug Bibby** outlines the importance of additional relief for the apartment industry and its residents during a televised interview for KNXV-PHX's "Coronavirus: The Rundown" segment.



VALET TRASH SERVICES SPIKE

As millions of Americans shelter in place in apartment homes, apartment operators are confronted with new waste-disposal challenges. Namely, how to manage the excess trash and what to do when renters are reluctant to handle the doors or compactor buttons. Door-step valet waste collection has emerged as a possible solution.



MEMBERS OF CONGRESS WANTS TO SHIELD COMPANIES FROM LIABILITY IN CORONAVIRUS-RELATED SUITS

Senate Majority Leader **Mitch McConnell** recently told Republican lawmakers he wants to shield companies from liability over pandemic-related suits, according to people familiar with the call.

NMHC RESOURCES



COVID-19 HUB

NMHC's headquarters for all COVID-19 policy updates, articles, industry resources and research. New resources include an [interactive map of state construction moratoriums](#), [cyber security resources](#) and a new article on the [7 areas of multifamily tech and innovation that can survive post pandemic](#).

EXPLORE



LISTSERVE

NMHC's Emergency Preparedness Listserve is the place where multifamily operators can crowdsource answers to operational questions. Hot topics this week included remote work policies, reactivation plans and more virtual resident engagement ideas.

CONNECT



WEBINARS

New episodes this week include 7 Questions for [Cindy Fisher](#), president of Kettler, on emergency preparedness and crisis communications and [Heather Wallace](#), senior vice president for Sares Regis Group, on activating a rent deferment program. Also be sure to check out our [state of multifamily construction webinar](#) featuring Gables Residential's [Matt Bearden](#).

WATCH

SPRING MEETING OFFERS INDUSTRY OUTLOOK, ADVOCACY UPDATE & INTERVIEW WITH IAN BREMMER

NMHC virtual spring meeting featured a [session with NMHC officers on how this global health crisis is affecting the apartment industry](#), as well as [an update on the state of play in Washington](#) with the NMHC government affairs staff and a live interview with global political risk strategist [Ian Bremmer](#).

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