



COVID-19 MULTIFAMILY NEWS

LAST CHANCE TO REGISTER FOR OPTECH!

Our OPTECH Conference & Expo kicks off next Monday, so don't delay registering if you want to be in the mix of all things multifamily tech and operations. **Registration closes Monday, Nov. 16, at 9:00am EST and no day-of registrations will be permitted.**

This year's virtual event features four days of quality programming organized around new product exploration, resident experience, operations strategy and innovation. We've got the speakers you want to hear from tackling the industry's biggest questions for today and tomorrow.

We're also hosting a quick-pitch event, virtual trade show and live demos to help multifamily operators match with supplier partners with solutions to meet their business needs.

[REGISTER TODAY](#)

DON'T LET SOCIAL DISTANCING STOP YOU FROM GROWING YOUR NETWORK AT OPTECH

It's times like these that your network can be a lifeline, so don't let being virtual stop you from making the connections you need. Give your network a refresh at our OPTECH Conference & Expo next week.

Attendees can schedule **one-on-one meetings** with other attendees and exhibitors, join a **30-minute speed networking session** (there are four scheduled!), participate in a variety of **peer-to-peer roundtables**, have some fun with us during **Trivia Night!** or attend the **Women in Tech and Marketing Meetup**.

[VIEW AGENDA](#)

DON'T MISS OUR UPCOMING ADVOCACY UPDATES DURING OPTECH 2020

There's no shortage of advocacy topics to be covered at this year's OPTECH 2020. From topics related to fair housing and evictions to an update on data privacy laws, there's plenty of regulatory and legislative topics to catch up on. Be sure to register today and mark your calendars for the following sessions:

Tuesday, 3:15 PM ET: NMHC Briefing: Fair Housing and New Housing Policy featuring NMHC's **Paula Cino** and Holland & Knight's **Christine Walz**

Tuesday, 12:00 PM ET: NMHC Briefing: The Latest on Evictions and Moratoria featuring NMHC's **Paula Cino** and Holland & Knight's **Lynn Calkins**

Tuesday, 2:30 PM ET: NMHC Briefing: Rent Control Risks, a Post-Election Debrief featuring NMHC's **Jim Lapidis**

Thursday, 2:15 PM ET: Data Privacy and Security Regulations featuring NMHC's **Julianne Goodfellow**, Mannatt, Phelps & Phillips' **Kaylee Cox**, Bankston and Peak Campus' **Jennifer Hill**

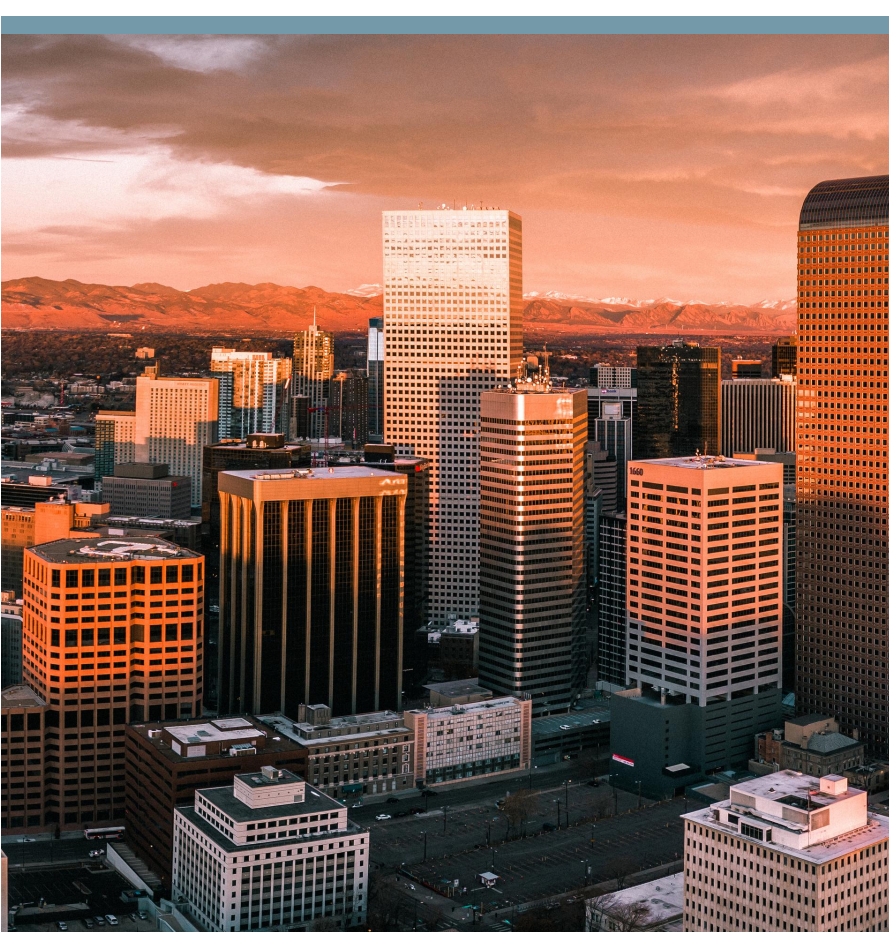
Wednesday, 1:00 PM ET: Connectivity360: The View from Apartment Companies and the FCC featuring an update on the latest regulatory landscape at the FCC from NMHC's **Kevin Donnelly** and Hubacher, Ames & Taylor's **Matthew Ames**.



BE A PART OF THE 2021 NMHC 50

Are you a large or mid-sized apartment owner, syndicator, property manager, developer, or builder? Sign up to participate in the NMHC 50. The **deadline to submit your company's application and be considered is Monday, November 30, 2020.**

[APPLY TODAY](#)



APARTMENT MARKET GAINS GROUND AMID ONGOING PANDEMIC

Signs pointed to some recovery in the apartment market as metrics like vacancy rates, permits, starts and absorptions improved during the quarter. However, in many cases, the numbers remained worse than a year ago as the pandemic and ensuing economic challenges prove to be a drag on the market. Click for the full story on the trends—available for members only.

[READ NOW](#)

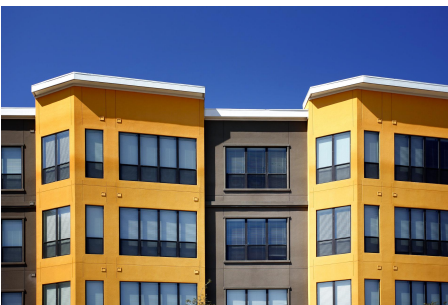
NMHC RENT PAYMENT TRACKER FINDS 80.4 PERCENT OF APARTMENT HOUSEHOLDS PAID RENT AS OF NOVEMBER 6

For the first week of November, the NMHC Rent Payment Tracker showed **80.4 percent of apartment households made a full or partial rent payment** by November 6. This is a 1.1 percentage point, or 131,712 household, decrease from the share who paid rent through November 6, 2019, and compares to 79.4 percent that had paid by October 6, 2020.

Vice Chairman and CEO of Pacific Urban Residential, Al Pace, joined us on this week's webinar to discuss the results and share what's happening in his portfolio—down to the dollars that haven't been collected. It's a can't-miss, insiders look at how the pandemic is affecting portfolios.

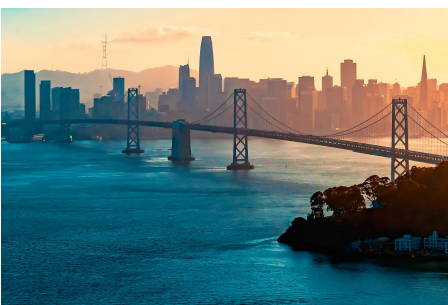
[WATCH NOW](#)

NEWS



[DAVID BRICKMAN TO STEP DOWN FROM FREDDIE MAC](#)

David Brickman, who has served as CEO of Freddie Mac since July 2019, will step down on January 8. Michael Hutchins has been named interim president, effective November 16.



[SAN FRANCISCO WAS THE ONLY CALIFORNIA COUNTY TO VOTE FOR PROP. 21 AND RENT CONTROL. HERE'S WHY](#)

Statewide results from the Nov. 3, 2020, election show San Francisco was the only county in California to vote in favor of Proposition 21, which would have expanded rent control.



[NMHC: PANDEMIC CONTINUES TO IMPACT MULTIFAMILY CONSTRUCTION](#)

The ongoing COVID-19 pandemic continues to affect multifamily development, according to the latest round of the National Multifamily Housing Council (NMHC) Construction Survey. The survey showed 57 percent of multifamily developer respondents reported construction delays in the jurisdictions where they operate. Out of this group, 90% reported delays in permitting, which is the greatest share seen in the five survey installments since the end of March.



[FANNIE-FREDDIE PLAN COULD FACE RACE TO FINISH AFTER BIDEN'S WIN](#)

A White House-backed effort to free mortgage giants Fannie Mae and Freddie Mac from government control has been cast into doubt by former Vice President Joe Biden's victory over President Donald Trump.



[HOW THE NEXT ADMINISTRATION COULD TACKLE MULTIFAMILY ISSUES](#)

The 2020 presidential election remained undecided Wednesday as commercial real estate executives watched both the results and confusion roll in through the wee hours of the morning.



[NMHC: APARTMENT RENTERS NEED CORONAVIRUS RELIEF NOW](#)

The latest NMHC Rent Payment Tracker shows a decline that was staved off in the summer following the release of the first stimulus package.

TREASURY TO ISSUE PROPOSED REGULATIONS REGARDING STATE AND LOCAL TAXES IMPOSED ON PARTNERSHIPS AND S CORPORATIONS

The Treasury Department and Internal Revenue Service (IRS) on November 9 announced that forthcoming regulations will clarify that state and local taxes imposed on and paid at the entity level by partnerships and S corporations will be fully deductible. While the Tax Cuts and Jobs Act limits state and local deductions to \$10,000 for individual taxpayers who itemize, this limitation will not apply to state and local taxes paid by partnerships and S corporations at the entity level.

[READ MORE](#)



COVID-19 HUB

NMHC's headquarters for all COVID-19 policy updates, articles, industry resources and research.

[EXPLORE](#)



LISTSERVE

NMHC's Emergency Preparedness Listserve is the place where multifamily operators can crowdsource answers to COVID-related operational issues.

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WEBINARS

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

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