



## COVID-19 MULTIFAMILY NEWS

### NMHC ISSUES UPDATED RESOURCE IN RESPONSE TO NEWLY RELEASED CDC GUIDANCE

On Oct. 9, the CDC issued non-binding guidance further explaining the nationwide eviction moratorium enacted on Sept. 4 and providing additional compliance information. Although the new guidance still leaves many concerns unresolved, the CDC has provided answers that are critical to understanding the agency's position on ongoing management issues during the temporary halt in evictions. In response to further questions NMHC members may have raised, NMHC partnered with Holland & Knight LLP to provide an overview of the CDC's new Frequently Asked Question document that updates and expands our initial Issue Briefing on the CDC Order.

*Note: This resource is available to NMHC members only. If you are not an NMHC member [learn more about joining](#).*

[READ MORE](#)

### NMHC STAFF MEETS WITH FHFA ON MULTIFAMILY MARKET CONDITIONS

NMHC staff met with senior officials at FHFA this week to provide an update on market conditions facing the multifamily industry.

During the meeting, **Caillin Walter**, NMHC's vice president of research, and **Dave Borso**, vice president of capital markets, provided details on the Impact of COVID-19 on industry performance using analysis from data products such as NMHC's construction surveys, NMHC Rent Payment Tracker, and the Census Household Pulse Survey. They also highlighted the importance of federal support for renters, property owners and managers and provided an overview of the availability of capital and the decrease in transactional activity.

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### REPUBLICAN POLITICAL STRATEGIST JOHN FEEHERY TO HEADLINE NMHC PAC WEBINAR AHEAD OF ELECTION DAY

NMHC PAC supporters are invited to attend a special political update with **John Feehery**, Republican political strategist and partner at EFB Advocacy. Feehery is a former senior Capitol Hill staffer who will break down the current state of play with less than two weeks to go until Election Day. This exclusive webinar series is open to 2020 NMHC PAC contributors only and registration is non-transferable. Learn more about [the NMHC PAC here](#).

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### NMHC/INTERFACE JOINT STUDENT HOUSING CONFERENCE STARTS NEXT WEEK

This joint, virtual conference features student housing's best and brightest minds, delivering the knowledge, tools, programs and connections industry leaders need to shape their future successes. In addition, the event includes a trade show floor to explore the newest innovations in student housing while connecting with industry leaders.

Open to NMHC members and non-members, this event starts soon, so don't miss out and register now!

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### SECOND WEEK OF OCTOBER RENT PAYMENT TRACKER DATA SHOW PAYMENTS SLOWED YEAR OVER YEAR

NMHC's Rent Payment Tracker found 86.8 percent of apartment households made a full or partial rent payment by Oct. 13 in its survey of 11.5 million units of professionally managed apartment units across the country. This is a 2.4-percentage point, or 271,000-household, decrease from the share who paid rent through Oct. 13, 2019, and compares to 86.2 percent that had paid by Sept. 13, 2020.

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### NMHC LEADS COALITION IN FILING COMMENTS AT THE FCC REGARDING BROADBAND CHOICE

Last week, NMHC led a coalition of multifamily stakeholders in filing comments at the FCC. These comments are one of many recent coalition efforts to respond to several active proceedings at the FCC that call into question existing rules of the road that guide broadband investment and infrastructure deployment at multifamily and commercial properties. The recent filing emphasizes the success of the current provider partnership model to deploying broadband, increasing overall connectivity and promoting competition and choice for residents.

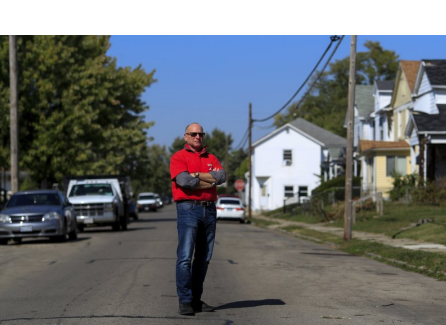
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### DON'T LEAVE YOUR FREE OPTECH REGISTRATIONS ON THE TABLE!

Registration is open and the agenda is up for the 2020 OPTECH, so make plans to join us online Nov. 16-19! We've got a [flexible agenda](#), a fantastic speaker lineup and a [great group of exhibitors](#) all focused on finding technology and innovation solutions for the multifamily industry. Check with [our membership department](#) to see if your company has free registration slots available.

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## NEWS



#### LANDLORDS ARE GETTING SQUEEZED BETWEEN TENANTS AND LENDERS

When it comes to sympathetic figures, landlords aren't exactly at the top of the list. But they, too, have fallen on hard times, demonstrating how the coronavirus outbreak spares almost no one.



#### RENTERS FLOCK TO SUBURBIA, UPENDING DECADE-LONG URBANIZATION TREND

New suburban tenants say the shift to a work-at-home model removed a longstanding barrier to living in these neighborhoods.



#### MORE THAN AN AMENITY, CONNECTIVITY TAKES CENTER STAGE

NMHC's Vice President of Government Affairs **Kevin Donnelly** writes about how the pandemic has laid bare the critical importance of network infrastructure and the importance of the multifamily industry's relationship with connectivity providers.



#### 8 MILLION HAVE SLIPPED INTO POVERTY SINCE MAY AS FEDERAL AID HAS DRIED UP

Two new studies show the effect of the emergency \$2 trillion package known as the CARES Act and what happened when the money ran out.



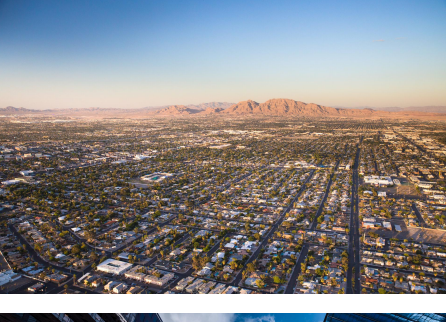
#### WHICH APARTMENT RESIDENTS ARE MOST AFFECTED BY JOB LOSSES?

NMHC's research team tackles the question, breaking down the employment sector by subsector, employment losses and the share of apartment residents affected. Topline takeaway: Apartment investors, owners and managers in the geographic areas with heavier concentrations of affected industries that employ an outsized share of apartment residents could find their portfolios facing increasing risk as the pandemic drags on.



#### SOME MULTIFAMILY BORROWS ARE STRUGGLING TO FIND SMALL-BALANCE LOANS

Terms are becoming more stringent on the financing deals that are closing amid the COVID-19 crisis.



#### JOBLESS WORKERS BUILT UP SOME SAVINGS. THEN THE \$600 CHECKS STOPPED.

Anonymized bank data shows what happened next, as balances shrank and hopes dimmed for action from Washington.



#### NMHC MEMBERS NAB TOP PLACES TO WORK

The Washington Post identifies a number of NMHC member companies as top places to work in the National Capital Region -- including the Bozzuto Group and JBG Smith in the top and third spot within the "Largest Companies" group, respectively.

### WE'RE HERE FOR YOU: THE VALUE OF NMHC MEMBERSHIP

If there's ever been a time when membership in NMHC mattered, it's now. This pandemic has changed us all. As you have worked around the clock to provide safe housing to millions of Americans, [NMHC's team has been working tirelessly](#) on your behalf advocating for you, shaping critical federal policy actions and delivering the news and resources you need to adapt to the pandemic's changing conditions. To ensure you are taking advantage of the full benefits of your membership, be sure to check out the top nine benefits you'll miss if you don't renew.

[LEARN MORE](#)

### OPTECH OPENING PITCHES IS THE PLACE TO PREVIEW MULTIFAMILY PROPTech

Back by popular demand, we're hosting the [second annual multifamily tech fast pitch](#) event to kick off 2020 OPTECH, happening Nov. 16-19. Come to see whose got the latest and greatest solutions to some of the industry's biggest needs around smart home technology, marketing automation, communitywide connectivity, digital and self-guided tours, rent payments, property management software and more.

For all of our proptech partners looking to promote their latest and greatest tech service or solution for multifamily, here's your [cheat sheet for making an effective pitch](#) from our immediate past chair of our innovation committee. [Deadline for Opening Pitches applications is Oct. 21.](#)

[LEARN 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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