



OPTECH 2020: GET PREPARED FOR THE NEXT PHASE

Navigating the ever-changing challenges brought on by the COVID-19 pandemic has not only become a large part of our daily lives, but it's reshaping how we do business going forward. In recognition of the virus's ongoing effects, our 2020 OPTECH Conference & Exposition features a number of new sessions to help attendees deal with current constraints while preparing for the pandemic's lasting impacts.

Here's a look at a few of the COVID-related OPTECH sessions:

- How the Pandemic Is Changing our Resident Base
- What the Heck Just Happened!? Market Analysts Tell Us Where We've Been and Where We May Be Going in 2021
- NMHC Briefings: The Latest on Evictions and Moratoriums
- NMHC Power Panel: Industry Leaders Look Back on a Year Like No Other and Forward to 2022
- Before, During and After: Data Tells the Story of the Pandemic
- Managing a Decentralized Workforce
- Will the Pandemic Change Apartment Design?
- Five Technology Winners from the Pandemic

This virtual meeting is open to members and nonmembers alike. **Note: registration for this event will close at 9:00am Eastern on Monday, November 16.**

[REGISTER TODAY](#)

WITH THE ELECTION FOUR DAYS OUT, SEE HOW EACH CANDIDATE'S POLICIES COULD IMPACT OUR INDUSTRY

With election day less than one week away, millions of Americans have already cast their vote. But for those planning to vote on election day, there's a lot to consider—especially for those in the multifamily industry. That's why NMHC has created two resources to help industry leaders better understand the potential impact each candidate's policies could have on the multifamily industry.

Our [analysis of the Biden Tax Plan](#) dives into how his proposed policies would impact capital gains, affordable housing tax incentives, tax increases on individuals and more. Our [head-to-head analysis](#) provides an overall picture of where each candidate comes down on various issues important to the industry—like housing finance reform, evictions, affordable housing, just to name a few.

NMHC members can [click here to take a look at Bloomberg Government's 2020 Election Outlook](#), which provides a detailed analysis of the November 3 elections.



AFTER A HALF YEAR OF ADVOCACY, CONGRESS LEAVES LANDLORDS AND TENANTS DANGLING FROM A CLIFF

Despite intense advocacy on the part of property owners and managers of all types for [Congress](#) to pass additional stimulus before the [Nov. 3 election](#), the [U.S. Senate](#) headed [into recess](#) this week with no deal, leaving landlords and tenants hanging without support as they enter a potentially dire season for the coronavirus. "What we have prioritized is continued strong financial assistance to our nation's renters as the first line of defense," NMHC's [Kevin Donnelly](#) said in the article.

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FHFA RELEASES FINAL STRATEGIC PLAN FOR 2021-2024

This week, FHFA released a finalized Strategic Plan for 2021-2024, laying out priorities for the Enterprises and their regulator for the coming four-year period. The release concludes a comment period beginning in September, when a draft Strategic Plan was released for stakeholder review. FHFA did not signal any substantial deviation from previous policy in the final Plan, instead using the release to emphasize the applicable statutory mandates for the regulator and steps necessary for the enterprises to exit conservatorship.

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HOUSEHOLD PULSE SURVEY SHOWS IMPACT OF COVID-19 ACROSS METRO AREAS

With survey data now covering six months of a global pandemic, the U.S. Census Bureau's Household Pulse Survey has provided ongoing insight into the COVID-19-related disruptions households across the country are facing. This week, NMHC's [Claire Gray](#) provides an update on what these data tell us about COVID-19's effect across metro areas.

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NMHC RENT PAYMENT TRACKER FINDS 94.6 PERCENT OF APARTMENT HOUSEHOLDS MADE RENT PAYMENT, DOWN YEAR OVER YEAR

The NMHC Rent Payment Tracker found 94.6 percent of apartment households made a full or partial rent payment by Oct. 27. This is a 1.2 percentage point, or 141,583 household, decrease from the share who paid rent through Oct. 27, 2019, and compares to 92.2 percent that had paid by September 27, 2020.

The first read on November's rent payments will be released on Nov. 10. [Sign up now for the webinar.](#)

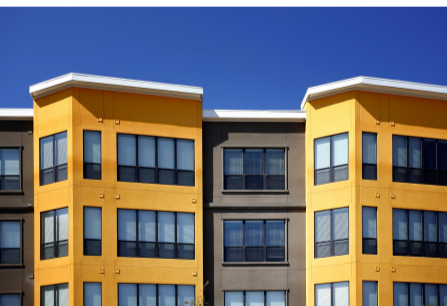
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IRS ISSUES PROPOSED LIHTC INCOME AVERAGING REGULATIONS

This week, the IRS issued proposed regulations implementing the "income averaging" option that allows the LIHTC to serve households earning up to 80 percent of area median income (AMI). This NMHC-supported provision, which was enacted in March 2018 as part of the Consolidated Appropriations Act of 2018, makes the LIHTC program more flexible and allows for more mixed-income housing.

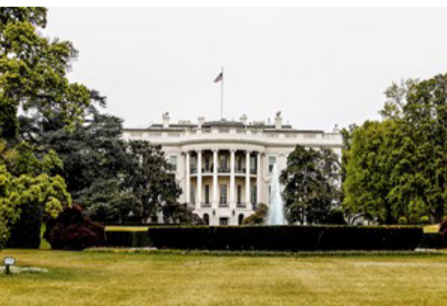
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NEWS



[HOW MANY HOUSEHOLDS CAN'T PAY NEXT MONTH'S RENT? THAT'S A TRICKY QUESTION](#)

Seven months into the COVID-19 pandemic, many households are running on fumes, financially speaking. How many renters are in financial trouble? How many will face eviction when current [protections](#) end? Brooking's [Jenny Schuetz](#) outlines why it's hard to get the numbers.



[WHERE DO THE PRESIDENTIAL CANDIDATES STAND ON HOUSING ISSUES?](#)

NMHC Senior Vice President of Government Affairs [Cindy Chetti](#) breaks down the Trump and Biden housing plans.



[HOUSING IS IN THE NATIONAL SPOTLIGHT LEADING UP TO ELECTION DAY](#)

"For the first time in recent memory, housing issues jumped to the forefront of the presidential election. And while much has been made of this renewed focus on housing, and rightly so, some of the most pressing issues facing the industry reside at the state and local level this November—including the existential threat of rent control." NMHC's Vice President of Strategic Communications [Jim Lapides](#) writes in a recent Multifamily Executive article.



[FREDDIE MAC ANALYSIS SHOWS MAJORITY OF MULTIFAMILY RESIDENTS PRIORITIZE RENT PAYMENTS AMIDST PANDEMIC](#)

New analysis from Freddie Mac Multifamily's research group examines the five major resources capturing rent payment information in the wake of the COVID-19 pandemic, including those created by NMHC, The Household Pulse Survey, LeaseLock, Apartment List and National Association of Real Estate Investment Trusts (NAREIT).

NMHC/INTERFACE STUDENT HOUSING 2020 CONFERENCE HIGHLIGHTS

Multi Housing News offers up comprehensive coverage of NMHC/Interface's Student Housing Conference. The virtual event explored the sector's performance and opportunities during this challenging time.

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COVID-19 HUB

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

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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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