



COVID-19 MULTIFAMILY NEWS

HOW WOULD BIDEN'S TAX PROPOSAL IMPACT THE MULTIFAMILY INDUSTRY?

This week's vice presidential debate brought each candidate's tax plan to the forefront yet again. During the debate, the VP hopefuls sparred over how each campaign's tax plan could impact American families and businesses. While the Biden campaign has taken issue with some provisions included within the Tax Cuts and Jobs Act (TCJA) enacted under the Trump Administration, the Trump campaign continues to call into question how several provisions included in Biden's proposal would impact the greater economy.

Although much uncertainty remains regarding which candidate will come out on top, NMHC continues to analyze the potential impact of both candidates on the multifamily industry. With less than one month until Election Day, we've created a resource to help multifamily leaders learn more about how former Vice President Biden's proposed tax plan could impact your business.

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NMHC APARTMENT STRATEGIES OUTLOOK UPDATE WEBINARS NOW AVAILABLE ON-DEMAND

NMHC's two-part Apartment Strategies Outlook Update series featured industry analysis on the economic and multifamily housing trends – now and beyond the pandemic. During these webinars, experts from **Bell Partners**, **Greystar**, **IPA**, **JBG Smith Properties**, **The Bozzuto Group** and NMHC explored questions around the major economic shifts ahead and individual market challenges and opportunities.

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Note: If you missed the live broadcast, tune in to this series on-demand for answers to these questions and more. This series is available exclusively to NMHC members. [Learn more about becoming an NMHC member here.](#)

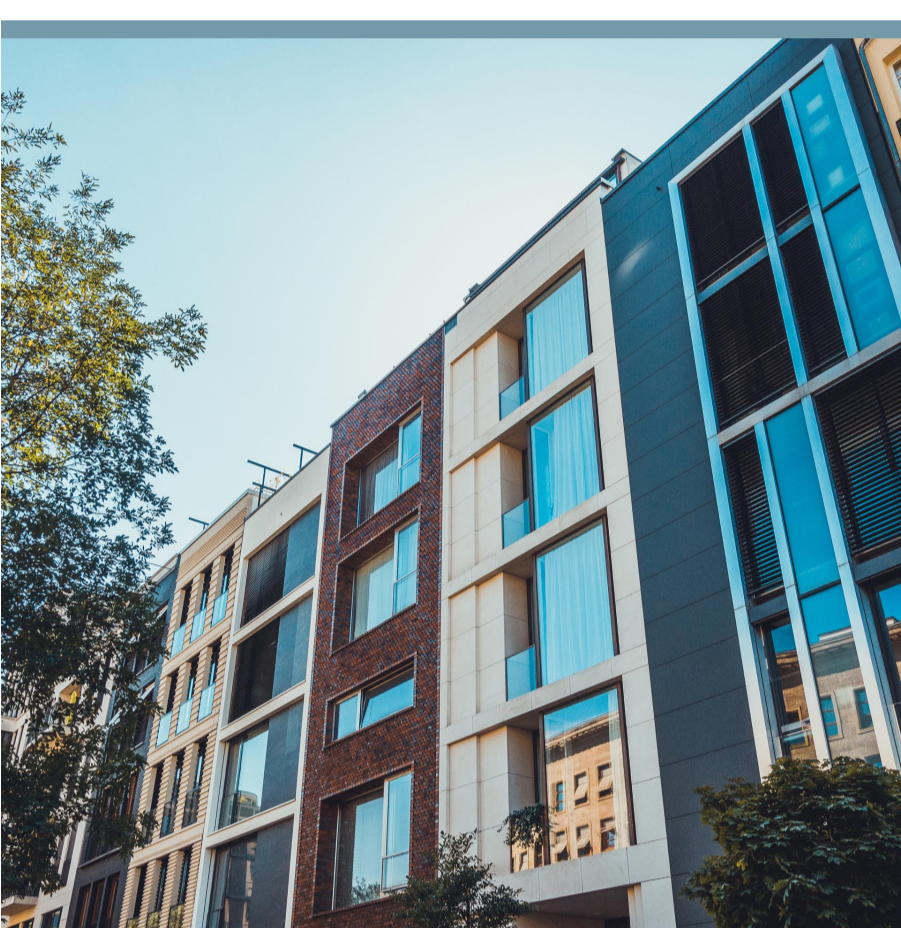
NMHC CALLS ON LAWMAKERS TO REACH COMPROMISE

It's hard to keep track of exactly where things stand on the next COVID stimulus relief package. After [reportedly calling off negotiations this week](#), President Trump signaled he was now ready to [support a larger relief package](#) in the \$1.8 trillion range, which is significantly higher than the [Republican's previous \\$1.5 trillion top line](#).

Despite this recent development and the fact that both sides say they want to make a deal, it is too early to know whether a deal can be reached prior to the election. Nevertheless, NMHC is continuing to advocate on the critical issues important to the industry, such as eviction moratoriums, rental assistance and liability protections, to ensure they are addressed in the next package. Notably, NMHC led a coalition of real estate groups in [sending a letter](#) and infographic outlining our opposition to an extension of an eviction moratorium and the importance of enacting assistance measures for renters and landlords, alike.



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NMHC RENT PAYMENT TRACKER REVEALS RENT PAYMENT FULFILLMENT VIRTUALLY UNCHANGED FROM SAME TIME LAST YEAR

The [NMHC Rent Payment Tracker](#) found **79.4 percent of apartment households made a full or partial October rent payment by Oct. 6**. This is unchanged from the share who paid rent through Oct. 6, 2019, and compares to 76.4 percent that had paid by September 6, 2020.

Surprised? So were we. So, we brought our Rent Payment Tracker partners together with **RKW Residential President Marcie Williams** to discuss. Find out what housing providers are experiencing on the ground and what other data trends are important to pay attention to when considering the health of the multifamily industry.

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THE NMHC 2020 NATIONAL MULTIFAMILY INDUSTRY COMPENSATION SURVEY IS NOW AVAILABLE

As the premier source for market-level apartment industry compensation data, the **2020 NMHC National Multifamily Industry Compensation Survey** addresses current market practices in compensation program design and salary levels for more than 100 corporate, regional and on-site positions. Essential market-level data benchmarks make the report a must-have resource for developing a strategic compensation and employment plan aimed at recruiting and retaining top talent. More than 100 leading apartment companies participated in the survey with data submitted for 65,000 employees.

[PURCHASE THE REPORT](#)

PITCH YOUR INNOVATIVE NEW PRODUCT OR SERVICE AT OPTTECH 2020

Back by popular demand, NMHC is hosting its second [Opening Pitches](#) event as part of the virtual experience that will be [OPTTECH 2020](#). This fast-paced kickoff event provides leading multifamily executives exclusive sneak peeks of what's new and happening in the world of multifamily technology, products and services. We have a limited number of pitch slots available, so sign up now to reserve your spot on our virtual stage. You won't want to miss out on this opportunity to showcase your latest and greatest multifamily innovation.

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THE COUNTDOWN TO 2020 NMHC/INTERFACE STUDENT HOUSING CONFERENCE BEGINS

NMHC and the InterFace Conference Group have joined forces to deliver a one-time event that will combine both group's conferences —France Media's InterFace Student Housing and the NMHC Student Housing Conference.

The event will be held **October 19–22 online**. This joint virtual only conference will feature the student housing's best and brightest minds, all at one event, delivering the knowledge, tools, programs and connections necessary for leaders to shape their future success and the future of the industry.

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NEWS



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

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 **Jim Lapides** walks through the races to watch.



[WITH STIMULUS TALKS STALLED, RENTERS—AND LANDLORDS—BRACE FOR NEW WAVE OF EVICTIONS](#)

After **President Donald Trump** temporarily slammed the brakes on negotiations for a new stimulus bill, landlords and tenants began bracing for an economic cliff as people fall farther behind on rent. To weather the storm ahead, landlords and housing advocates, alike, are calling for renter relief. "Passing relief measures like direct rental assistance should not be a political game," said one housing advocate.



[WHERE DID ALL OF THE EVICTIONS GO?](#)

Eviction filings since COVID-19 hit in mid-March have plunged—even in cities without eviction bans. And all reliable indicators continue to show renters are (so far) paying their monthly rent at near-normal levels. This is good news not only because millions of renters haven't been displaced as feared, but also because accurate numbers lead to more targeted, more affordable policy solutions that, in turn, increase the odds of lawmakers finally approving much-needed direct aid for renters truly in need.



[LAS VEGAS TOPS U.S. IN RISE OF APARTMENT TENANTS NOT PAYING RENT](#)

From Bloomberg: "Tenants are most likely to stop paying in areas with the hardest-hit economies, including expensive cities from Los Angeles and Seattle to New York, where unemployment benefit payments aren't enough to cover high rents and living expenses."



[TECHNOLOGY INNOVATIONS A SILVER LINING OF THE PANDEMIC](#)

The COVID-19 pandemic accelerated a number of technology trends that were already underway, including smart home, indoor air quality, community Wi-Fi and customer relationship management technologies.

NMHC ENCOURAGES MEMBERS TO PARTICIPATE IN UPCOMING HUD LANDLORD PARTICIPATION WEBINAR

HUD recently announced they will host a webinar on October 19 focused on landlord participation in the Housing Choice Voucher (HCV) program. The webinar will focus on ways that public housing agencies (PHAs) can use technology to improve relationships with landlords, provide landlords with access to information and ease the concerns and frustrations that landlords have with the inspections process. Reforming the Section 8 HCV program has been a long-time priority of NMHC's. We believe that the public-private program could be the nation's most effective affordable housing and community development tool. However, it is plagued with inefficiencies, onerous regulatory requirements and a flawed funding system.

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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 crowdsource answers to COVID-related operational issues.

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