



CDC ISSUES AGGRESSIVE EVICTION MORATORIUM

Earlier this week, [the Trump Administration announced a new federal eviction moratorium](#). The Centers for Disease Control and Prevention issued the sweeping order as a public health measure with the order taking effect today, September 4th.

We are deeply disappointed that this moratorium is being enacted, particularly without the backup of a meaningful rental assistance program. Moreover, it does not address the financial pressures and obligations of rental property owners. Without dedicated rental assistance and protections from other property-level financial obligations, the stability of the entire rental housing sector is thrown into question.

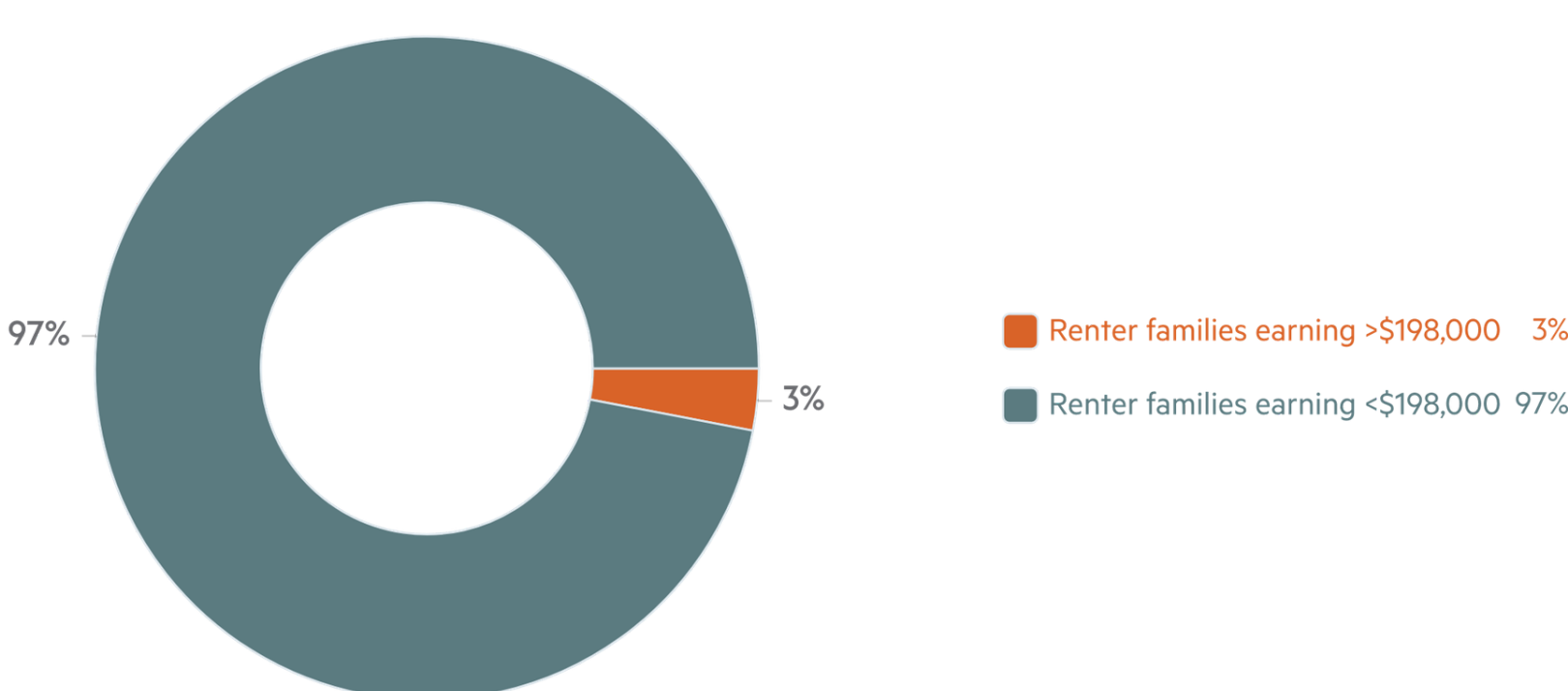
We agree with Secretary Mnuchin, Speaker Pelosi and Leader Schumer that policymakers need to come back and negotiate a strong rental assistance program.

[READ OUR STATEMENT](#)

HOW MANY RENTERS QUALIFY FOR THE NEW FEDERAL EVICTION PROTECTIONS?

Under the details of the CDC's eviction moratorium, the protection only applies to individuals making \$99,000 or less or families making \$198,000 or less. So, how many people and families is that? Pretty much all of them.

Nationally, only about 3 percent of renter families and 5 percent of individual renters have incomes above these thresholds. Yet, in certain geographies—most notably neighborhoods in high-cost markets like New York and San Francisco—these figures are much higher.



Source: NMHC tabulations of 2018 American Community Survey microdata

NMHC AND NAA SUBMIT COMMENT LETTER TO FHFA ON PROPOSED GSE CAPITAL RULE

Earlier this week, NMHC and NAA submitted a comment letter to the Federal Housing Finance Agency (FHFA) in response to their proposed regulatory capital framework for Fannie Mae and Freddie Mac. The proposed framework would determine the capital required to ultimately release the enterprises from conservatorship, which has been in place since 2008. FHFA Director **Mark Calabria** has stated that this is a "critical step in furtherance of FHFA's stated intention to responsibly end the conservatorships."

[READ MORE](#)



NEXT NMHC RENT PAYMENT TRACKER DATA RELEASE IS SEPTEMBER 9

Get a pulse check on how the industry is faring following the expiration of federal unemployment benefits and the rollout of a new federal eviction moratorium with the latest release of rent payment data on Sept. 9. We'll be hosting [a webinar to review the results at 11:30am ET](#), featuring special guest **James Schloemer**, Chairman and CEO of Continental Properties and NMHC treasurer.

[LEARN MORE](#)

NEW "DIALOGUES WITH DOUG" EPISODE FOCUSES ON CORPORATE BOARD AND C-SUITE DIVERSITY

There is a lot of data that shows diversity improves business performance. Yet, the outcome of strategic programs to improve corporate board diversity have had little statistical impact in the real estate industry. In this episode of Dialogues with Doug, Camden Property Trust Chairman and CEO **Ric Campo** and CBRE Chief Diversity Officer **Tim Dismond** join NMHC President **Doug Bibby** to explore the strategies and goals of diversifying senior management teams and boards of directors in the multifamily sector.

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NMHC IN THE NEWS: NMHC LEADS INDUSTRY'S RESPONSE TO CDC EVICTION MORATORIUM ORDER

The CDC's eviction moratorium order threatens the stability of the entire housing sector, while ultimately putting the renters it aims to help at further risk and saddling them with unmanageable debt.

As the industry's leading trade organization, NMHC has launched an aggressive media campaign, engaging with hundreds of news outlets to provide expertise on the implications of this order. Throughout the last week alone, NMHC staff and leadership were quoted nearly 100 times. Click through the articles below for sample of some of this week's clips:

- **The Washington Post:** ['The clock is ticking': Eviction crisis still looms without federal rent relief, advocates and local authorities say](#)
- **Vox:** [The federal government has banned some evictions. Here's who is eligible for relief.](#)
- **CNBC:** ['Extraordinary' move by CDC to stop evictions draws heavy criticism from housing industry and tenant advocates](#)
- **Forbes:** [Making Stuff Up: The CDC Bans Eviction](#)
- **NPR:** [CDC Issues Sweeping Temporary Halt On Evictions Nationwide Amid Pandemic](#)
- **Marketplace:** [CDC issues nationwide ban on evictions through the end of the year](#)

NEWS



[HOUSING INDUSTRY GROUPS EYE POTENTIAL LAWSUITS CHALLENGING TRUMP'S EVICTION ORDER](#)

Both housing advocates and multifamily industry groups agree that the eviction moratorium alone will not stabilize the housing industry. "It is far better to focus on ensuring renters can pay the rent than to try and come up with policies like eviction moratoriums that do not address the root cause and put housing providers at financial risk," NMHC's **Jim Lapidis** said in a recent interview with the Washington Post.



[VIRTUAL TOURS ARE HERE TO STAY. THIS IS HOW TO DO THEM RIGHT.](#)

The COVID-19 pandemic normalized the use of virtual tours. But as the pandemic slows, it seems virtual tours are here to stay.



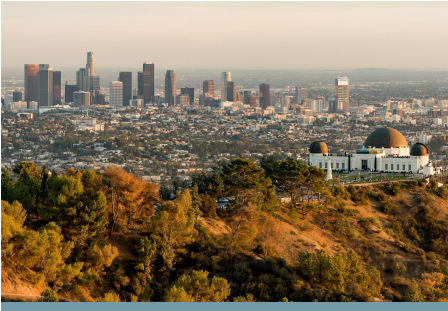
[BIBBY BLOG: MULTIFAMILY NEEDS TO BE MORE DIVERSE, EQUITABLE AND INCLUSIVE—AND WE WILL BE](#)

NMHC President **Doug Bibby's** recent blog post calls on the multifamily industry to strive for more diversity, equity and inclusivity.



[MILLENNIALS HELP POWER THIS YEAR'S HOUSING-MARKET REBOUND](#)

Although millennials have historically been renters, many of shifted to home buying recent months. Presently, millennials account for more than half of all new home loans.



[GOVERNOR NEWSOM ANNOUNCES HOUSING IS KEY CAMPAIGN TO INFORM CALIFORNIANS ABOUT STATE'S NEW TENANT AND LANDLORD PROTECTIONS](#)

The California Housing is Key campaign will not only provide renters and property owners with important relief resources, but it also mandates that renters cannot be evicted before February 1, 2021 as a result of rent owed due to a COVID-19 related hardship.

NMHC RESOURCES



COVID-19 HUB

NMHC's headquarters for all COVID-19 policy updates, articles, industry resources and research. Recent items include an [analysis of the CDC eviction moratorium order](#).

[EXPLORE](#)



LISTSERVE

NMHC's Emergency Preparedness Listserve is the place where multifamily operators can crowdsource answers to COVID-related operational issues. Post your question to hear from your peers.

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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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