



## COVID-19 MULTIFAMILY NEWS

### RENT PAYMENT TRACKER LAUNCHES

Rent for most apartment residents was due this week. Stimulus benefits are coming and operators have been working to support their residents in unprecedented ways, but the big question is: How many residents will still be able to pay their rent?

To provide more data and transparency around rent payments, NMHC just announced the new [NMHC Rent Payment Tracker](#), powered by Entrata, MRI Software, RealPage, ResMan and Yardi, to provide a regular accounting of rent payments. The weekly data flow starts next Wednesday.

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### MULTIFAMILY PRIORITIES FOR ADDITIONAL COVID-19 RELIEF

The [CARES Act](#) included a number of helpful provisions to stave off economic collapse; however, it does not sufficiently address the challenges that both renters and the rental industry are now facing. We're calling on Congress to provide further support to our industry and residents. *Note: This content is limited to NMHC members only.*

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### NMHC ACTIVE ON THE HILL

There's a lot going on in Washington, as Congress and the Administration respond to the COVID-19 outbreak. Beyond securing some [key provisions in the CARES Act](#), NMHC was supportive of a new recommendation to classify [multifamily staff and construction workers as essential workers](#), [an extension of the federal flood insurance grace](#)

[period to 120 days](#), the [establishment of a business recovery fund](#) and additional relief and stimulus legislation that includes help for America's rental housing providers.

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**WHAT DOES THE 120-DAY FEDERAL EVICTION AND LATE FEE MORATORIUM MEAN FOR ME?**



The [CARES Act](#) included a 120-day moratorium on evictions, late fees and other penalties, starting on March 27. Click to learn more about the details of this provision.

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**VIRUS'S EFFECT ON MULTIFAMILY CONSTRUCTION**

NMHC surveyed leading multifamily construction firms on how the spread of COVID-19 is affecting construction permitting, starts and completions as well as materials and labor.

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## NMHC ADVOCATES FOR MULTIFAMILY INCLUSION IN NEW SBA PAYCHECK PROTECTION PROGRAM

Today marks the first day that businesses can apply for the \$349 billion in Small Business Administration Paycheck Protection (PPP) loan/grant program authorized by the [CARES Act](#). Businesses with 500 or fewer employees can apply, with some exceptions that currently do not apply to the apartment industry. NMHC is already working with lawmakers to add multifamily to the list of firms granted waivers.

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## NEWS



### [A RENT STRIKE IS A TERRIBLE IDEA THAT WILL MAKE TERRIBLE TIMES EVEN WORSE](#)

The Chicago Tribune's Eric Zorn argues against the rent strike movement, writing, "Landlords are likely higher on the economic ladder than their tenants. For now. But that won't last long if the checks stop coming in. The banks will want to be paid. The county. The city. The vendors. The credit card and electric companies. Then what? #CancelBills?"



### [RENT'S DUE. NOW WHAT?](#)

Apartment operators can find creative ways to work with residents through these uncertain times—even as rent comes due.



## MORE APARTMENTS MOVE TO FLEX PAYMENT MODELS

At a time when many renters are facing COVID-19-related financial hardships, apartment operators are responding with a variety of payment alternatives that can ease the strains on their wallets.



## DO LANDLORDS DESERVE A CORONAVIRUS BAILOUT, TOO?

Many of the calls for actions to protect vulnerable renters and homeowners from the economic ravages of the pandemic miss one oft-maligned category of property interests: landlords. “The bottom line is that if renters are struggling to afford the rent, owners will similarly struggle to not only pay all of their employees, but meet their own mortgage obligations—putting their buildings at risk of foreclosure,” says NMHC’s Jim Lapides.



## APARTMENT CONSTRUCTION IN THE ERA OF COVID-19

Faced with the threat of significant construction delays or even potential shutdown, development and construction firms are using new tactics to keep projects advancing while maintaining the health and safety of employees and partners.



## ‘LANDLORDS ARE JUST TRYING TO PAY BILLS LIKE EVERYONE ELSE’

The coronavirus could hit mom-and-pop landlords hard as tenants miss rent payments. “If something breaks in the apartment, if the HVAC goes, it still needs to get fixed, and it needs to get fixed ASAP,” said NMHC’s Caitlin Walter. “And so

those are expenses that will continue whether or not the person is paying their rent.”



## SELF-SERVICE IS THE NEW STANDARD

In the COVID-19 era, mandatory social distancing is challenging the industry’s high-touch customer service model and highlighting the value of the self-service apartment when it comes to control, risk reduction and resiliency.

## NMHC RESOURCES



### COVID-19 HUB

New this week in NMHC’s online headquarters for all things COVID-19 is a timeline of NMHC’s [legislative actions in support of the industry](#), [customizable communications to inform residents about the federal resources available to them](#) and [a tech view of how this crisis will redefine multifamily](#).

EXPLORE



### LISTSERVE

Join NMHC’s Emergency Preparedness Listserve, the place where multifamily operators can connect, ask questions and share resources. This is crowdsourcing at its best.

CONNECT



## WEBINARS

Check out our on-demand webinars. Added just this week are discussions on the state of the multifamily market, flex payment models and a stimulus package update. [Click for more.](#)

WATCH

## SUPPLIER PARTNERS STEP UP!

Here at NMHC, we are gratified to see how many industry colleagues are joining together to support each other, personally and professionally. [Click here to see how your supplier partners are helping](#) support apartment firms and their residents during this crisis. Know someone who belongs on this list? [Submit here.](#)

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