



COVID-19 MULTIFAMILY NEWS

NMHC REFLECTS ON THE "YEAR OF COVID" AS WE ANNOUNCE 2021 POLICY PRIORITIES

This time last year, our industry's trajectory was continuing to defy gravity. And then—everything changed.

Faced with a pandemic, an economic crisis and social unrest, you worked around the clock to provide housing—and more—to millions of residents who sheltered in place in their apartments. In support of those efforts, NMHC also [worked tirelessly to shape critical federal policy actions](#) and deliver the news and resources you needed to adapt to the pandemic's changing conditions.

With vaccines rolling out around the country, there is hope that our path to the new normal is closer than ever. Even as we look forward, though, we wanted to document the year that was 2020. Our digital [Year in Review](#) captures the highs and the lows and includes videos from NMHC President [Doug Bibby](#) and Chair [David Schwartz](#).

It has been our honor to support the industry during the crisis, but our work is just beginning. We now look forward to helping guide you through the recovery. To that end, [NMHC and NAA released our joint 2021 legislative and regulatory priorities](#) this week. Visit our [Policy Priorities landing page](#) to explore the advocacy work that lies ahead.

MISSED NMHC'S RACIAL EQUITY EVENT? CATCH THE REPLAY HERE

With interest eclipsing registration capacity for NMHC's first Racial Equity Event, we are providing the replay to members. The event featured a discussion with keynote [Dr. Andre M. Perry](#) from Brookings, led by NMHC Diversity, Equity and Inclusion Committee Chair [Julie Smith](#), as well as a number of panel discussion around a few of NMHC's new initiatives to provide resources to address racial equity, housing equity and corporate DEI strategies and partnerships.

[WATCH NOW](#)

TREASURY RELEASES UPDATED EMERGENCY RENTAL ASSISTANCE FAQ

This week, the [U.S. Treasury published a Frequently Asked Questions \(FAQ\)](#) regarding the \$25 billion Emergency Rental Assistance Program (ERAP) approved in the COVID-19 relief package that was signed into law on December 27. The guidance in this document supersedes the initial Treasury FAQ released on January 19. Prior to the release of the most recent FAQ, [NMHC led a real estate stakeholder coalition letter](#) asking for clarification and guidance on a number of key issues and are pleased Treasury incorporated several industry recommendations into the updated FAQ.

NMHC has compiled information included in the Treasury Department's FAQs into an [easily navigable webpage](#) to help housing providers navigate this ever-changing landscape.

NMHC will continue to communicate with the Treasury on changes and additional clarifications that should be made to ensure the program can be executed in an efficient and timely manner.



[READ MORE](#)

TEXAS COURT RULES CDC EVICTION ORDER EXCEEDS FEDERAL AUTHORITY

Yesterday, a Texas Court ruled that the CDC Order to Temporarily Halt Evictions exceeds federal authority. The ruling is based solely on the question of whether the moratorium violated constitutional limitations and falls outside the federal government's power to regulate interstate commerce. Because the implications of this order are limited, apartment providers should continue to consult with their counsel about how best to proceed on matters relating to evictions.

[READ MORE](#)

HOUSE PASSES NMHC-SUPPORTED EQUALITY ACT

This week, the U.S. House of Representatives passed the NMHC-supported Equality Act. This legislation bans discrimination based on gender identity and sexual orientation. Prior to the House passage, NMHC joined a broad coalition of business groups in sending a letter of support to House leadership. "Equality of opportunity is a key pillar of our great democracy—one that allows all people to pursue their American Dream—and part of what makes our nation exceptional," the letter reads. "Our industries, representing and employing tens of millions of Americans, understand this basic fact and have been at the forefront of efforts to combat discrimination based on sexual orientation and gender identity in housing, and in the workplace."

[READ MORE](#)

COVID-19 RENTAL HOUSING SUPPORT INITIATIVE RELEASES DIGITAL LIABILITY RESOURCE LIBRARY

With the ongoing COVID-19 pandemic, many questions about safety and liability in public and private spaces have been raised. Property owners and operators need to ensure compliance with the continually changing guidelines and legislation. To help property owners and operators do so, the COVID-19 Rental Housing Support Initiative released resources on topics relating to liability.

[LEARN MORE](#)



APARTMENT MARKET SHOWS SIGNS OF RECOVERY

While occupancy and rent growth continue to be challenged during the pandemic, there are some green shoots in the industry. The most recent Market Trends highlights a number of the positive trends emerging from 4Q 2020 and digs into some of the ways urban and suburban multifamily performance has differed.

[CHECK IT OUT](#)

Note: This resource is available for NMHC members only. If you are not an NMHC member, learn more about joining the council.

NMHC COVID-19 CONSTRUCTION SURVEY ROUND 6 UNDERWAY

At the onset of the pandemic, NMHC launched the NMHC Construction Survey to gauge the magnitude of the disruption caused by the COVID-19 outbreak on multifamily construction. With the new year in full swing, NMHC is calling on members of the multifamily construction sector to complete Round 6 of the survey.

Please contact [Chris Bruen](#), director of research or [Paula Cino](#), vice president of construction, development and land use policy with any questions or comments

[TAKE SURVEY](#)

BIBBY BLOG: NMHC ANNOUNCES EXPANDED COMMITMENT TO DIVERSITY, EQUITY & INCLUSION

"I am proud that NMHC has long made greater diversity and inclusion in the multifamily industry a top priority. But the events of the past year made all of us take a deep look at our efforts and ask, "Is that enough?," NMHC President [Doug Bibby](#) writes in the latest Bibby Blog.

"We determined, after many frank discussions and both personal and professional introspection that NMHC, as the nation's leading apartment industry trade association, has a responsibility to do more."

[READ MORE](#)

INDUSTRY SUPPORTS RECENTLY INTRODUCED LEGISLATION REGARDING PASS-THROUGH DEDUCTIONS

NMHC joined a coalition of trade associations in a letter supporting legislation introduced by [Representatives Jason Smith \(R-Mo.\) and Henry Cuellar \(D-Tex.\)](#) and [Senator Steve Daines \(R-Mont.\)](#) that would make permanent the 20 percent tax deduction for pass-through businesses enacted as part of the Tax Cuts and Jobs Act.

[READ MORE](#)

NEWS



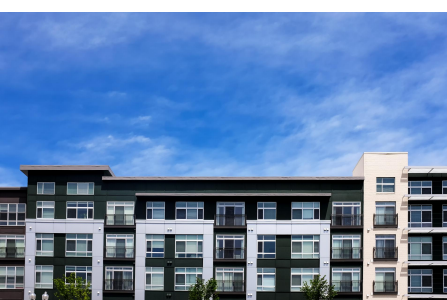
[MANY PEOPLE ARE BEHIND ON RENT. HOW MUCH DO THEY OWE?](#)

There is no comprehensive way to track rental payments, and it is difficult to know how much back rent is owed because high-quality data are unavailable. Thus, estimates of back rent owed by early 2021 range from \$8.4 billion to \$52.6 billion. A range this large can be confusing and lead to a lack of action. Urban Institute analyzed the three most-quoted estimates of back rent to understand the assumptions underlying each.



[WHAT DOES PRESIDENT BIDEN'S AMBITIOUS CLIMATE PLAN MEAN FOR MULTIFAMILY?](#)

The President's signing of numerous climate-related executive orders signals his commitment to climate change and environmental justice—but what does this mean for built environment and housing affordability? NMHC's [Eileen Lee](#) lays it all out.



[JOIN US TO DISCUSS THE FUTURE OF MULTIFAMILY AT THE 2021 MULTIFAMILY LEADERSHIP SUMMIT](#)

In partnership with [Multifamily Executive](#) magazine, NMHC is participating in the 2021 Multifamily Leadership Summit. This virtual event brings together industry leaders to uncover how they continue to remain resilient in the most challenging times, through sessions that open up new possibility for this year and well into the next decade



[HOW TO CONVINCE A NIMBY TO BUILD MORE HOUSING](#)

A new [Vox](#) and [Data for Progress](#) poll indicates voters increase support for building more homes when presented with an economic case for it.



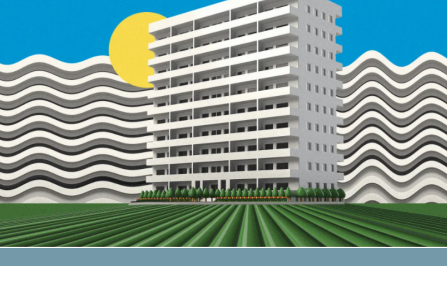
[HOUSE SET TO PASS \\$1.9 TRILLION COVID RELIEF LEGISLATION](#)

Politico reports that the House is on track to pass the \$1.9 trillion relief bill by the end of the day today. This legislation includes several provisions that would help Americans meet their financial obligations, including expanded unemployment and \$1,400 stimulus checks. Importantly, the legislation also includes additional funding for the Emergency Rental Assistance program (ERAP).



[MORGAN PROPERTIES, OLAYAN AMERICA MAKES \\$1.75B PORTFOLIO BUY](#)

The deal gives the longtime partners multifamily properties in 11 states, including new markets such as Florida and Texas.



[CAN THIS FLEXIBLE RENT PAYMENT APP HELP TENANTS AVOID EVICTIONS?](#)

Paying rent on a less strict schedule can be a lifesaver for some people, [Fast Company](#) takes a close look at one app that offers a solution that's not just a one-time monthly payment.

REGISTER NOW FOR NEXT MONTH'S WOMEN IN MULTIFAMILY DESIGN AND DEVELOPMENT EVENT

The second in the NMHC Women in Multifamily meet-up series is happening on March 17 at 12pm ET. The event will feature a fireside chat with leading design and development executives followed by small group discussion around changing development strategies, post-pandemic design trends, construction and materials pricing and more.

[REGISTER TODAY](#)



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.

[CONNECT](#)



WEBINARS

Our [COVID-19 webinar library](#) includes the full suite of our on-demand presentations and discussions.

[WATCH](#)

APARTMENT LEADERSHIP RESIDES HERE™



[Contact Us](#) | [NMHC Values and Expectations](#) | [Manage Email Preferences](#) | [Unsubscribe](#)

You are receiving this email because you subscribed to "Email Communications". Please add 'news@nmhc.org' to your email address book or Safe Sender List.