

APARTMENT WIRE

HOUSE PULLS FEDERAL EVICTION MORATORIUM EXTENSION LEGISLATION

In a last-minute, surprise move, Congress sought to consider legislation to extend a federal eviction moratorium, which is currently set to expire at the end of July. Prompted by the [Biden Administration's Thursday morning announcement urging Congress to take immediate action](#), Chair of the House Financial Services Committee **Maxine Waters (D-Calif.)** introduced the [Protecting Renters from Evictions Act of 2021](#), which calls for the implementation of a federal eviction moratorium through the end of the year.

NMHC is [strenuously opposed](#) to an extension of the eviction moratorium. In addition to releasing a [press statement](#) today in opposition, we led a coalition of more than a dozen organizations in [sending a letter](#) to lawmakers late last night urging them to let the emergency measure come to an end and, instead, focus on accelerating the distribution of the Emergency Rental Program (ERAP) funds.

We have been in constant communication with the Administration and members of Congress since yesterday's announcement and have stressed that an extension of the eviction moratorium would jeopardize the financial stability of housing providers and would not be constructive in supporting the continued affordability and availability of housing.

As a result of this advocacy campaign, [The Hill reported](#) late this afternoon that efforts to extend the federal moratorium failed. Prior to the Democrats pulling the bill, House Speaker **Nancy Pelosi (D-Calif.)** signaled that there may not be enough votes to push the extension through the House. Instead, she urged the CDC to extend the current moratorium—despite a recent Supreme Court Ruling that determined it was unlawful. However, even if Democrats had been successful in passing a bill, its path forward in the Senate would have been uncertain due to widespread opposition from Republicans and moderate Democrats.

NMHC is pleased that our advocacy efforts were successful and that lawmakers ultimately chose to not move forward with this legislative effort. We will continue to communicate to Congress and the Administration that the end of a federal eviction moratorium does not diminish our commitment to our residents. As we seek to transition out of this emergency relief measure, we look forward to working with policymakers to ensure rental assistance funds quickly and efficiently make it into the hands of struggling renters and housing providers.

Multifamily Markup

NMHC MEETS WITH FHFA ACTING DIRECTOR THOMPSON

Current and former NMHC Officers, and NMHC staff met with Federal Housing Finance Agency (FHFA) Acting Director **Sandra Thompson** to discuss issues important to the multifamily industry. The group reviewed the important work that NMHC and the industry are doing to help prevent evictions such as the issuance of a set of principles to halt evictions, enhanced outreach and communication with residents, providing support and assistance to obtain rental assistance and offering a variety of modifications to rent obligations. The discussion also focused on the challenges of the efficient and effective implementation of the emergency rental assistance fund.

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MAJOR FEDERAL DATA PRIVACY BILL REINTRODUCED, POTENTIALLY REVIVING DEBATE

Recently, the top Republican on the Senate Commerce Committee, **Roger Wicker (R-TN)** and **Senator Marsha Blackburn (R-TN)** introduced legislation to create a federal data security and privacy standard. Because of the complexity of multifamily firms complying with a growing patchwork of privacy standards across the country, NMHC has been actively calling for Congress to enact such a standard—as outlined to Congress in the industry letter that can be found [here](#).

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NEW RESOURCES AVAILABLE TO CONNECT RENTERS WITH FEDERAL AID

We know that keeping your residents safely and securely housed has been a top priority throughout the pandemic. And as states and localities ramp up rental assistance distributions, getting through to residents has never been more important.

This week, the Biden Administration launched a new [searchable database](#) of all the renter assistance programs supported by the nearly \$47 billion approved by Congress. NMHC has stressed the importance of such a resource since the federal emergency rental assistance program was enacted.

To help you continue your efforts to communicate the availability of federal rental assistance, we have created two new customizable resident communication templates (available in [Spanish](#) and [English](#)) that promote the program. We have also created a new [Renter Resources](#) page on our [COVID-19 Hub](#) that identifies myriad support resources for residents who have been impacted financially by COVID.

[ACCESS RENTER RESOURCE](#)

100% OF FIRMS SURVEYED SUPPORTED RESIDENTS FACING FINANCIAL HARDSHIPS DURING COVID

Data from a new NMHC survey of apartment owners and managers indicate that housing providers went above and beyond to support their residents throughout the pandemic—revealing that 100 percent of surveyed firms worked with residents facing financial hardships. The most widely offered assistance options included payment plans, waived late fees, deferred payments and more.

The survey also identifies additional efforts firms undertook to support their residents from enhanced cleaning protocols to connecting them with food banks, charities and other resources. And it documents the degree to which firms are dedicating personnel to help connect renters with the federal emergency rental assistance program.

NMHC will be using these survey results with policymakers and the media to help make the case for the end of the federal eviction moratorium. Our industry has been a frontline hero during the pandemic and this data will help us tell that story.

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SENATE ADVANCES BIPARTISAN INFRASTRUCTURE PACKAGE

After months of debate, a bipartisan group of Senators put forth a \$1 trillion infrastructure package that includes \$550 billion in new spending and would allocate funds towards roads and bridges, broadband infrastructure, public transit, electric vehicles and more. Following a 68-28 Senate vote—the proposal has been cleared to advance. The package will now be turned in to formal legislative language and then will need to pass through both the House and Senate.

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NMHC STUDENT HOUSING CONFERENCE AGENDA ANNOUNCED

NMHC's [Student Housing Conference Planning Committee](#) is excited to announce the agenda for the [2021 NMHC Student Housing Conference!](#) Join your industry peers for three days of insights, tools and knowledge timed strategically to take place just after the beginning of the new school year. Plus, as always, attendees can expect the exclusive networking that makes this conference the premier event for student housing executives.

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NMHC Cyber Alert: Windows 10 Vulnerability, Kayesa and Third-Party Risk

This month's Cyber Alert covers a major vulnerability in the Windows 10 operating system and strategies for managing third-party risk – which is especially critical for organizations in the wake of the latest Kayesa Incident.

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

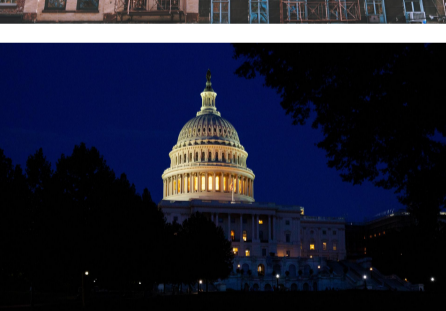
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NEWS



FREDDIE MAC PREDICTS RECORD MULTIFAMILY ORIGINATIONS IN 2021

Freddie Mac's Midyear Outlook reports that multifamily origination volume will continue to increase through the second half of 2021. With origination volume estimated between \$385 billion to \$410 billion for the full calendar year, Freddie predicts a record-setting year for the multifamily sector.



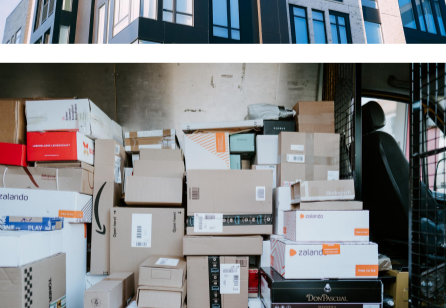
HOUSING ADVOCATES LOOK TO RENTAL ASSISTANCE DISTRIBUTION

NMHC's **Paula Cino** recently went on the record with Multifamily Executive to discuss rental assistance distribution. "Now is the time to transition from that moratorium period and really focus on getting rental assistance out to those residents who still need it," she said.



THE CHAIRMAN OF A HOUSE CORONAVIRUS SUBCOMMITTEE VOWS TO INVESTIGATE EVICTION PRACTICES BY CORPORATE LANDLORDS

Congressman James Clyburn (D-S.C.), chairman of the House Select Subcommittee on the Coronavirus Crisis, is leading an effort to investigate "unjustified eviction practices." As part of this effort, Clyburn held a hearing to discuss these practices.



FETCH PACKAGE GETS \$60M TO EXPAND DELIVERIES TO MULTIFAMILY HOUSING

The pandemic has accelerated the already popular trend of utilizing e-commerce for everything from groceries to pet supplies. As such, companies have increased focus on how to optimize last-mile delivery. However, few have found effective solutions for multifamily housing... until Fetch.

NMHC FALL MEETING: NEW SPEAKERS ADDED!

Make plans to join us in person at [2021 NMHC Fall Meeting](#) in Washington, D.C. from September 22-24. Recently added congressional speakers include Ranking Member **Mike Crapo (R-ID)**; Senate Finance Committee Member **Senator Bill Cassidy (R-LA)**; Chair of the Senate Banking Subcommittee on Housing, Transportation and Community Development **Senator Tina Smith (D-MN)**; Assistant Speaker of the House **Congresswoman Katherine Clark (D-MA)**; Chair of the House Democratic Caucus **Congressman Hakeem Jeffries (D-NY)**. September is right around the corner, so don't delay in saving your spot!

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