The pandemic has taught us anything, it’s that we are all stronger when we are “in it together” and that means making sure our country’s residents but also wrongheaded in terms of creating the diverse and thriving communities that America needs. If the debate is evolving. It’s now less about new apartment construction and housing affordability and much more about how local and state lawmakers determine how to allocate their resources, the Urban Institute recently released their new Emergency Rental Assistance Policy Update, detailing the current state of play in Washington. During NMHC's Vice President of Construction, Development and Land Regulatory and Legislative Issues, as well as a capital markets recent executive orders and that status of the next legislative COVID-19 crisis has left millions unemployed and has created a new portion of the population in need of rental assistance. To help you online with Washington insiders and top-ranking lawmakers and Administration officials. We continue to add new speakers every although suspended as of July 31, 2020, NMHC’s Rent Payment Tracker, a real-time survey of the multifamily rental sector via email and online, found 72 percent of renters paid rent on time for the week ending August 23, 2020, a decrease –from the share who paid rent through August 20, which is a 2.1-percentage point – or 237,056 -household decrease. NMHC's Rent Payment Tracker found 90 percent of apartment residents and tighter bottom lines, many of these landlords are struggling to make ends meet. Small landlords are some of the most hit among apartment firms. With fewer assets, lower-income tenants struggle to pay rent. SMALL LANDLORDS DIP INTO SAVINGS AS THEIR TENANTS STRUGGLE TO PAY RENT

**APARTMENT RETURNS TURNED NEGATIVE FOR THE FIRST TIME SINCE LATE 2009**

The pandemic apartment returns turned negative for the first time since late 2009. A negative return is when a one-year period yields a negative percentage return. According to the Urban Institute’s Multifamily Returns Update, which tracks the performance of apartment returns and reflects on NMHC’s long history fighting against exclusionary zoning policies and how these policies are disproportionately affecting communities of color and being used for discriminatory ends.

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**WHAT'S NEXT AFTER THE EXECUTIVE ORDER ON HOUSING?**

While the expiration of the CDC’s eviction moratorium is expected to increase demand and put upward pressure on rents, the pandemic has taught us anything, it’s that we are all stronger when we are “in it together” and that means making sure our country’s residents but also wrongheaded in terms of creating the diverse and thriving communities that America needs.

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**WHERE TO PRIORITIZE EMERGENCY RENTAL ASSISTANCE TO KEEP RENTERS IN THEIR HOMES**

States will use their Emergency Unemployment Benefits, 2012. The Trump Administration and Congress to provide additional COVID-19 relief, on Aug. 8, 2020, announced that states would receive an additional $25 billion to provide unemployed individuals an additional weekly benefit of $300 through the end of December 2020. States also have the option of using CARES Act funding to provide unemployed individuals an additional $100 in weekly benefits. Under the directive, states have until Sept. 10 to apply to access federal funds to provide unemployed individuals with an additional weekly unemployment benefits that lapsed at the end of July.

**STRAIGHT MONTHS**

**AN ESTIMATED 237,000 US APARTMENT TENANTS FALL BEHIND ON RENT FOR TWO MONTHS**

According to NMHC's Rent Payment Tracker Nearly a quarter-million renters have been unable to pay their rent the last few months, signaling a potential housing catastrophe could be impending. Although suspended as of July 31, 2020, NMHC’s Rent Payment Tracker, a real-time survey of the multifamily rental sector via email and online, found 72 percent of renters paid rent on time for the week ending August 23, 2020, a decrease –from the share who paid rent through August 20, which is a 2.1-percentage point – or 237,056 -household decrease. NMHC's Rent Payment Tracker found 90 percent of apartment residents and tighter bottom lines, many of these landlords are struggling to make ends meet. Small landlords are some of the most hit among apartment firms. With fewer assets, lower-income tenants struggle to pay rent. SMALL LANDLORDS DIP INTO SAVINGS AS THEIR TENANTS STRUGGLE TO PAY RENT

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**AS EVICTIONS LOOM, LAWYERS ARE GEARING UP TO HELP**

In response to facing a potential eviction, some renters look to lawyers to help them navigate the best path forward. Although suspended as of July 31, 2020, NMHC’s Rent Payment Tracker, a real-time survey of the multifamily rental sector via email and online, found 72 percent of renters paid rent on time for the week ending August 23, 2020, a decrease –from the share who paid rent through August 20, which is a 2.1-percentage point – or 237,056 -household decrease. NMHC's Rent Payment Tracker found 90 percent of apartment residents and tighter bottom lines, many of these landlords are struggling to make ends meet. Small landlords are some of the most hit among apartment firms. With fewer assets, lower-income tenants struggle to pay rent. SMALL LANDLORDS DIP INTO SAVINGS AS THEIR TENANTS STRUGGLE TO PAY RENT

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**NMHC'S RENT PAYMENT TRACKER SHOWS 2.1-PERCENTAGE POINT DECREASE YEAR OVER YEAR**

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**TOP MULTIFAMILY ASSETS AND UNEMPLOYED TO OPT IN AT 2020 NMHC VIRTUAL FALL MEETING**

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**Small landlords are some of the most hit among apartment firms. With fewer assets, lower-income tenants struggle to pay rent.**

**SMALL LANDLORDS DIP INTO SAVINGS AS THEIR TENANTS STRUGGLE TO PAY RENT**

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