

NATIONAL MULTIFAMILY HOUSING COUNCIL

# 2016 ADVOCACY ACCOMPLISHMENTS



**NMHC**

NATIONAL  
MULTIFAMILY  
HOUSING  
COUNCIL

APARTMENT LEADERSHIP RESIDES HERE.™

NMHC brings together the apartment industry's best and brightest to shape a positive future for our businesses, the industry and the communities we help build.

We represent a **\$1.3 TRILLION** industry  
providing homes for **38 MILLION** people.

# INFLUENCES

In 2016, NMHC **secured important advocacy victories**, including:

- Enacting critical **reforms to HUD's Section 8 Voucher Program**, including streamlining the property inspection process and extending contract terms for project-based vouchers
- Securing language in HUD's final SAFMR rule allowing public housing authorities considerable leeway to make exceptions and **adjustments to the stated SAFMR**
- Facilitating the **introduction of the Middle-Income Housing Tax Credit (MIHTC)** legislation to spur the production of multifamily rental homes for America's working families
- Ensuring the long-term reauthorization of the **Terrorism Risk Insurance Act (TRIA)**
- Preventing interruption of the **EB-5 program** through a short-term extension and continuing to pursue long-term preservation of the program
- Stalling modifications to the **privatized military housing program** that jeopardized the future of the program
- Saving the apartment industry millions of dollars in annual construction costs by advocating for technologically feasible, **cost effective building codes and standards**
- Moving bipartisan legislation in both the House and Senate to **curb frivolous ADA lawsuits** by allowing property owners a "right to cure" alleged compliance concerns and laying the groundwork for passage of legislation in the 115th Congress
- Securing passage in the House of legislation that would help foster a more robust private marketplace for flood insurance coverage, setting the stage for reauthorization of the **National Flood Insurance Program (NFIP)** in 2017

Thanks to NMHC member support, 2016 marked **NMHC PAC's best fundraising year to date.**

## SUPPORTED WINNING CANDIDATES

**92%**  
VICTORY RATE  
IN THE SENATE

**97%**  
WIN RATE  
IN THE HOUSE

**145**  
MEMBER FIRMS  
PARTICIPATED

SURPASSED OUR  
**\$1.5**  
MILLION  
FUNDRAISING GOAL

REMAINED THE  
**3<sup>RD</sup>** LARGEST  
REAL ESTATE  
PAC  
SUPPORTING INDUSTRY  
CHAMPIONS

PARTICIPATED AT  
**BOTH**  
NATIONAL  
CONVENTIONS

# LEADS

NMHC is the leader in **identifying issues and trends** that have the potential to impact our growing industry. While all of our topic areas are important, four were given special emphasis in 2016:

- WORKFORCE HOUSING.** Rising rents and a growing affordability problem for renters were in the news all year. To help craft solutions, we created a new Workforce Housing Committee.
- SUSTAINABILITY.** Established a new online sustainability portal including key resources and tools.
- DIVERSITY.** Our Diversity and Inclusion Committee worked to chart an aggressive agenda to help the industry attract and grow diverse talent.
- STUDENT HOUSING.** Our team continues to be the leading advocate for the privately owned student housing sector.



Recognizing a critical void in apartment-related research, NMHC raised over \$2.25 million in cash commitments from NMHC members in 2016 to kick start **NMHC's Research Foundation.**

# CONNECTS

In 2016, NMHC created **exclusive networking opportunities** for our 1,228 member firms. Our **events** gave our members access to some of the nation's greatest minds and most thought-provoking personalities, including...

## 2016 SPEAKER SPOTLIGHT



Dr. Ben Bernanke,  
Former Chairman of  
the Federal Reserve



John Boehner (R-OH),  
Former Speaker  
of the House of  
Representatives



Ron Brownstein,  
Senior Political  
Analyst, CNN



Kellyanne  
Conway,  
Counselor to  
President Trump



Austan Goolsbee,  
Former Chairman of the  
Council of Economic  
Advisers



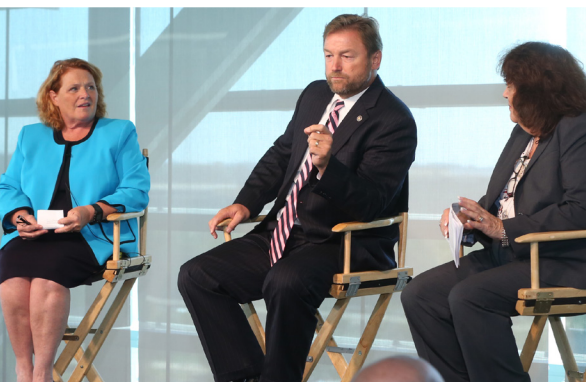
Polly Labarre, Author,  
Founding Member of  
Fast Company,  
Co-Founder of MIX

At NMHC's Washington Fall Board Meeting, NMHC members met with and heard from an impressive array of key Congressional leaders on the key issues facing the country and the industry, including:

Senator Rob Portman (R-OH)  
Senator Ron Wyden (D-OR)  
Senator Sherrod Brown (D-OH)

Senator Shelly Moore Capito (R-WV)  
Senator Thom Tillis (R-NC)  
Senator Dean Heller (R-NV)

Senator Heidi Heitkamp (D-ND)  
Congressman Pat Tiberi (R-OH)  
Congressman Emanuel Cleaver (D-



Senators Heidi Heitkamp (D-ND), Dean Heller (R-NV)  
& NMHC SVP Cindy Chetti



Senator Rob Portman (R-OH), Reps Kevin  
McCarthy (R-CA), & Pat Tiberi (R-OH) with NMHC  
Chairman Bob DeWitt & VP Matthew Berger



NMHC Officer, David Schwartz Greets  
Senator Sherrod Brown (D-OH)

# INFORMS

Keeping our members informed of both emerging issues and complex regulatory compliance obligations is a hallmark of NMHC.

## WHITE PAPERS & WEBINARS

In 2016, we produced white papers and webinars on:

- New **Federal Overtime Rules** and the Apartment Industry
- **Cybersecurity** Multifamily Risks and Best Practices

## TAX REFORM

Building on Like-Kind Exchange and depreciation studies in 2015, NMHC continued to commission in-depth reviews of critical aspects of the tax code and tax reform. In 2016 NMHC released a second report focusing on depreciation and will soon publish a study on the House Republicans'

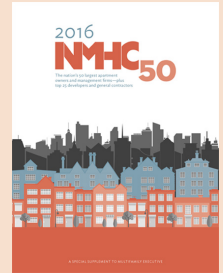
## NMHC'S NEWSLETTERS

Year after year, NMHC is the premier source for original data and analysis relating to the apartment industry. From capital markets to Capitol Hill to the state of the industry, **NMHC's newsletters** keep members informed.

- Apartment Wire
- Multifamily Markup
- Market Trends Newsletter

## THE 2016 NMHC 50

The 2016 NMHC 50 was this year's authoritative ranking of the country's largest apartment owners and managers – and now developers and general contractors. The NMHC 50 lists are a perennial resource for industry participants, including investors and lenders.



2016 NMHC 50 is the  
#1 destination on NMHC.ORG

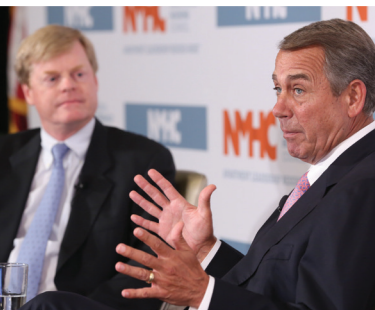
## 2016 RESIDENT PREFERENCES SURVEY SNAPSHOT

We also produced the industry's largest apartment resident preferences survey, giving apartment executives actionable insights into what residents like, love and can't live without.

120,000  
RESPONSES

44  
LOCAL  
MARKETS  
COVERED

90+  
MEDIA COVERING LOCAL FINDINGS



NMHC Chairman Bob DeWitt Interviews Former Speaker John Boehner (R-OH)



NMHC member Alan George participates in panel discussion with business leaders and Congressman Jim Himes (D-CT) during 2016 Democratic Convention



Clyde Holland Greeting Chairman Luetkemeyer (R-MO) when testifying Before House Financial Services Committee

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