



NATIONAL  
MULTIFAMILY  
HOUSING  
COUNCIL



## APARTMENT INDUSTRY 2015 POLICY PRIORITIES

The apartment sector is a competitive and robust industry that helps today's **38 million renters** live in an apartment home that's right for them. It's also an important economic driver, contributing **\$1.3 trillion to the U.S. economy annually**. We stand ready to meet the growing demand for rental housing, but we need public policies that don't impede our ability to do so.

**Fair Housing and Disparate Impact:** clarify the applicability of HUD's disparate impact rule on rental housing practices through regulatory or legal action

**Tax Reform:** protect the current-law tax treatment of flow-through entities, carried interest, depreciation, like-kind exchanges, business interest and the Low-Income Housing Tax Credit (LIHTC)

**Tax Extenders:** seek extensions of several expired tax incentives related to bonus depreciation, small business expensing, the LIHTC program and incentives for energy efficient buildings

**Foreign Investment in Real Property Tax Act (FIRPTA):** seek reforms that remove the punitive barriers FIRPTA creates on foreign investment in real estate

**Housing Finance Reform:** ensure housing finance reform proposals include a federal guarantee and recognize the unique characteristics of the multifamily industry

**LIHTC:** make permanent the flat 9 percent and 4 percent tax credits and allow "income averaging" to create more mixed-income housing

**Section 8 Rental Assistance:** modernize and streamline the program to attract private sector participation as well as seek reliable funding and reinforce the voluntary nature of the program

**Military Housing Allowance:** oppose reductions to the military's Basic Allowance for Housing or other changes to military housing benefits

**Immigration Reform:** promote immigration reform that improves temporary worker visa programs and prevents apartment firms from being required to enforce immigration laws

**Criminal Background Checks:** protect the ability of apartment firms to consider criminal history in employment and residential screening

**Data Security:** seek reasonable data breach protections and disclosure requirements that do not impose overly burdensome compliance obligations

**U.S. Postal Service Reform:** ensure that postal reform legislation does not adversely affect mail delivery to apartment residents or impose costly requirements on apartment properties

**Music Licensing:** as policymakers evaluate copyright laws, look for potential opportunities to clarify music licensing policies for apartment communities

**Telecommunications:** protect apartment owner and resident interests as policymakers consider in-building and outdoor coverage and capacity issues as well as network neutrality

**Patent Reform:** enact legislation to strengthen patent quality, improve enforcement mechanisms and protect apartment companies from abusive claims without merit or evidence to support them

**Clean Water Act:** seek regulatory clarity on permitting requirements under a newly expanded scope of the Act

**Lead-Based Paint:** insist that EPA establish a lead hazard finding before duplicating and expanding regulatory burdens for the owners and managers of post-1978 multifamily properties

**Energy Policy:** limit reliance on impractical efficiency mandates for building system and appliances, support research on building technologies, and increase incentive-based strategies to improve building energy efficiency

**Building Codes, Construction and Development:** seek cost-effective building codes, green building goals and land use policies that support apartment development

Updated November 2015