

# NMHC Officers and Members Meet with Administration and Congressional Leaders

Read Time: 8 minutes

It has been a busy March for NMHC working to ensure that Congress and the new Administration are aware of our priorities and the importance of the work that our members do to develop and manage the housing that 40 million of our residents call home.

Last week, NMHC officers were in town for meetings with key congressional and Administration leaders. Tax policy, housing affordability, increasing supply and pushing for a regulatory reset was top of mind as NMHC members met with members on both sides of the aisle.





In meetings with Senate Finance Chairman, Mike Crapo (R-ID), Ways and Means Chairman, Jason Smith (R-MO), and Ways and Means member, Suzan DelBene (D-WA), our message focused on the important role that preserving the 2017 real estate tax provisions will play in ensuring that we can build the housing necessary to meet the needs of American families. For more information on tax discussions, [click here](#).

On March 6, NMHC, RETTC and NAA held a [joint briefing](#) for House and Senate Members and staff aimed at educating congressional members on the priorities of our organizations and for rental housing providers.



## 2024 NMHC State of Multifamily Risk Survey & Report: Elevated Costs and Increased Risk Continue to Threaten Housing Affordability

The multifamily housing sector is facing rising operating costs, worsened by increasing insurance premiums. According to our State of Multifamily Risk Survey & Report, while property insurance rates declined in 2024, challenges remain, especially in liability insurance due to rising litigation costs and limited underwriting capacity. These pressures continue to strain both housing providers and renters.

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**Industry Topic Updates**

Some articles linked within this section of the newsletter are exclusively available to NMHC members. Gain access to these resources, and more, by becoming a member. [Click here to learn more about joining NMHC.](#)

## REGULATORY UPDATES

- **Behind the High Cost of Rent:** Many well-intended federal regulations have resulted in stifled innovation and reduced housing production at a time when our nation is facing a critical housing supply shortage. Recent research conducted by economists from MetroSight found that overregulation negatively impacts rental housing affordability by increasing operating costs and discouraging new construction, which restricts housing opportunities for individuals and families. On March 3, NMHC and NAA sent a [letter to President Trump](#) requesting a thorough review of 32 federal programs, rules and regulations at 10 different agencies.
- **FinCEN Announces It Will Not Enforce Beneficial Ownership Rules:** Last month, FinCEN published a release announcing it will not enforce fines, penalties or any other actions against companies that fail to report or update beneficial ownership information (BOI) pursuant to the Corporate Transparency Act by the current deadlines.

## HOUSING AFFORDABILITY UPDATES

- **NMHC Members Advocate for Extending Key Expiring Tax Provisions and Opposing Onerous Revenue Offsets:** NMHC met with congressional leaders last week to discuss key tax issues, including the 20% pass-through deduction, estate tax exemption, carried interest, and the deductibility of state and local taxes. They are working to preserve the current tax treatment of state and local tax deductions and carried interest, which are important for multifamily housing investment. On March 7, NMHC joined other real estate groups in opposing limits on property tax deductions.
- **Choice in Affordable Housing:** In a meeting with the new Secretary of HUD, Scott Turner, NMHC member emphasized support for the Administration goals of increasing supply, lowering housing costs and a regulatory reset. Reforming the Section 8 program in a way that incentivizes greater private participation is a key NMHC priority. Notably, NMHC- and NAA-supported legislation, the Choice in Affordable Housing Act, was introduced last week. This bipartisan and bicameral legislation includes critically needed reforms to HUD's Section 8 Housing Choice Voucher (HCV) program.

## Government Shutdown Averted

A collective sigh of relief was heard in Washington last week, after Congress was able to avert a pending March 14 government shutdown. On Friday afternoon, the Senate voted along party lines 54-46 to approve a House-passed Continuing Resolution (CR) to keep the government funded through September 30, 2025. The bill reduces non-defense funding by roughly \$13 billion and increases defense spending by about \$6 billion over current budgets — including billions for deportations, veterans' health care and the military. While passage of the CR averted a government shutdown, tougher legislative challenges are ahead:

- *Budget Reconciliation with tax policy (TCJA tax provisions expire at the end of 2025)*
- *Raising or extending the Debt Limit (likely in the 2nd Quarter)*
- *Funding the government after the CR expires on September 30, 2025*

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**Stay in the Loop**

Don't wait for the newsletter to stay in the loop on topic updates. NMHC posts regular updates to our website on a number of critical advocacy and research topics. [Click here](#) to explore additional topics and bookmark the pages that are of interest to you.

## Upcoming NMHC Events and Webinars

### Open Events

[2025 Q2 State of the Multifamily Market Webinar](#) | Apr. 21

### NMHC Members-Only Events

[2025 NMHC Government Affairs Update Q1](#) | Mar. 20

[2025 NMHC Research & Data Analytics Forum](#) | Apr. 03-04

[2025 NMHC Spring Meeting](#) | Apr. 28-30

*NMHC Members: The list doesn't stop here—log in to your member account and access other exclusive, member-only meeting and registration details.*



### Updates:

- **[FCC Announces Major Deregulation Initiative:](#)** On March 12, the FCC announced the launch of a new initiative, “[In Re: Delete, Delete, Delete,](#)” following deregulatory policies outlined in recent Executive Orders from President Trump. The FCC is seeking feedback and public input to help reduce regulatory burdens.
- **[RETTC, NMHC Submit Comments on President’s AI Action Plan:](#)** RETTC and NMHC submitted [comments](#) to the Administration on how AI and related technologies are improving housing affordability and benefiting millions of American renters.

## Upcoming Events:

[2025 RETTC Tech Executive Summit](#) | Apr. 2-3

[OPTECH 365 Virtual Workshop Series—Applying & Leasing](#) | April 30

# Charge at Home Initiative

NMHC/RETTC is partnering with Forth on the [Charge at Home initiative](#), which aims to equip multifamily housing stakeholders with the knowledge and resources to overcome common EV charging challenges. Charge at Home provides free tools, resources, and technical support to guide property owners and managers in seamlessly integrating EV infrastructure into their properties. One of these key resources is the Charge at Home Roundtable Series, a series of online sessions that cover various aspects of multifamily EV charging, followed by a live technical assistance Q&A. Join us for our next session, *“The Why, How, and What of Multifamily Housing Electric Vehicle Charging,”* on March 27, 2025, at 1pm ET/10am PT to learn about making your property EV-ready.

[Learn more and register for our upcoming session here.](#)

## More to Explore

[ICYMI: How Tax Incentives Lay the Foundation for Housing Growth](#)

[CRE Groups Race To Fight Tax Plan That Would Be Like ‘Dropping A Bomb On The Business Model’](#)

[Building Better Communities with Bob Hartt—Ep 12: Sharon Wilson Géno](#)

[EPA Announces Review of WOTUS Rule](#)

In a new NMHC study, RCLCO’s Charlie Hewlett, Caroline Flax Ganz and Jackson Browning examine how tax programs support new construction and renovation projects by providing financial relief to developers, especially in those localities where market conditions make development a financial challenge.

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“When somebody puts something on the table that’s so devastating that it’s like dropping a bomb on the business model that we have, you can’t be quiet,” said Sharon Wilson Géno, president of the National Multifamily Housing Council, a

signatory to the letter."

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NMHC President Sharon Wilson Géno sits down with TruAmerica Multifamily's President and CEO, Bob Hart, to discuss her career, the growing popularity of renting in America and what we can expect on housing policy from the new administration.

[WATCH EPISODE](#)

"This issue has long been an unnecessary barrier to new development and we are optimistic that EPA's work will increase certainty for property owners and decrease compliance costs – ultimately lowering housing costs for rental housing providers and residents," Colin Dunn, NMHC vice president of public affairs and communications, told Multifamily Dive.

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