

The Life of an NMHC PAC Dollar

Since 1980, the NMHC PAC has existed as the premier method by which the multifamily industry supports the election and re-election of Members of Congress who work to improve, preserve and promote the industry's interests. The PAC is a powerful tool, enabling NMHC staff and member firms to participate in policy debates in Washington on a diverse portfolio of issues, from housing finance and tax reform to energy efficiency and fair housing standards.

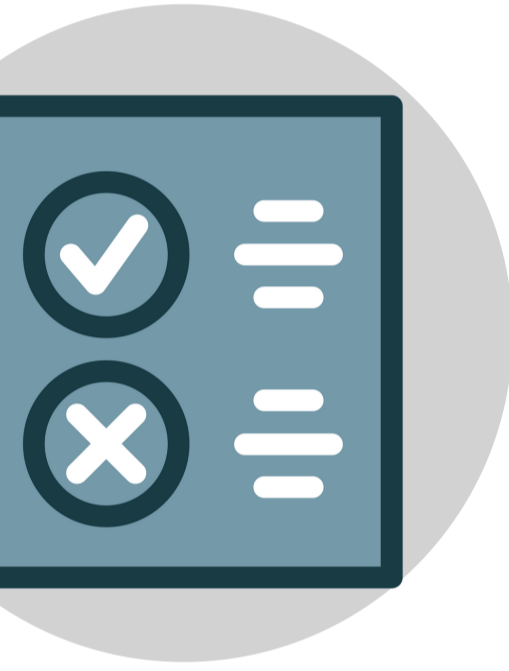


1. Contribute

Individual employees of NMHC member firms make personal contributions to NMHC PAC. These contributions are pooled together to support the election and re-election of federal officials in the United States House of Representative and Senate.

2. Budget

NMHC Government Affairs staff drafts a PAC disbursement budget for the two-year Congressional election cycle. This is a working document used to ensure that NMHC PAC disburses its funds in a strategic and bipartisan manner.

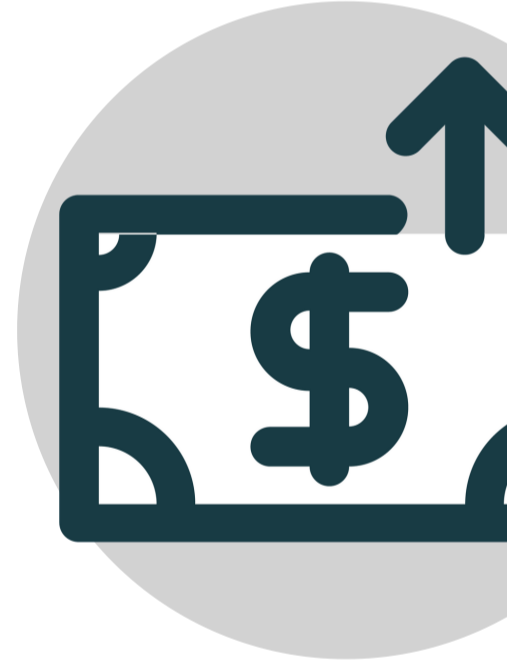


3. Review

The NMHC PAC Committee meets several times each year to review the NMHC PAC budget, programs, fundraising and disbursements. The NMHC PAC budget is a dynamic document and is adjusted as needed throughout the two-year election cycle as the legislative and political landscape evolves.

4. Disburse

NMHC's Government Affairs staff disburses PAC funds to federal candidates on both sides of the aisle throughout the two-year election cycle according to the established budget. This bipartisan strategy allows NMHC PAC to effectively advocate on behalf of the industry no matter which party is in control of Congress.



To ensure maximum impact for our member's support, the NMHC PAC evaluates contribution requests based on the following guidelines:

Leadership: The candidate's position of leadership in either party in the House of Representatives or the Senate.

Committee Membership: The candidate's committee assignments having jurisdiction over issues of importance to NMHC and its member firms, including:

Key House Committees	Key Senate Committees
Financial services	Banking, Housing, & Urban Affairs
Ways & Means	Finance
Appropriations	Appropriations
Energy & Commerce	Commerce

Voting Record: The candidate's voting record and/or position on issues that align with the multifamily housing industry.

Influence: The candidate's ability to make a difference on key issues.
 Political: The need for funding to run a viable campaign during the current election cycle and the competitiveness of the campaign.

Relationship Building: Introducing and educating newly elected officials or candidates about the perspective of the multifamily industry and establishing a working relationship with those members



5. Connect

NMHC Government Affairs staff attends fundraisers/meetings/conference calls with Members of Congress or candidates to deliver NMHC PAC funds. These direct contacts with the Members of Congress allows NMHC staff to ensure that our industry's priorities are front and center during critical discussions and debates on Capitol Hill.