



A Year of NMHC Advocacy

2021



Rental Assistance Helps Struggling Housing Providers

A year of advocacy paid off and the American Rescue Plan included \$40 billion in rental housing specific money and an **additional \$21.55 in rental assistance**. Treasury also fulfilled NMHC's request to establish an online hub of rental assistance programs. NMHC also worked tirelessly throughout the year to push for changes to promote the efficient and timely distribution of funds.

Preserved Tax Policies Ensure Industry Success

Key tax policies such as 1031 exchanges, capital gains, carried interest were preserved as the real estate industry was targeted to cover the cost of the Build Back Better infrastructure initiatives.

Pictured: Senator Mike Crapo (R-ID) meets with NMHC members during the 2021 Fall Meeting to discuss tax policy.



Eviction Moratorium Ends Following NMHC Advocacy

After a few iterations of the federal eviction moratorium and a year-long advocacy campaign, NMHC successfully secured an end to the nationwide eviction moratorium.

Regulatory Reform Comes into Focus

As the Administration focused on implementing new regulations, NMHC weighed in to protect the industry by **submitting 44 comment letters on a range of critical issues** including WOTUS, lead based paint, radon, CRA and a host of Federal Housing Finance Agency rules impacting housing affordability and access to capital.

Pictured: FHFA Director Sandra Thompson speaks to NMHC members at 2021 Fall Meeting.



NMHC Represents Industry at Congressional Hearing

NMHC Chair David Schwartz testified before the House Committee on Financial Services, urging improvements to the Emergency Rental Assistance Program's execution and distribution.

Pictured: NMHC Chair David Schwartz with Congressman Josh Gottheimer (D-NJ), a member of the House Committee on Financial Services.

NMHC-Led Coalition Proves There's Power in Numbers

NMHC led a coalition of 13 major trade groups in producing 23 comment letters on an array of policy issues, so the industry could speak with one voice.



NMHC PAC Maintains Key Relationships

Having raised \$1,854,699 in 2021, NMHC PAC remains the 3rd largest real estate PAC with 225+ congressional races supported on both sides of the aisle.



Pictured: NMHC PAC meets with Senator John Thune (R-SD).

NMHC Explores Policy Solutions to Housing Inequity

Because of our longstanding relationships, NMHC continued to call on lawmakers to make meaningful progress in addressing racial and housing inequities.

Pictured: Congresswoman Katherine Clark (D-MA) discusses housing equity, affordability and more during her remarks at 2021 Fall Meeting.



Multifamily Eligible for Broadband Deployment Funds

NMHC worked to preserve a multifamily firm's ability to control access to broadband networks at their properties and ensure residents receive affordable, high-quality and reliable internet service. We worked with both FCC officials and Congress throughout the year – securing a key legislative win through the passage of the Bipartisan Infrastructure Act that ensures multifamily firms are eligible to access broadband deployment funds for low-income apartment communities.

National Flood Insurance Program Lapse Prevented

Following months of advocacy, NMHC successively prevented a lapse of the National Flood Insurance Program and continues to push for a long-term reauthorization and reform package.



Thank You for Your Support of NMHC & the Apartment Industry!



We're proud to have had your back in 2021. But we would not be where we are without each and every member. Your support is vital to our continued success on Capitol Hill.

Scan this QR code to watch a complete video rundown of 2021 NMHC advocacy wins.