

2019-2020 APARTMENT INDUSTRY POLICY PRIORITIES

The vibrant apartment industry and its 40 million residents contribute \$ 3.4 trillion to the U.S. economy annually. The industry's future health and competitiveness are impacted by the overarching, critical issues of **housing affordability** and **regulatory reform** in addition to singular policy priorities.

NMHC and NAA Primary Policy Priorities and Goals

- **Housing Affordability:** Support credible and proven policies to address the housing affordability crisis—while opposing failed policies such as rent control and counterproductive eviction restrictions. As part of this effort, we must increase supply by breaking down barriers to construction.
- **Flood Insurance:** Reform the National Flood Insurance Program to support more effective coverage for the apartment housing industry including a long-term reauthorization and private market solutions.
- **Fair Housing:** Continue to clarify federal policy on emotional support animals, disparate impact, accessibility and other areas of fair housing law and regulation.
- **Data Security and Privacy:** Enact a federal data privacy, security and breach notification standard that pre-empts the emerging patchwork of state laws that leave consumers vulnerable and impose overly burdensome compliance obligations on housing providers.
- **Housing Finance Reform:** Ensure the continuation of a federal guarantee and preserve the ability of Fannie Mae and Freddie Mac to provide necessary capital financing to the apartment industry.
- **Resident Screening:** Preserve necessary resident screening tools and ensure that consumer reporting reforms do not make screening impracticable or hinder apartment providers from properly managing risk.
- **Tax:** Enact beneficial tax provisions such as a fix to the floating rate of the Low-Income Housing Tax Credit, FIRPTA reform and a Middle-Income Tax Credit and ensure proper implementation of the Tax Cuts and Jobs Act, especially on depreciation, pass-through income and opportunity zones.
- **Section 8 Housing Choice Vouchers:** Revitalize the Section 8 program to enable greater participation by private housing providers and expand affordable options for low-and moderate-income Americans. Also maintain the voluntary nature of the program.
- **Infrastructure:** Establish federal incentives for local governments to remove barriers to housing development and rehabilitation as part of any major investment in the nation's infrastructure and support funding for unmet infrastructure needs that directly impact housing.

Significant Policy Issues

Construction & Development

- Clean Water Act
- Building Codes / Sustainability
- Land Use

Finance & Capital Markets

- Dodd-Frank and Basel III
- HVCRE Loans
- HUD Multifamily Programs
- Community Reinvestment Act
- Foreign Investment in Real Property Tax Act (FIRPTA)
- Middle-Income Housing Tax Credit (MIHTC)
- Corporate Transparency Act

Housing Policy

- Violence Against Women Act
- Rental Assistance Demonstration (RAD)
- Fair Market Rents (FMRs) & Small Area Fair Market Rents (SAFMRs)
- American Community Survey

Labor & Employment

- Davis-Bacon Wages
- NLRB Joint Employer Rule

Immigration

- Immigration Reform
- E-Verify
- EB-5 Visa Program
- H2-B Worker Program

Energy & Environment

- Energy Efficiency
- Lead Paint Requirements

Operations

- Evictions
- Music Licensing
- U.S. Postal Reform & Package Delivery
- Short-term Rental
- Broadband & Connectivity

Military Housing

- Military Housing Privatization