

Based in Washington, D.C., the National Multifamily Housing Council (NMHC) represents the leadership of the apartment industry.

NMHC's 1,700+ members develop, own, operate and finance a wide variety of apartment homes—from suburban garden-style apartments to more urban mid- and high-rise apartment homes—for Americans across the income spectrum.

America's Apartment Owners Are Vital Partners in Supporting Communities Nationwide

Apartment owners include individuals, partnerships, real estate investment trusts, corporations and nonprofit organizations. Mortgage financing of apartments is provided by an array of lenders including depository institutions, life insurance companies, government-sponsored enterprises and government agencies. The diversity of apartment ownership type supports housing choice and helps house millions of renters nationwide.

The Apartment Housing Industry is Robust, Diverse and a Key Economic Driver

\$3.4 trillion
contributed annually to the economy

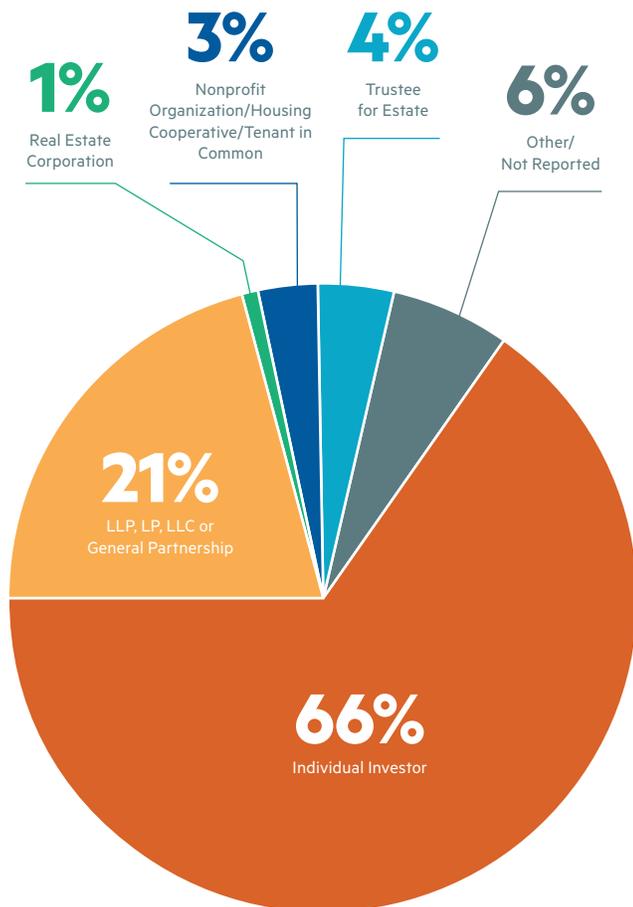
40 million
Americans call an apartment home

17.5 million
jobs supported

Across the country, apartments create housing choice and contribute to the fabric of communities where they are located.

Source: Hoyt Advisory Services, National Apartment Association and National Multifamily Housing Council, "The Contribution of Multifamily Housing to the U.S. Economy."

WHO OWNS THE NATION'S APARTMENT PROPERTIES

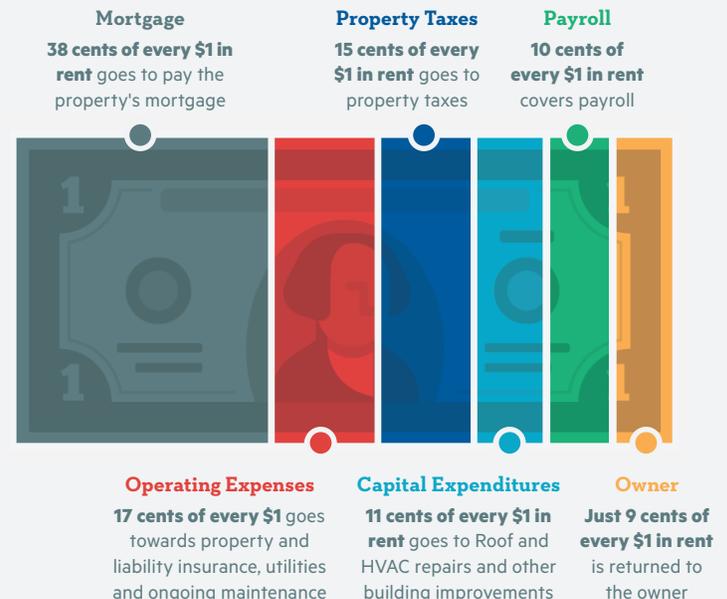


Source: Rental Housing Finance Survey, U.S. Department of Housing and Urban Development and U.S. Census Bureau.

Where Does a Dollar of Rent Go?

Apartment owners and managers rely on rent payments to pay their mortgages, property taxes, employee salaries, maintenance and utilities—and therefore communities nationwide rely on the rental ecosystem to fuel economic growth and stability.

DOLLAR OF RENT



Source: National Apartment Association (NAA)

Demand for Apartments is Booming but Supply is Not Keeping Pace

Apartment living attracts a wide variety of Americans, including households that could afford to buy, but prefer the convenience of renting.



7-10 million increase in new renter households since the mid-2000s

AMERICA'S RENTERS ARE DIVERSE—RANGING IN AGE AND INCOME.

Renters are young and old, and represent all income levels.



25% of apartment renter households are under 30



20% of apartment renter households are 65 or older



25% of apartment households earn \$75,000 or more

BUT SUPPLY IS NOT KEEPING UP.

The U.S. has a serious shortage of all types of housing across all price points because of decades of underbuilding.



America needs to build 4.3 million more apartments by 2035 to keep up with demand



Underproduction has translated to higher housing costs—resulting in a decline of 4.7 million affordable apartments (monthly rents < \$1,000) from 2015-2020



Supply chain disruptions and rising costs will make this even more challenging going forward

AND TO COMPOUND THESE CHALLENGES, EXISTING APARTMENT STOCK IS AGING.

Apartments require routine maintenance and upgrades. And although necessary for maintaining the ongoing viability of our current stock of apartments, they are also costly.

← 1980

47% were built before 1980

1960 → 1979

29% of all apartment units were built between 1960 and 1979

Source: NMHC tabulations of 2019 American Community Survey microdata; NMHC tabulations of American Community Survey and Current Population Survey microdata; Hoyt Advisory Services, "U.S. Apartment Demand - A Forward Look" (2017); U.S. Census Bureau, New Residential Construction.

Apartment Supply Shortages Translate to Worsening Housing Affordability

Housing Affordability is a key focus of NMHC and its members.

For many families, the shortage of rental housing that is affordable to them creates significant hurdles that ultimately hamper future financial success.

And the problem won't go away on its own.

There are a number of obstacles that prevent the private market from addressing the critical housing shortage.



Rising land, construction and labor costs



Exclusionary land-use planning, zoning and other regulations



Neighborhood opposition to apartments

Unless public and private sector leaders take bold, innovative action today and in the years to come, the housing affordability crisis will become even more desperate.

It's Time to Talk Solutions—We're Here to Help

Making sure everyone has access to quality, attainable housing is a bipartisan issue. The policy challenges facing the apartment industry are equal in scale and scope—touching every sector of the industry from new development to property management—and encompasses firms of all shapes and sizes.

As the voice of the apartment industry, NMHC stands ready to work with federal lawmakers on solutions to support the long-term viability of the apartment industry and the 40 million d,IVisit nmhc.org/advocacy for additional information on where we go from here.

Specific research and resources that dive deeper into the challenges and opportunities are also highlighted below.

COST OF REGULATIONS

Learn more about how the cost of regulations factors into housing affordability. A report produced by NMHC and the National Association of Home Builders found regulation imposed by all levels of government accounts for 40.6 percent of multifamily development.

nmhc.org/cost-of-regulations

GROWING HOMES TOGETHER

A monthly newsletter providing a roundup of policy actions taken around the country to address housing affordability.

growinghomestogether.com

HOUSING AFFORDABILITY TOOLKIT

A comprehensive resource to help policymakers understand the economics of apartment development and which tools and incentives can actually make a meaningful difference in addressing housing affordability.

housingtoolkit.nmhc.org/

WEAREAPARTMENTS.ORG

Find out what apartment demand looks like and how much apartments contribute economically at the national, state and metro level. Use our calculator to learn the impact 100 new or existing apartments have in communities.

weareapartments.org

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