Webinar Information

- This webinar was pre-recorded on April 9, 2020 and was not intended for a live audience.

- For further information on the topics covered within this webinar, please visit https://www.nmhc.org/covid19. Questions can be emailed to news@nmhc.org.

- This webinar is provided for informational purposes only.
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NMHC Mission

The mission of NMHC is to create opportunities for the industry’s best and brightest to come together to leverage smart decision making and collaborative action to shape a positive future for their business, the multifamily housing industry and the communities they help build.
Webinar Agenda

- Welcome and Overview
- COVID-19 Construction Survey Results and Effects
- COVID-19 and Multifamily Construction Persisting Impacts
  - NMHC Future Legislative Outlook and Resources
- Closing Remarks
COVID-19 Construction Survey

- Conducted from March 27th to April 1st, 2020.
- Collected 135 responses from leading multifamily construction firms.
- Repeated on bi-weekly basis to capture changing construction market conditions.
  - Next survey April 9-14
55 percent of respondents said that they are currently experiencing construction delays in jurisdictions where they operate.
Impacts on Materials

- Some indicated challenges around obtaining construction from China, Italy or other geographies currently on lockdown.
Mixed Labor Availability Issues

- Some say labor was an issue before outbreak and has now worsened.
- The majority (71 percent) of those experiencing labor issues cited workers being diagnosed/exposed, fearful of spread of illness, or impacted by stay-at-home orders.
Implementation of New Strategies

- 73 percent of respondents have implemented new strategies to deal with current hurdles.

<table>
<thead>
<tr>
<th>Strategies Being Implemented</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sourcing materials from alternative locations</td>
<td>43%</td>
</tr>
<tr>
<td>Sourcing alternative building materials</td>
<td>16%</td>
</tr>
<tr>
<td>Using technology to replace in-person transactions like inspections and approvals</td>
<td>67%</td>
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<tr>
<td>Staggering shifts to reduce on-site exposure</td>
<td>52%</td>
</tr>
<tr>
<td>Offering workplace incentives or other benefits</td>
<td>14%</td>
</tr>
<tr>
<td>Other</td>
<td>14%</td>
</tr>
</tbody>
</table>
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Construction is Essential

**NMHC advocacy:** As jurisdictions nationwide craft shelter-in-place or similar orders, housing construction and operations teams must be recognized as essential and necessary critical infrastructure.

- **March 22 Letter:** Residential Construction and Property Operations are "Essential"
- **March 28 Federal Guidance:** Cybersecurity and Infrastructure Security Agency (CISA)
Ongoing Impacts

Materials / Supply-Chain Disruption: So-far limited.

Labor: Uncertain and Unpredictable.
- Concern and confusion over shelter-in-place orders
- New policies for ill and self-isolating workers

Onsite Policies: Evolving.
- New procedures to ensure worker health and safety
- Morale incentives
Delays and Disruption

New Development Facing Significant Delay and Cancellation

Inability to Complete Pre-development entitlement process

Uncertainty in Project Viability Amid Changing Economic Conditions

Impact of Rent Freeze and Eviction Moratoriums
Future Legislative Outlook

• Direct & Sustained Assistance to Renters
  – Tied to fulfillment of rental obligations

• Financial Forbearance for Rental Property Owners
  – Extend mortgage forbearance and similar protections to other financial obligations (i.e. insurance premiums, utility service payments and tax liabilities)

• Guardrails on Eviction Moratoriums
  – Limited time scope, COVID-19 impacted residents only
  – Evictions for lease violations like property damage, criminal activity continue
Explore the recent updates, resources and research NMHC has assembled relating to the COVID-19 crisis.

- **COVID-19 News**: News, analysis, and advocacy from the NMHC team to keep you updated during the COVID-19 crisis.
- **COVID-19 Updates Newsletter**: Read the newsletter and sign up to receive weekly updates in your inbox on the COVID-19 crisis and its effects on the multifamily industry.
- **COVID-19 Resources**: A frequently updated list of go-to sites with relevant information organized by topics including operations, legal obligations, business guidance and more.
- **Tools for Communicating with Residents**: Includes talking points, sample signage templates and considerations when communicating with residents regarding rent flexibility, federal assistance and rent obligations.
- **COVID-19 Webinars**: On-demand recorded webinars cover a variety of topics including construction impacts, policy updates, legal obligations and more.
- **Listserve**: Join NMHC’s Emergency Preparedness Listserve to discuss the actions your firm is taking during the COVID-19 pandemic.
- **Advocacy & Policy**: As the COVID-19 virus spreads across the country, NMHC stands ready to support the apartment industry and its residents.
- **COVID-19 Preparedness**: NMHC has compiled an overview of suggested apartment owner preparations and considerations.
- **NMHC’s Suppliers Step Up Directory**: Explore this directory to see how supplier partners are addressing the crisis and stepping up to help.
NMHC
NATIONAL MULTIFAMILY HOUSING COUNCIL
APARTMENT LEADERSHIP RESIDES HERE™
www.nmhc.org/covid19