Rent Payment Data & Trends Across Different Segments

July 9, 2020
To ensure good sound quality, all attendees will be muted during the webinar.

To ask a question: type your question in to the **Question Box** on your control panel. NMHC staff will review and present your question to the speakers at the end of the presentation as time allows.

Today’s webinar is being recorded and will be made available on the NMHC website.

For further information on the topics covered within this webinar, please visit [https://www.nmhc.org/covid19](https://www.nmhc.org/covid19).
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NMHC Mission

NMHC is the place where the leaders of the apartment industry come together to guide their future success. With the industry’s most prominent and creative leaders at the helm, NMHC provides a forum for insight, advocacy and action that enable both members and the communities they build to thrive.
DISCUSSION OUTLINE

Rental market overview
Rent performance data & trends
Future payment challenges
Renter relief efforts
RENTAL MARKET OVERVIEW

Source: U.S. Census Bureau American Housing Survey 2017
The Supply of Federally Subsidized Units Has Remained Essentially Flat Since 2010

Occupied Units (Millions)

Notes: LIHTC occupied units are based on the 96% average occupancy rate reported in HUD, Understanding Whom the LIHTC Program Serves, 2017. LIHTC units are affordable to households making 50-60 percent of area median income. USDA multifamily units are in USDA Section 514 and Section 515 properties.

Source: JCHS tabulations of HUD, Picture of Subsidized Households and Low-Income Housing Tax Credit Database; USDA, Multi-Family Housing Annual Fair Housing Occupancy Reports.
RENT PAYMENT TRACKER COMPARISONS

<table>
<thead>
<tr>
<th>Month</th>
<th>April</th>
<th>May</th>
<th>June</th>
<th>July</th>
<th>April</th>
<th>May</th>
<th>June</th>
<th>July</th>
<th>April</th>
<th>May</th>
<th>June</th>
<th>July</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comunidad</td>
<td>92.7%</td>
<td>95.2%</td>
<td>95.0%</td>
<td>83.3%</td>
<td>91.7%</td>
<td>93.3%</td>
<td>94.1%</td>
<td>77.4%</td>
<td>85.6%</td>
<td>85.4%</td>
<td>85.5%</td>
<td>74.6%</td>
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</tbody>
</table>

Legend:
- Dark blue: First Week of Month
- Light red: Last Week of Month
HOUSEHOLD STIMULUS USAGE OR INTENTION

(all households)

- Food: 60.5%
- Clothing
- Household supplies or personal care products: 43.9%
- Household items (TV, furniture)
- Recreational goods
- Rent: 25.2%
- Mortgage
- Utilities and telecommunications: 44.8%
- Vehicle payments: 21.0%
- Paying down credit card, student loans, debts
- Charitable donations or giving to family
- Savings or investments
- Other

Source: U.S. Census Bureau, Household Pulse Survey

*Totals will not add to 100%, respondents could select more than one answer
AVAIL OWNER SURVEY BREAKDOWN

- 1 unit: 30.38%
- 2 to 4 units: 35.62%
- 5 to 10 units: 16.64%
- 11 to 50 units: 12.30%
- More than 50 units: 5.06%
PAYMENT METHOD (owner responses)

Select EACH method your tenant(s) use to pay rent.

- Cash: 32.9%
- Check: 46.2%
- Money order: 26.6%
- Bank to bank or ACH transfer: 55.8%
- Housing Choice Vouchers: 8.4%
- Credit or debit card: 8.0%
- Other: 12.7%
PAYMENT METHOD (resident responses)

Select EACH method you use to pay rent.

- Cash: 18.2%
- Check: 17.9%
- Money order: 19.7%
- Bank to bank or ACH transfer: 40.1%
- Housing Choice Vouchers: 2.2%
- Credit or debit card: 23.6%
- Other: 6.5%
WILL YOU BE ABLE TO PAY NEXT MONTH’S RENT?

- Moderate/High Confidence: 66.6%
- No or Slight Confidence: 32.3%
- Payment is/will be Deferred: 1.1%

Source: U.S. Census Bureau, Household Pulse Survey
INCOME & JOB LOSS CHALLENGES

Have you faced challenges related to paying rent in July?

- Yes: 61.9%
- No: 38.1%

Please list any challenges you have faced related to paying rent in the month of July:

<table>
<thead>
<tr>
<th>Challenge</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Household loss of employment or reduced income</td>
<td>76.59%</td>
</tr>
<tr>
<td>Household employment or income insecurity</td>
<td>36.75%</td>
</tr>
<tr>
<td>Paying for regular, necessary expenses</td>
<td>58.89%</td>
</tr>
<tr>
<td>Paying for unintended or unexpected expenses</td>
<td>47.37%</td>
</tr>
<tr>
<td>Other</td>
<td>4.99%</td>
</tr>
</tbody>
</table>
PAYMENT PLAN OPTIONS & USE

Are you offering rent deferment or rent payment plans to your tenant?

- Yes: 36.2%
- No: 63.8%

Are you on a rent payment or rent deferment plan?

- Yes: 10.1%
- No: 89.9%
RENT RELIEF OPTIONS

Most popular responses were government aid or assistance and borrowing cash / taking out a loan.
NATIONAL RESOURCES

- **Centers for Disease Control** – Provides resource, guidelines, and best practices to detect, reduce, and contain COVID-19.
- **Coronavirus Self-Checker** – The CDC has created a COVID-19 symptom checker. Learn more here: Coronavirus Self-Checker
- **Healthcare and Medical Assistance (by State)**

Physical Fitness:

- **Free Online Health & Wellness Classes by Veritas** – FREE online classes daily, including Zoom Zumba, Yoga for Stress Relief, Guided Meditation, and more.
# STATE RESOURCES – TEXAS

## FINANCIAL & RENT RELIEF

- **Lone Star Card** – HHSC gives SNAP food benefits and TANF cash help payments through the Lone Star Card. It’s a plastic card that’s used like a debit card to pay for items.

## HEALTH & WELLNESS

- **SNAP Food Benefits** – Helps families buy food for good health.
- **WIC Food Benefits** – Helps pregnant, breastfeeding women and families with children younger than 5 buy healthy foods. Texas WIC is still open for business and has modified services throughout the state. Families may call their local clinics to learn more about how they can receive services. Visit [https://find.texaswic.org/](https://find.texaswic.org/) to find your local clinic or call 800-942-3678.

## FOOD SECURITY

**Delivery & Pickup**

- **Instacart** – Delivery
- **H-E-B** – Delivery & Curbside Pickup
## COVID Relief Calculator

### Unemployment Insurance

<table>
<thead>
<tr>
<th>Pre-crisis wages</th>
<th>UI Benefits</th>
<th>CARES Supplement</th>
<th>How Many Weeks?</th>
</tr>
</thead>
<tbody>
<tr>
<td>400</td>
<td>500</td>
<td>$600</td>
<td>12</td>
</tr>
</tbody>
</table>

*Enter what you made per week before the COVID crisis

*Enter unemployment insurance benefits you qualify for per week

This resource calculator is for informational purposes only and may not be reflective of actual benefit eligibility. Please consult with a tax and/or legal advisor for information about your specific situation.
RESIDENT RELIEF

COVID Relief Calculator

Unemployment Insurance

Pre-crisis wages: 400
UI Benefits: 500
CARES Supplement: $600
How Many Weeks: 12

Total Relief: $10,200

This resource calculator is for informational purposes only and may not be reflective of actual benefit eligibility. Please consult with a tax and/or legal advisor for information about your specific situation.
SOCIAL IMPACT (PRE-COVID)
COMUNIDAD SOCIAL IMPACT (PRE-COVID)
How you found class today and audio

I absolutely loved all the music! The audio was MUCH better this time! Class was wonderful! 😊
TELEHEALTH

How would you like to connect?

- PHONE CALL
- VIDEO CALL

Video consults are recommended over WiFi connections. Cellular data connections can be slow and data rates may apply.

NEXT
FOOD SECURITY
APARTMENT LEADERSHIP RESIDES HERE™

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