



NATIONAL
MULTIFAMILY
HOUSING
COUNCIL

Rent Payment Data & Trends Across Different Segments

July 9, 2020







WEBINAR INFORMATION

- 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>.

CORONAVIRUS (COVID-19) HUB

Explore the recent updates, resources and research NMHC has assembled relating to the COVID-19 crisis.

[URGENT: Ask Congress for Further Relief for Renters & Property Owners from COVID-19 →](#)

 NMHC Rent Payment Tracker → The NMHC Rent Payment Tracker, powered by Entrata, MRI Software, RealPage, ResMan and Yardi, provides a weekly regular accounting of rent payments.	 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.	 Federal Legislative / Regulatory Relief and Responses to COVID-19 → Resources covering paid sick and family leave or medical leave, unemployment benefits, federal evictions 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 Resources → A frequently updated list of go-to sites with relevant information organized by topics including operations, legal obligations, business guidance and more.
 COVID-19 Webinars → These 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.	 Cybersecurity Resources → The COVID-19 pandemic has forced many apartment firms to transition some of their headquarter, regional office and on site staff to remote work. These NMHC member-only resources provide helpful cybersecurity guidance and best practices.
 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 DISCLAIMER

This webinar is provided for informational purposes only. This content is not investment or legal advice. NMHC assumes no liability for the use of the information provided in this webinar. The views expressed during this webinar are those of the individual presenters and not NMHC as a whole. Please consult with your own counsel for legal advice.

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**

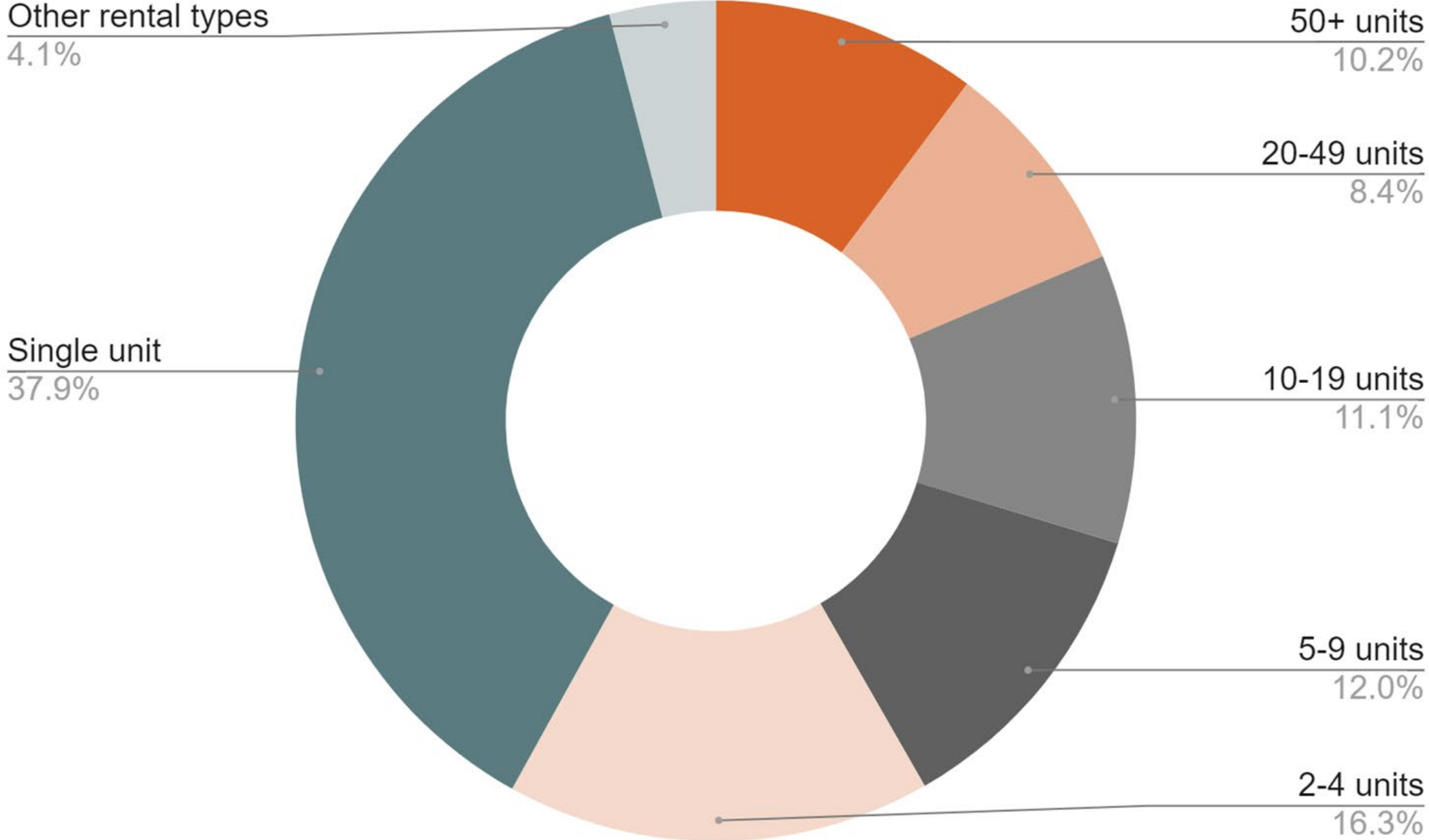


**Future
payment
challenges**



**Renter relief
efforts**

RENTAL MARKET OVERVIEW

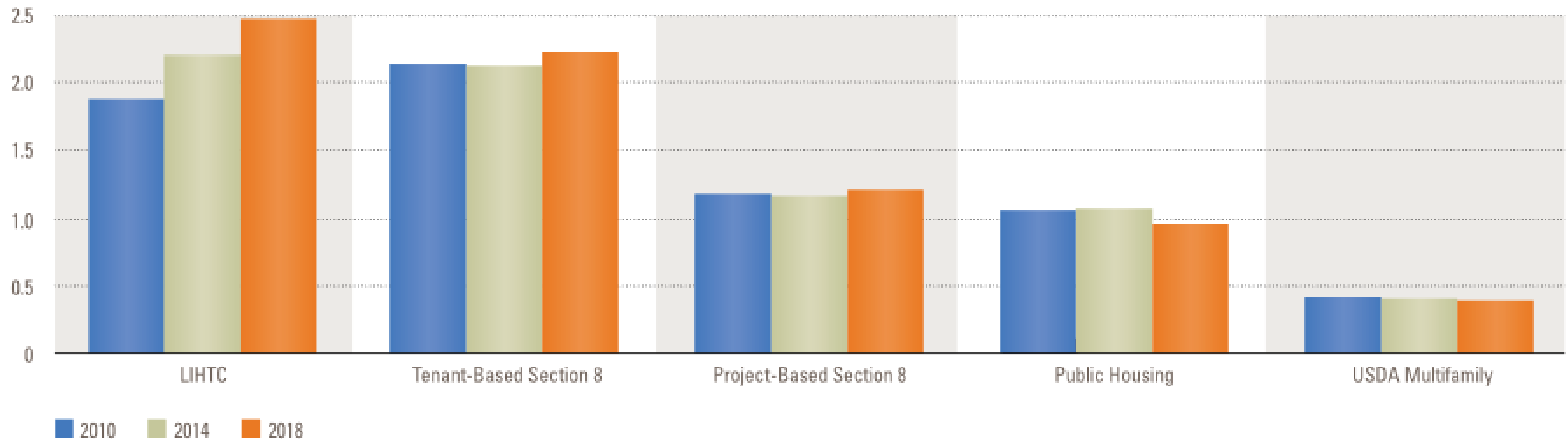


Source: U.S. Census Bureau American Housing Survey 2017

DISTRIBUTION OF SUBSIDIZED RENTAL UNITS

The Supply of Federally Subsidized Units Has Remained Essentially Flat Since 2010

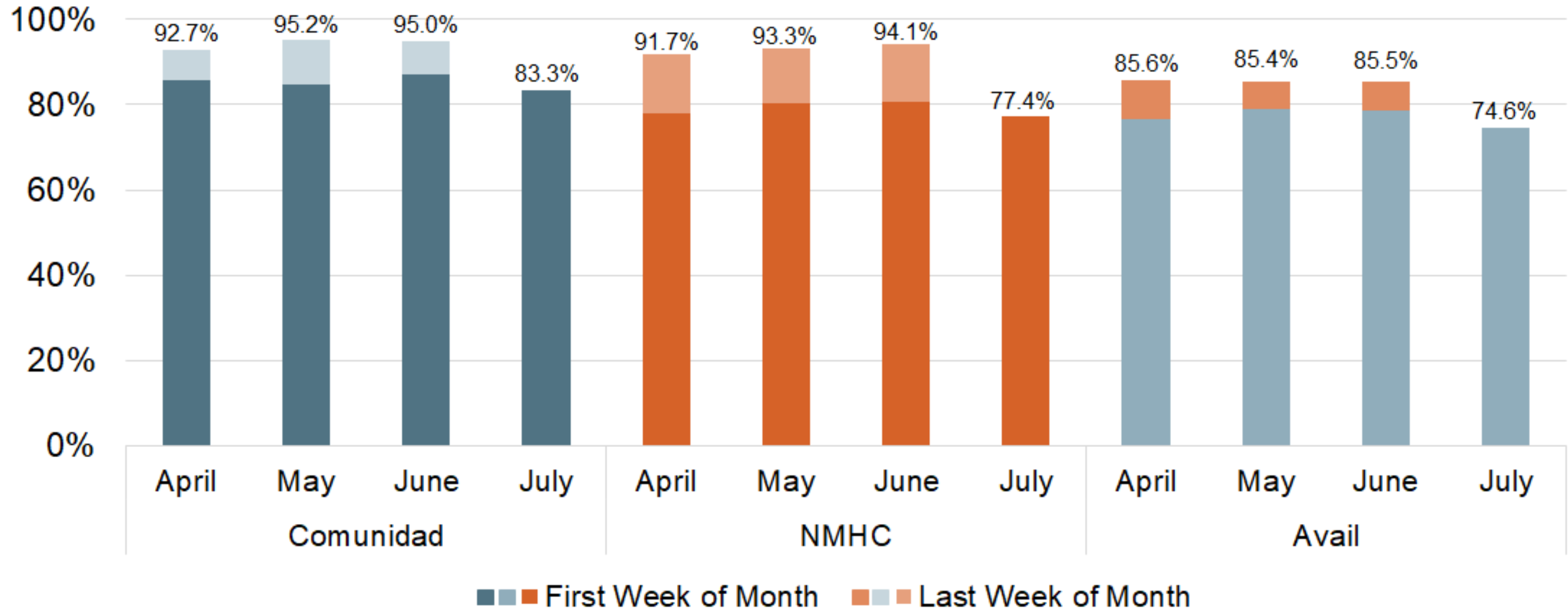
Occupied Units (Millions)



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.

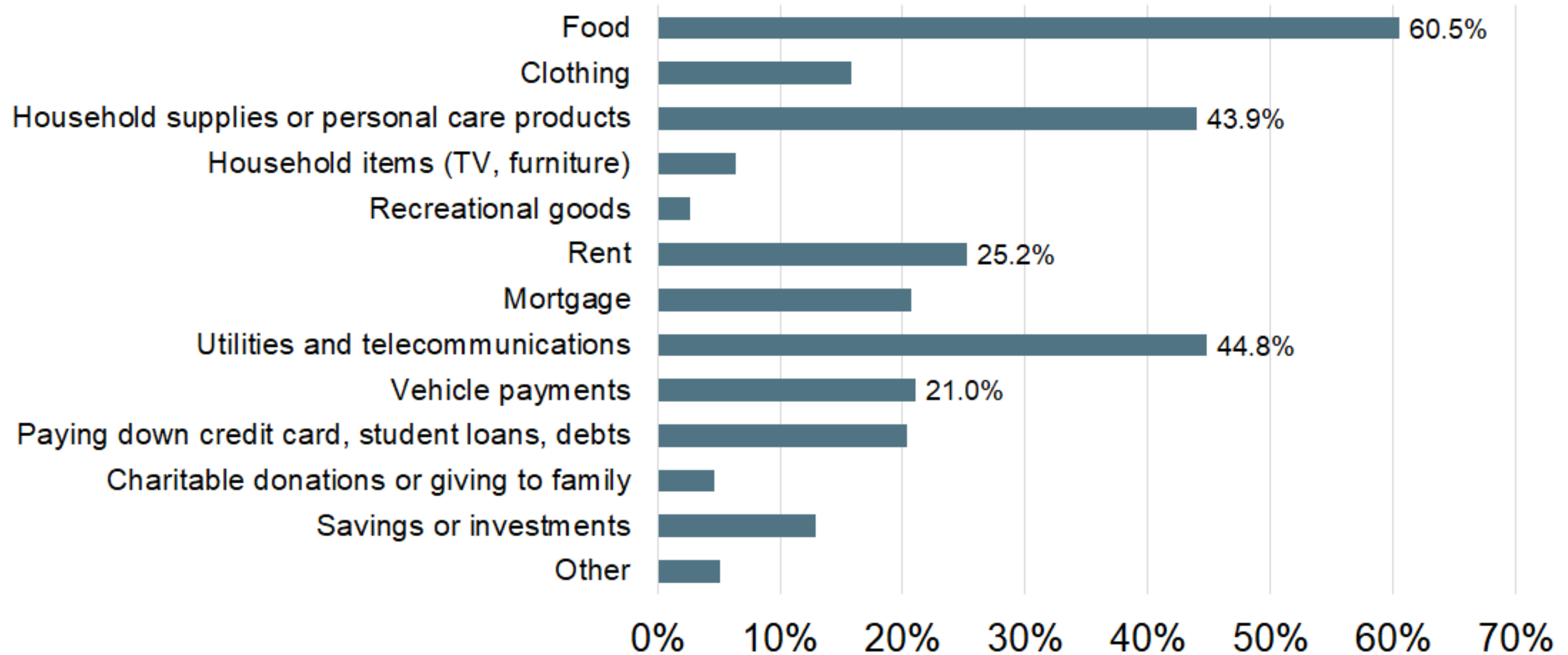
Source: JCHS tabulations of HUD, Picture of Subsidized Households and Low-Income Housing Tax Credit Database; USDA, Multi-Family Housing Annual Fair Housing Occupancy Reports.

RENT PAYMENT TRACKER COMPARISONS



HOUSEHOLD STIMULUS USAGE OR INTENTION

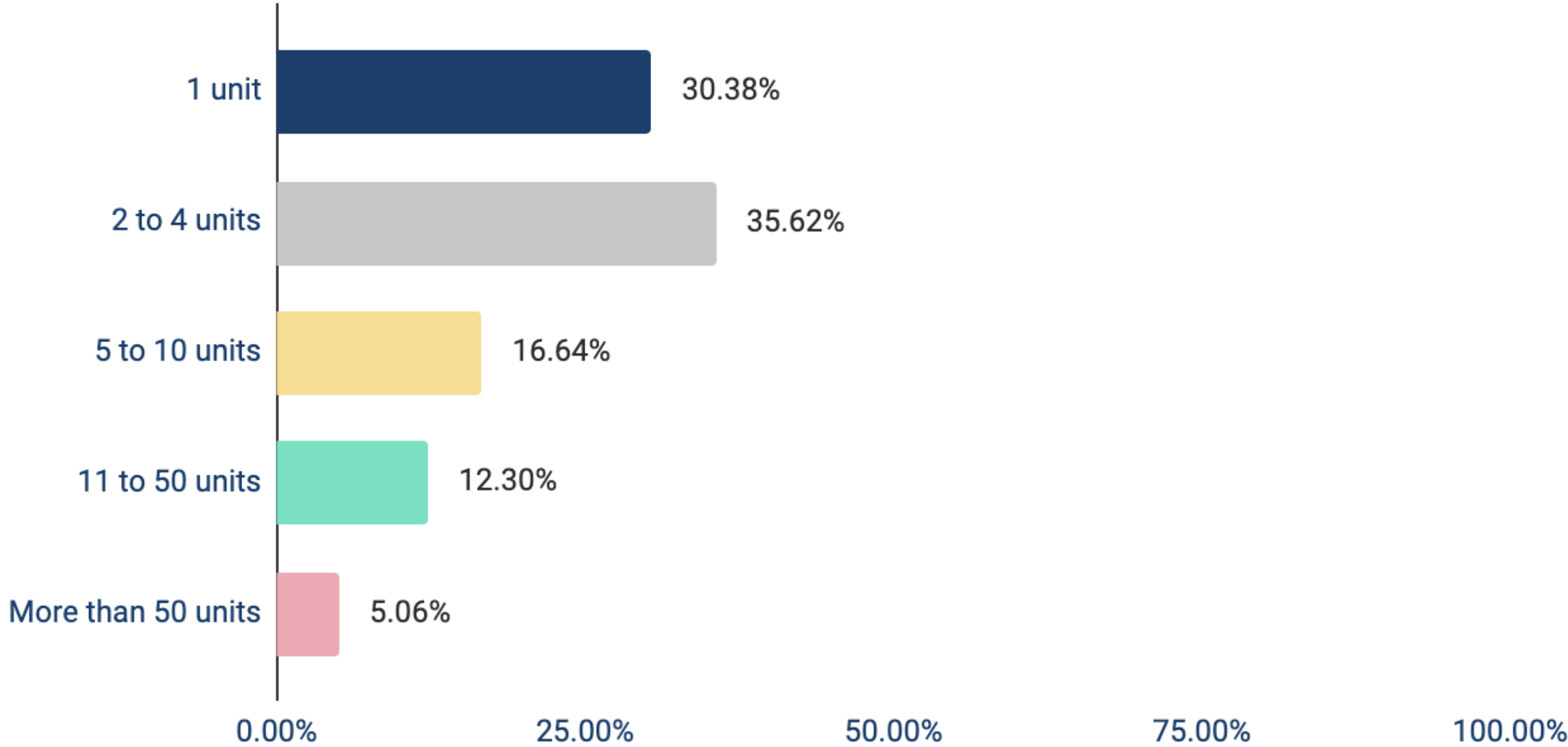
(all households)



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

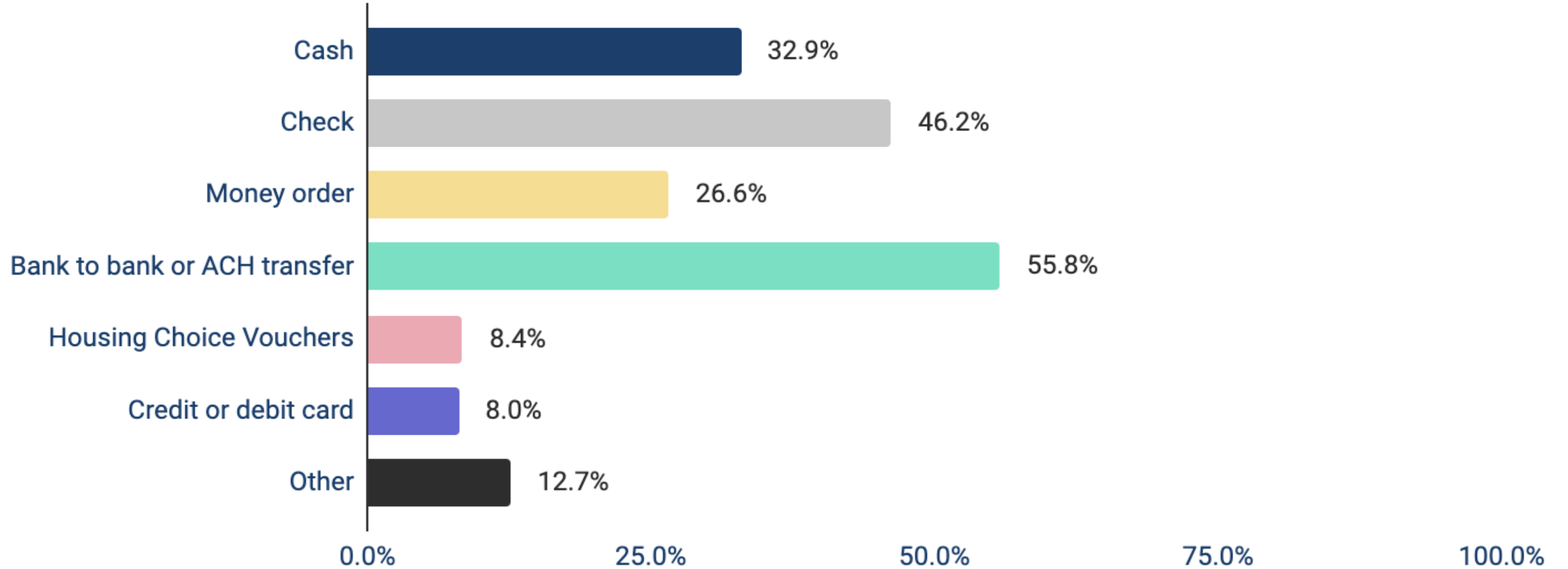
*Totals will not add to 100%, respondents could select more than one answer

AVAIL OWNER SURVEY BREAKDOWN



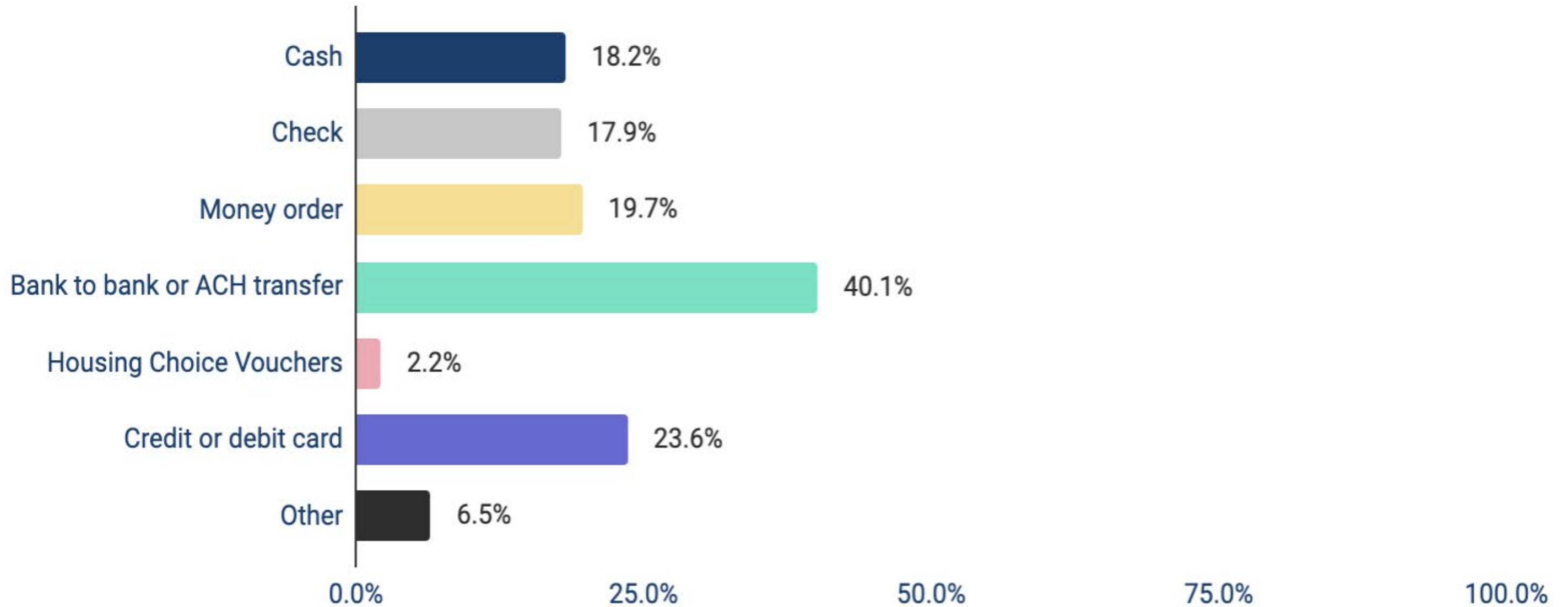
PAYMENT METHOD (owner responses)

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



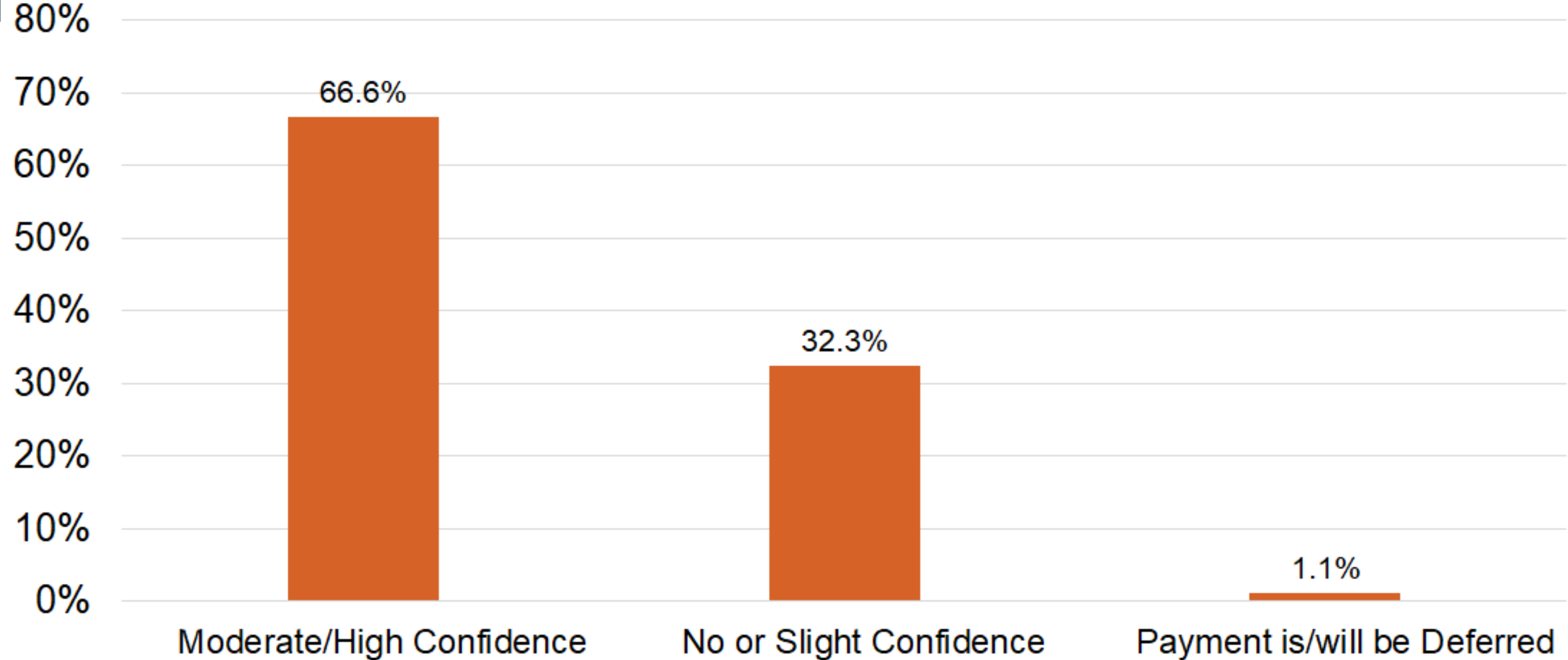
PAYMENT METHOD (resident responses)

Select EACH method you use to pay rent.



WILL YOU BE ABLE TO PAY NEXT MONTH'S

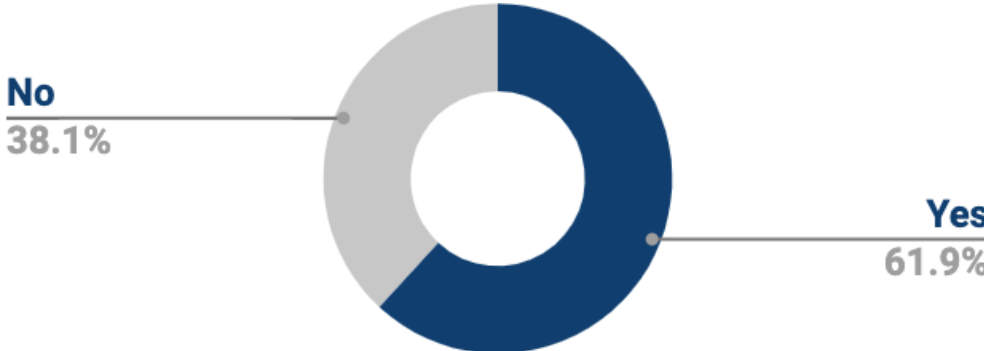
RESULTS



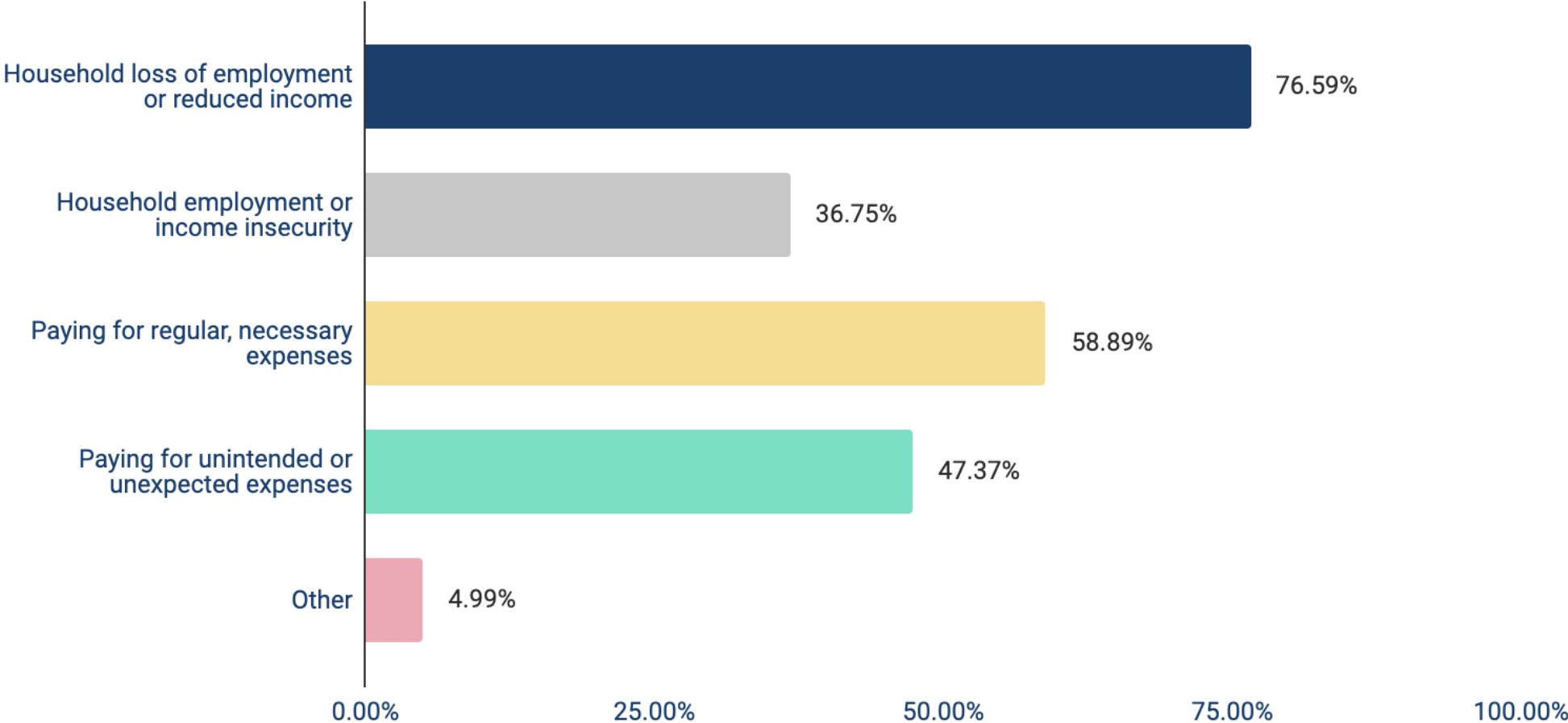
Source: U.S. Census Bureau, Household Pulse Survey

INCOME & JOB LOSS CHALLENGES

Have you faced challenges related to paying rent in July?

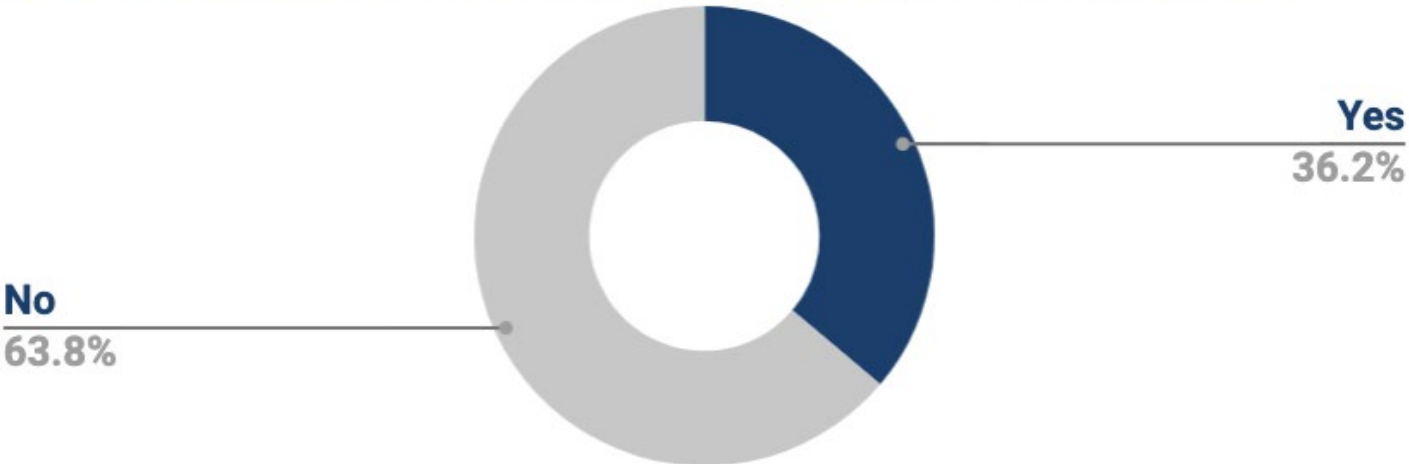


Please list any challenges you have faced related to paying rent in the month of July

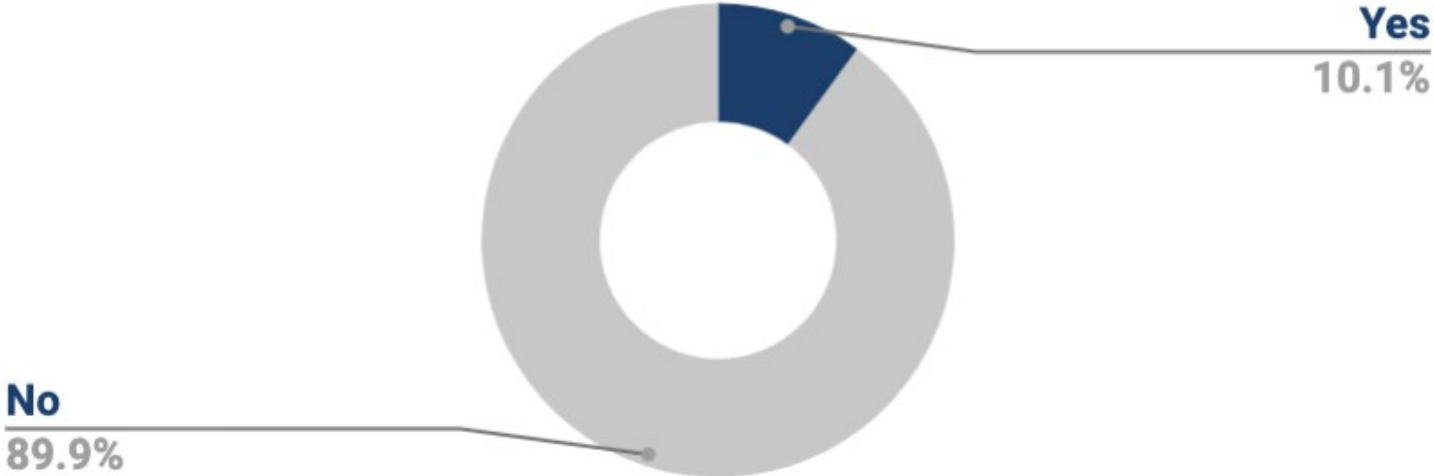


PAYMENT PLAN OPTIONS & USE

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

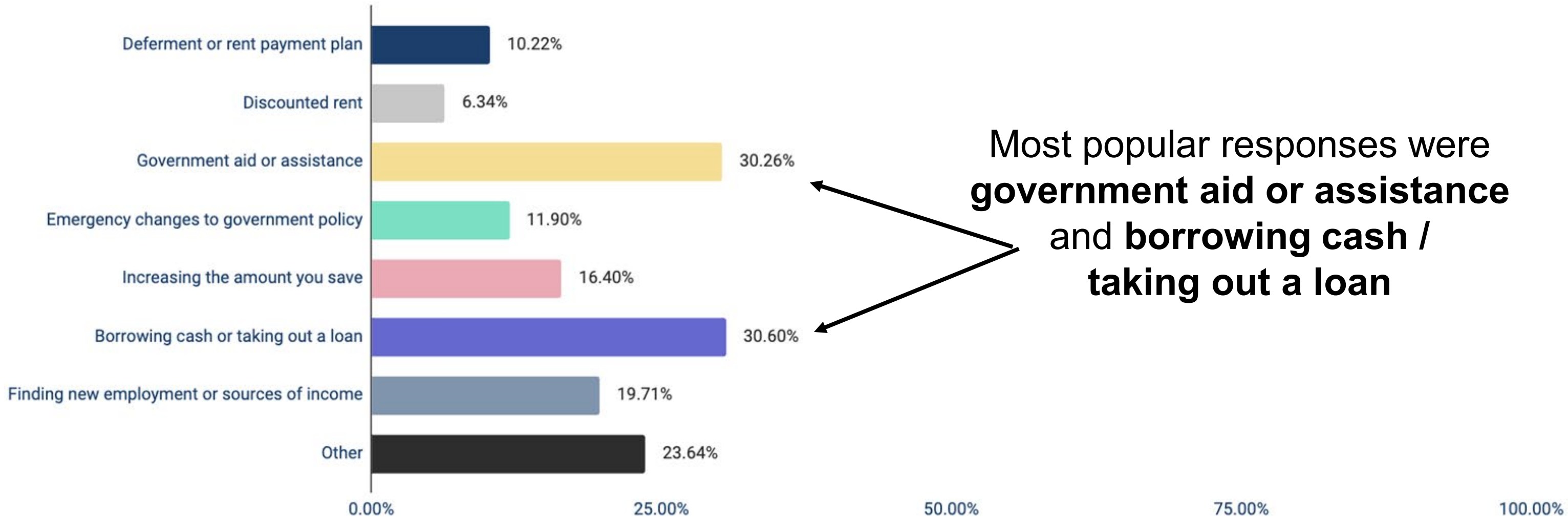


Are you on a rent payment or rent deferment plan?



RENT RELIEF OPTIONS

Which course of action or policies have helped you during these times?



RESIDENT RELIEF



HOME

PARTNERS

MISSION

RESIDENT RESOURCES

FAQ

DONATE

NATIONAL RESOURCES

FEDERAL STIMULUS

FINANCIAL & RENT RELIEF

HEALTH & WELLNESS

FOOD SECURITY



- [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

HEALTH & WELLNESS

FOOD SECURITY

- **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.
- **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/> to find your local clinic or call [800-942-3678](tel:800-942-3678).

Delivery & Pickup

- **Instacart** – Delivery
- **H-E-B** – Delivery & Curbside Pickup



RESIDENT RELIEF



[OUR IMPACT](#) [ABOUT US](#) [COVID RESIDENT RELIEF](#) [CONTACT US](#)

[DONATE](#)

COVID Relief Calculator

[Reset Calculator](#)

Total Relief : \$ 10,200 [v](#)

- CARES Act
- Unemployment Insurance**
- COVID Quarantine Order or Medical Hardship Reasons
- COVID Quarantine Order or Medical Hardship Caretaker
- COVID Child Caretaker
- SBA Small Business Forgivable Loans
- Help

Unemployment Insurance

Pre-crisis wages

*Enter what you made per week before the COVID crisis

UI Benefits

*Enter unemployment insurance benefits you qualify for per week

CARES Supplement

\$ 600

How Many Weeks?

*Max 39 Weeks

[Next](#)

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



VERITAS
IMPACT
PARTNERS

[OUR IMPACT](#) [ABOUT US](#) [COVID RESIDENT RELIEF](#) [CONTACT US](#)

[DONATE](#)

COVID Relief Calculator

[Reset Calculator](#)

Total Relief : \$ 10,200 ▼

CARES Act

Unemployment Insurance

COVID Quarantine Order or Medical Hardship Reasons

COVID Quarantine Order or Medical Hardship Caretaker

COVID Child Caretaker

SBA Small Business Forgivable Loans

Help

Unemployment Insurance

Pre-crisis wages

400

*Enter what you made per week before the COVID crisis

UI Benefits

500

*Enter unemployment insurance benefits you qualify for per week

CARES Supplement

\$ 600

How Many Weeks?

12

*Max 39 Weeks

[Next](#)

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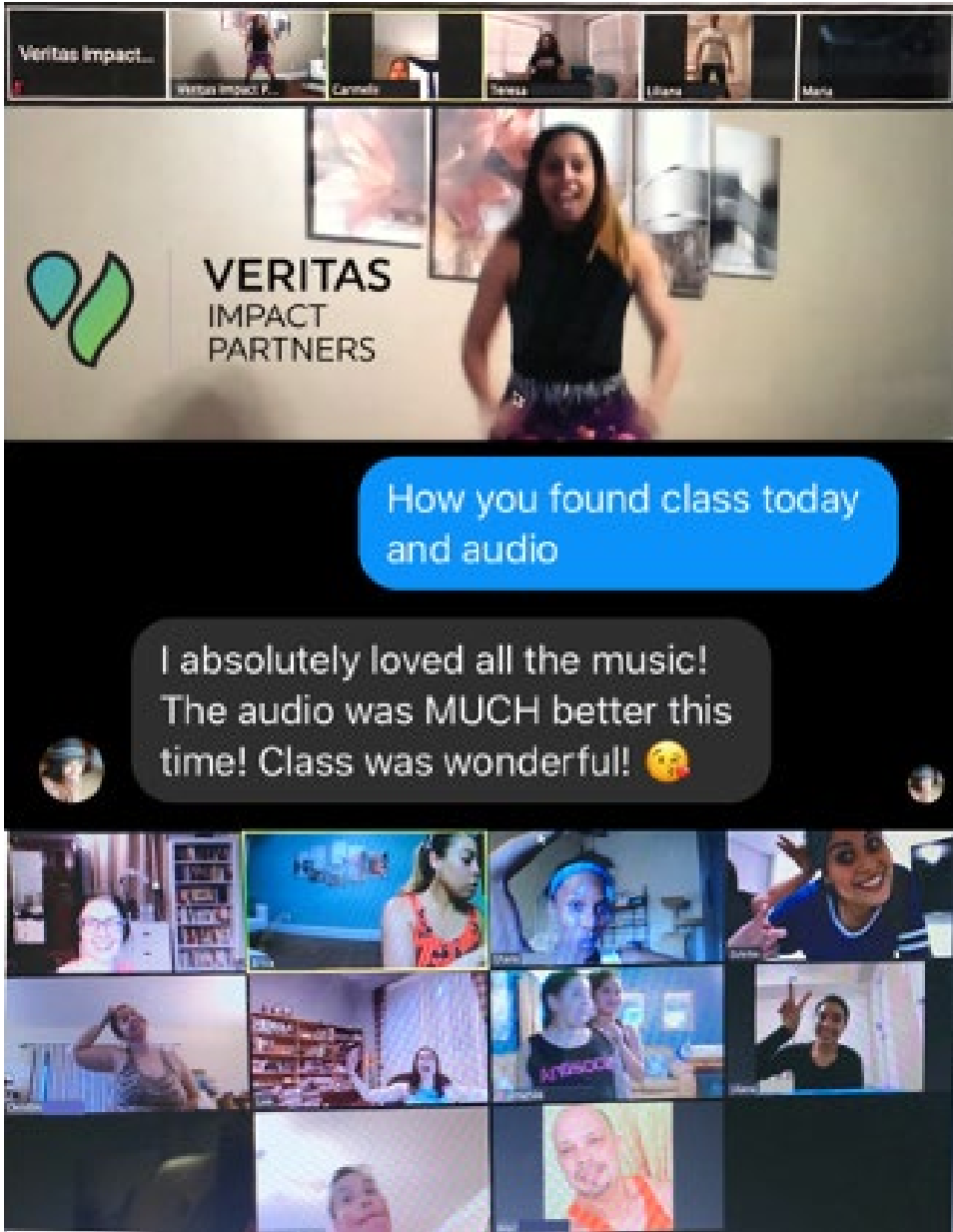
SOCIAL IMPACT (PRE-COVID)



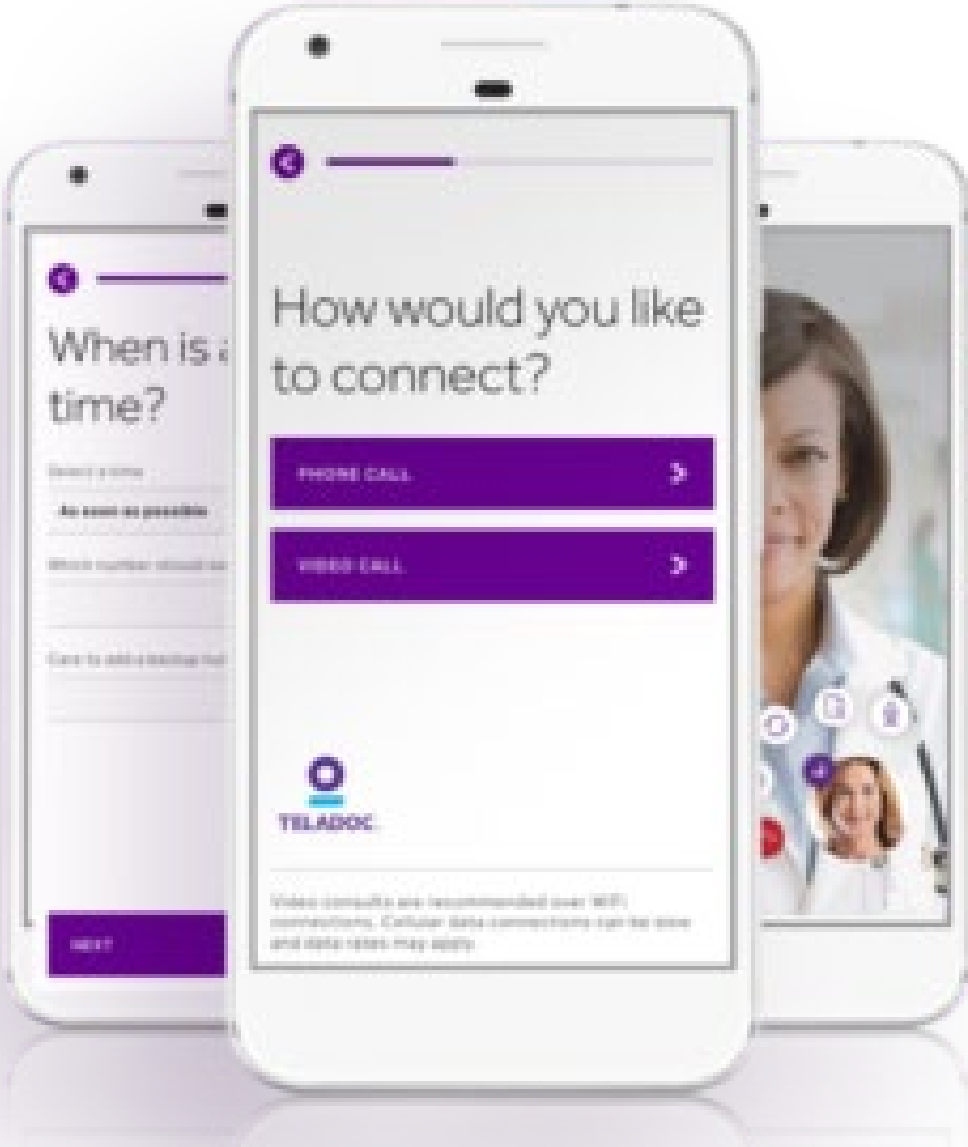
COMUNIDAD SOCIAL IMPACT (PRE-COVID)



VIRTUAL FITNESS



TELEHEALTH



FOOD SECURITY



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APARTMENT LEADERSHIP RESIDES HERE™

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