



NATIONAL
MULTIFAMILY
HOUSING
COUNCIL

APARTMENT LEADERSHIP RESIDES HERE™

NMHC COVID-19 Update Webinar

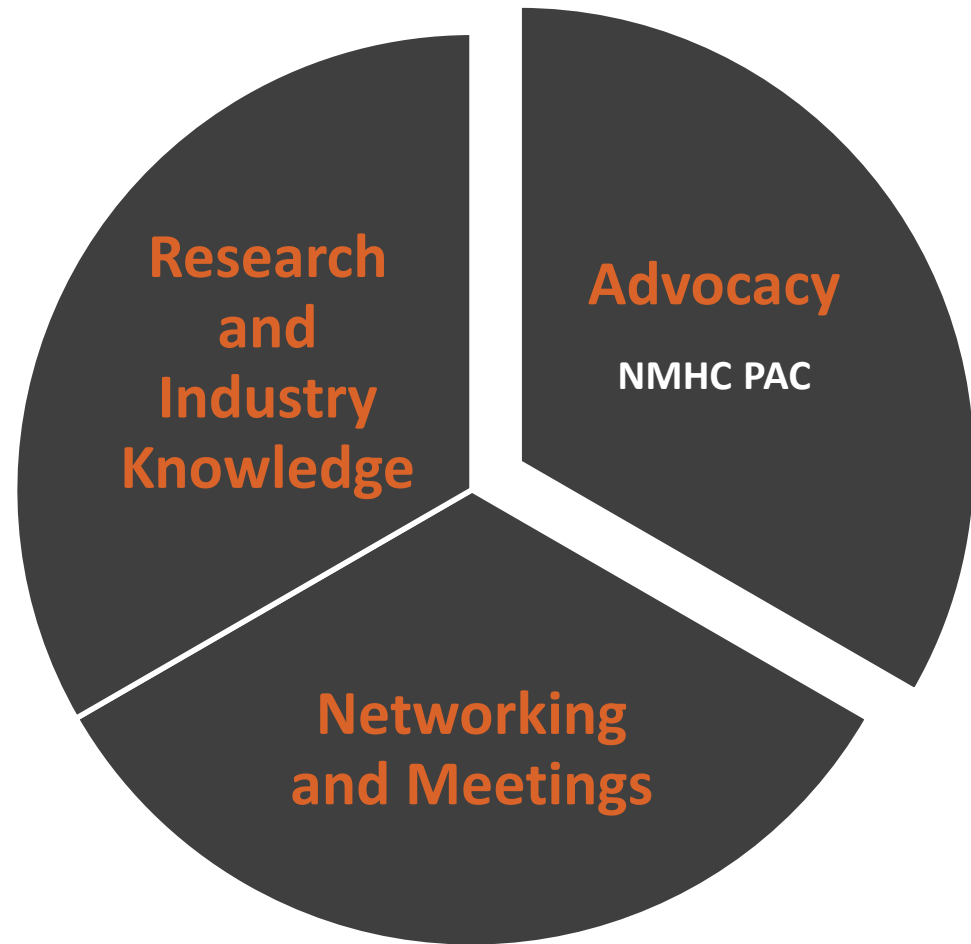
March 23, 2020

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.
- This webinar is closed to media and intended for information purposes only.

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
- **NMHC Policy Update**
 - NMHC Resources
 - Relief package update
 - Construction concerns
- Legal Liability and Obligations

Policy Update



Cindy Chetti
SVP, Government Affairs
NMHC



Paula Cino
VP, Government Affairs
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Kevin Donnelly
VP, Government Affairs
NMHC

NMHC Resources

The screenshot shows the top portion of the NMHC website. At the top left is the logo for the National Multifamily Housing Council (NMHC). To the right of the logo are links for "Sign In", "Create Account", and "Help", followed by a search bar. Below the logo is a navigation menu with the following items: "About", "Advocacy", "Research & Insight", "Networking Opportunities", "Meetings", "News", and "Membership". The main content area features a large banner image of a person in blue scrubs holding a stethoscope. Below the banner, there are several article teasers. One prominent article is titled "NMHC Resources Coronavirus Preparedness for Apartment Firms" with a "Learn More" button. Other teasers include "NMHC Apartment Impact" and "As the stand: NMHC reside & A C".

Listserve →



Join NMHC's Emergency Preparedness Listserve

COVID-19 Resources →

- — A list of go-to sites with
- — relevant information.

NMHC Resources cont'd.

NMHC's Overview of Suggested Considerations

- **Coronavirus Preparedness for Apartment Firms:** Outlines basic steps firms should take from an emergency preparedness perspective, including labor policies and procedures, legal liabilities, fitness center operations and more.
- **Coronavirus Resources for Apartment Firms:** Links to federal agency resources as well as documents addressing resident communications, cleaning protocols, workers' rights and more.
- **Emergency Preparedness:** Offers general advice in planning for any emergency.
- **Emergency Preparedness Listserve:** Provides a platform for industry members to share resources (member communications, cleaning protocols, travel guidance, etc.) as well as ask questions of fellow practitioners.



U.S. DEPARTMENT OF LABOR

Relief package update

We have four main priorities – COVID-19 Relief:

- **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)
- **Eviction Moratoriums**
 - Targeted and must include some guardrails that protect the viability and livability of the community
- **Essential Critical Infrastructure Workers**
 - DHS/CISA Designation of Critical Infrastructure Workers to include residential property management staff and housing construction teams
- **Critical Tax Relief for Multifamily Property Owners and Renters**
 - Payroll Tax Cut
 - Unemployment Compensation Exclusion
 - Net Operating Loss Carryback
 - Multifamily Depreciation Parity Act of 2019 (S. 2984 / H.R. 5313) addresses an unintended consequence of the Tax Cut and Jobs Act (TCJA) that harms our industry's ability to invest in housing production and rehabilitation

Call to Action

**Urgent: Ask Congress to Help Renters & Property Owners Recover
from COVID-19**

Take Action Now

Construction Impact

- **Residential Construction is "Essential"** - As jurisdictions nationwide craft shelter-in-place or similar orders, we are urging that housing construction and our workers be recognized as essential and necessary critical infrastructure.
- **Federal Guidance** - Industry letter sent to Cybersecurity and Infrastructure Security Agency (CISA) on advisory guidance.
- **Other Construction Barriers** - Inspection and permitting offices have shuttered nationwide.
- **On-Site Changes** - New site operations including social distancing, hygiene protocols, etc.

Audience Poll



Webinar Agenda

- Welcome and Overview
- NMHC Resources - updated
 - Relief package update
 - Construction concerns
- **Legal Liability and Obligations**

Legal Liability and Obligations – Fair Housing

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Questions

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COVID-19 Resources →

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Preparedness Listserve

Thank you.

www.nmhc.org/webinars