NMHC Rent Payment Tracker Weekly Update

May 22, 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.

SPEAKERS

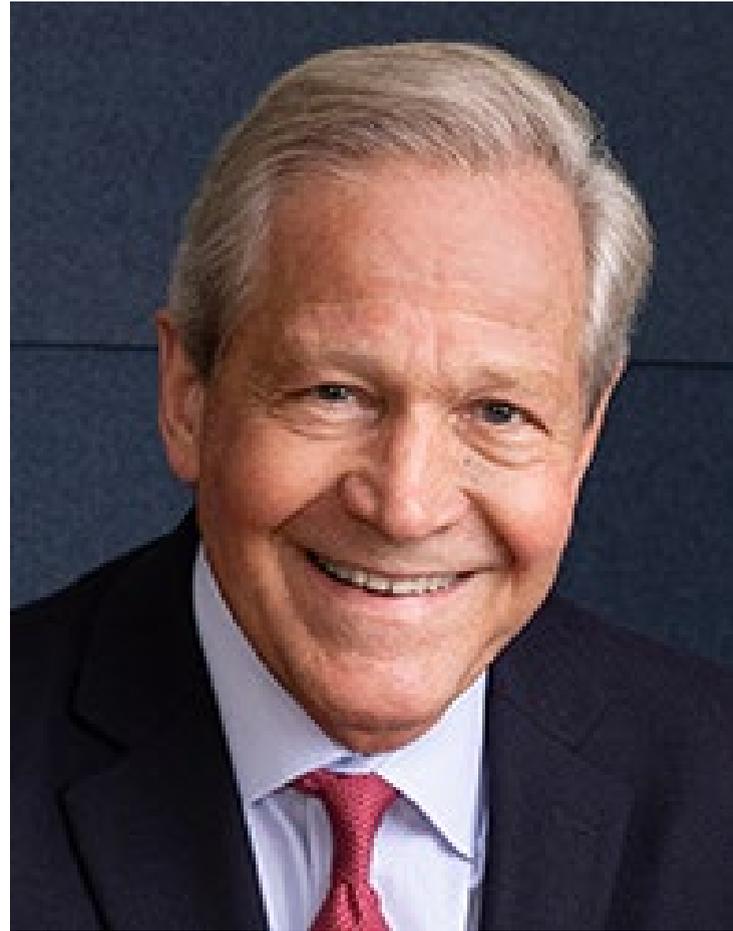
Doug Bibby

President

NMHC

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.

PRESENTATION OUTLINE

- Welcome and Overview
- Rent Payment Tracker
  - Doug and Sarah Yaussi, Vice President, Business Strategy provide an overview of NMHC's priorities for this data initiative.
- Review Data & Methodology
- Dialogue with Data Partners and Multifamily Leaders
- Closing Remarks

SPEAKERS

Doug Bibby

President

NMHC

Sarah Yaussi

VP, Business Strategy

NMHC

PRESENTATION OUTLINE

- Welcome and Overview
- Rent Payment Tracker
- Review Data & Methodology
  - Caitlin Walter, NMHC's Vice President, Research gives details about the data collection process.
- Dialogue with Data Partners and Multifamily Leaders
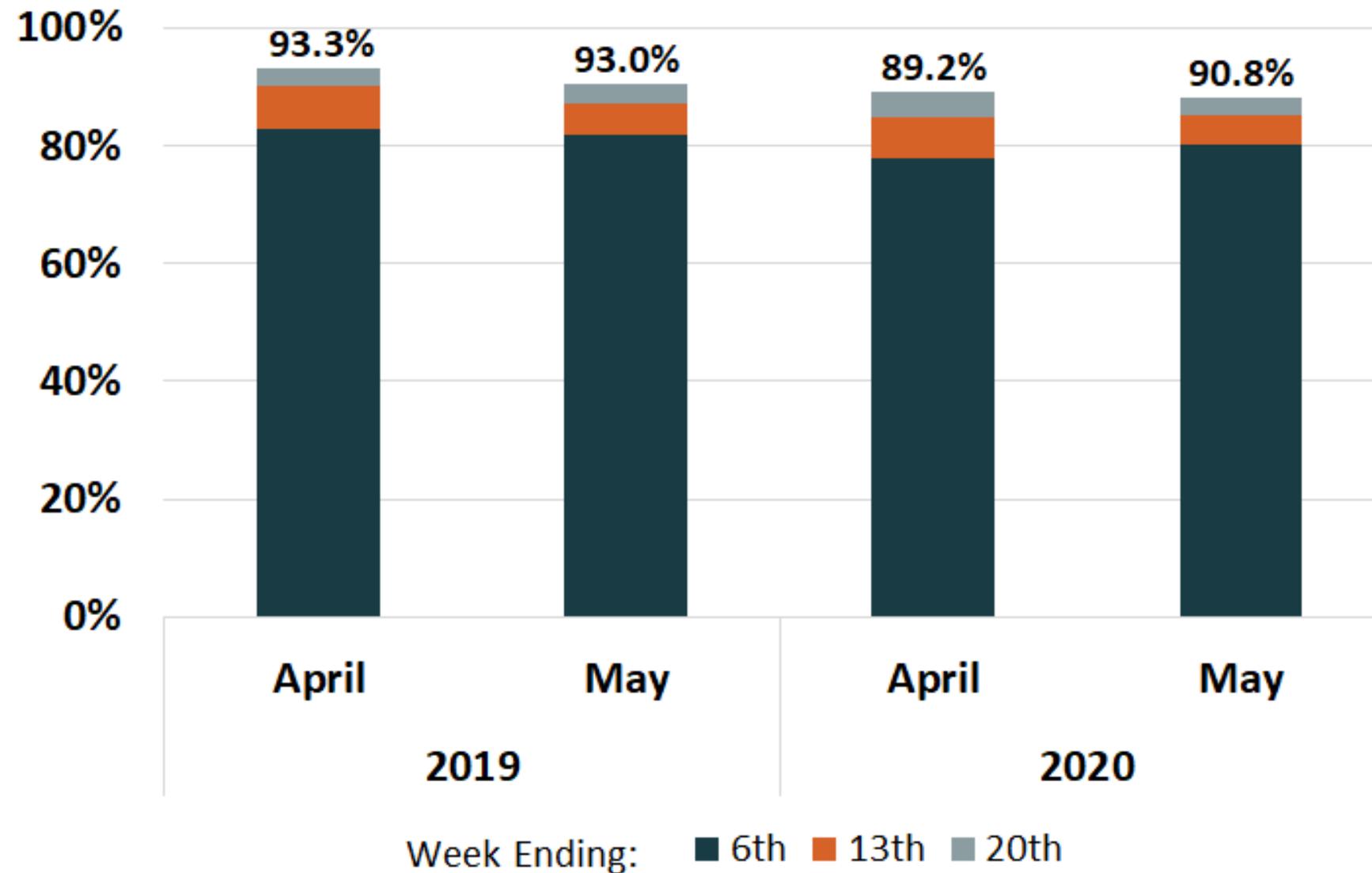- Closing Remarks

SPEAKER

Caitlin Walter

VP, Research

NMHC

NMHC Rent Payment Tracker: Data Methodology

- Collected each week
  - Week 3: May 14 – May 20
- Partial payments are counted only once monthly, in the first time period it occurs. Subsequent partial payments are not captured.
- Single-source date collection from PMS partners, not payment software
- Percentages based on total occupied units; historical data are same-store.
- Total unit counts will vary with each release as units are occupied or vacated.
- Student housing, military housing, and subsidized affordable units are not included.
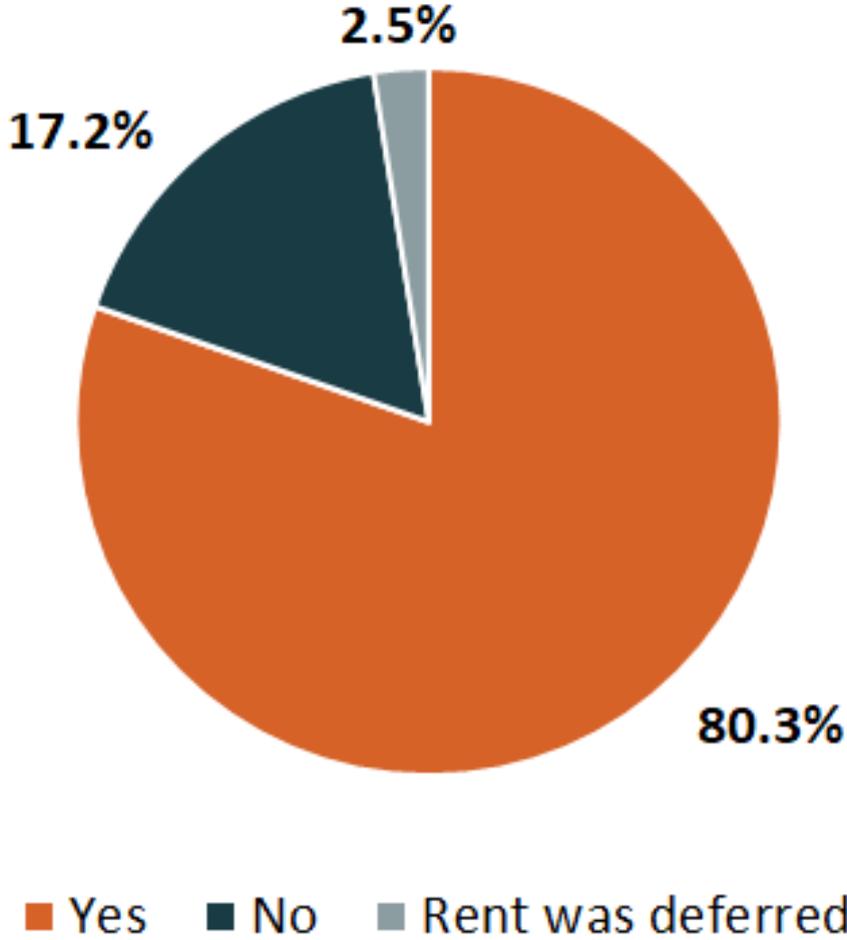- Only national data included.

NMHC Rent Payment Tracker: Weekly Results

Week Ending: ■ 6th ■ 13th ■ 20th

Note: Data collected from 11.5 million apartment units in April and 11.4 million apartment units in May

New Census Household Pulse Survey- All Rentals

Last Month's Rent Payment Status- On Time

2.5%

17.2%

80.3%

■ Yes ■ No ■ Rent was deferred

Find out more at: www.census.gov/householdpulsedata

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- Welcome and Overview
- Rent Payment Tracker
- Review Data & Methodology
- Dialogue with Data Partners and Multifamily Leaders
    - Caitlin and Sarah moderate a discussion with tracker data partners and multifamily providers, offering insights about the metrics and factors to consider.
- Closing Remarks

SPEAKERS

Jeff Adler
Vice President, Matrix
Yardi Systems, Inc.

Elizabeth Francisco
President
ResMan

Chase Harrington
President & Chief
Operating Officer
Entrata

Caroline Vary
Partner and Managing Director of Asset
Management
Jonathan Rose Companies

Greg Willett
Chief Economist
RealPage, Inc.

Brian Zrimsek
Industry Principal
MRI Software

PRESENTATION OUTLINE

- Welcome and Overview
- Rent Payment Tracker
- Review Data & Methodology
- Dialogue with Data Partners and Multifamily Leaders
- Closing Remarks
  - Doug shares final thoughts and information about NMHC's COVID-19 industry resources.

NMHC Call to Action

URGENT: Ask Congress for Further Relief for Renters & Property Owners from COVID-19 →

www.nmhc.org/housing-relief

NMHC Rent Payment Tracker

Media Contacts

Entrata
Media Contact: Nate Mathis
nmathis@entrata.com

MRI Software
Media Contact: Rachel Antman
press@mrisoftware.com

RealPage
Media Contact: Andrea Massey
RealPageMediaRelations@realpage.com

ResMan
Media contact: Christina Cravens
Christina.cravens@myresman.com

Yardi
Media Contact: Jeff Adler
Jeff.Adler@yardi.com

NMHC
Media Contact: Colin Dunn
cpdunn@nmhc.org

NMHC

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