NMHC Rent Payment Tracker Weekly Update

July 8, 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.
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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.
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 Leader
Closing Remarks
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
Collected each week
  - Week 1: July 1 – July 6th
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: Full Month Results

Data collected from between 11.1 - 11.5 million apartment units in April, May, and June.
NMHC Rent Payment Tracker: Weekly Results

Data collected from between 11.1 - 11.5 million apartment units in April, May, June and July.
Census Household Pulse Survey

Sources Used to Meet Spending Needs in Last 7 Days, Renters

- Regular income sources like those used before the pandemic: 60.7%
- Credit cards or loans: 24.4%
- Money from savings or selling assets: 21.7%
- Borrowing from friends or family: 19.6%
- Unemployment insurance (UI) benefit payments: 18.2%
- Stimulus (economic impact) payment: 26.6%
- Money saved from deferred or forgiven payments (to meet spending needs): 5.1%

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

Source: U.S. Census Bureau, Household Pulse Survey
• 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
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  • Doug shares final thoughts and information about NMHC’s COVID-19 industry resources.
NMHC Call to Action

Remind Congress: When Rent Payments Stop, Communities Suffer.

Take Action

https://www.nmhc.org/covid-take-action
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