NMHC Rent Payment Tracker Update

August 10, 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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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.
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
SPEAKERS

Doug Bibby
President
NMHC

Sarah Yaussi
VP, Business Strategy
NMHC
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
NMHC Rent Payment Tracker: Data Methodology

- Collected each week
  - Week 1: August 1 – August 6
- 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

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</thead>
<tbody>
<tr>
<td>Data</td>
<td>97.7%</td>
<td>96.6%</td>
<td>96.0%</td>
<td>96.6%</td>
<td>94.6%</td>
<td>95.1%</td>
<td>95.9%</td>
<td>95.7%</td>
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Data collected from between 11.1 - 11.5 million apartment units.
NMHC Rent Payment Tracker: Weekly Results

Data collected from between 11.1 - 11.5 million apartment units.

Week Ending: 6th*

April 2019: 82.9%
May 2019: 81.7%
June 2019: 81.6%
July 2019: 79.7%
August 2019: 81.2%
April 2020: 78.0%
May 2020: 80.2%
June 2020: 80.8%
July 2020: 77.4%
August 2020: 79.3%
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
RENT COLLECTIONS IN MARKET-RATE APARTMENT UNITS

Percentage of Rent Collected vs. Rent Billed

- April 2019: 98.0%  
- April 2020: 95.0%
- May 2019: 98.0%  
- May 2020: 95.0%
- June 2019: 98.0%  
- June 2020: 95.0%
- July 2019: 98.0%  
- July 2020: 93.0%

*As of July 26. Actual rent roll data based on millions of units running on RealPage systems.
RENT COLLECTIONS IN MARKET-RATE APARTMENT UNITS

Percentage of Rent Collected vs. Rent Billed

2019 2020

APRIL MAY JUNE JULY
SPEAKERS

Jeff Adler
Vice President, Matrix
Yardi Systems, Inc.

Elizabeth Francisco
President
ResMan

Chase Harrington
President & Chief Operating Officer
 Entrata

Walt Smith
Chief Executive Officer
Avenue5 Residential

Greg Willett
Chief Economist
RealPage, Inc.

Brian Zrimsek
Industry Principal
MRI Software
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Closing Remarks
- 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
NMHC Rent Payment Tracker

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