NMHC Rent Payment Tracker Update

September 16, 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).
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 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
  • Sarah Yaussi, Vice President, Business Strategy provides an overview of NMHC’s priorities for this data initiative.
Review Data & Methodology
Dialogue with Data Partners and Multifamily Leader
Closing Remarks
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 2: September 1 – September 13
• Partial payments are counted only once monthly, in the first time period it occurs. Subsequent partial payments are not captured.
• Single-source data 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

Data collected from between 11.1 - 11.5 million apartment units.

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<tbody>
<tr>
<td>2019</td>
<td>90.1%</td>
<td>89.8%</td>
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<td>90.1%</td>
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<tr>
<td>2020</td>
<td>85.0%</td>
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Data collected from between 11.1 - 11.5 million apartment units.

Week Ending:  
- 6th*  
- 13th
Household Currently Caught up on Rent Payments

- Yes: 84.7%
- No: 15.3%

Source: U.S. Census Bureau Household Pulse Survey, Week 13: August 19-31
Confidence in Ability to Pay Next Month’s Rent Payment

- **Moderate/High Confidence**: 72.3%
- **No or Slight Confidence**: 27.1%
- **Payment is/will be Deferred**: 0.6%

Source: U.S. Census Bureau Household Pulse Survey, Week 13: August 19-31
U.S. Census Bureau: Household Pulse Survey

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

- Regular income sources like those used before the pandemic: 60.0%
- Credit cards or loans: 29.8%
- Money from savings or selling assets: 30.0%
- Borrowing from friends or family: 23.5%
- Unemployment insurance (UI) benefit payments: 20.0%
- Stimulus (economic impact) payment: 31.8%
- Money saved from deferred or forgiven payments (to meet spending needs): 5.8%
- Supplemental Nutrition Assistance Program (SNAP): 13.6%

Source: U.S. Census Bureau Household Pulse Survey, Week 13: August 19-31

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

- Welcome and Overview
- Rent Payment Tracker
- Review Data & Methodology
- Dialogue with Data Partners and Multifamily Leaders
- Closing Remarks
  - Alison 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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