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.
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 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 priorities
• Review Data & Methodology
• Dialogue with Data Partners and Multifamily Leader
• Closing Remarks
Welcome and Overview
Rent Payment Tracker
Review Data & Methodology
- Claire Gray, Associate, Research gives details about the data collection process.
Dialogue with Data Partners and Multifamily Leaders
Closing Remarks
NMHC Rent Payment Tracker: Data Methodology

- Collected for the first week and the end of the month
  - Week 1: May 1 – May 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

Data collected from between 11.1 - 11.7 million apartment units.

<table>
<thead>
<tr>
<th>Week Ending</th>
<th>6th*</th>
<th>End of Month</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oct 2019</td>
<td>96.6%</td>
<td></td>
</tr>
<tr>
<td>Nov 2019</td>
<td>94.8%</td>
<td></td>
</tr>
<tr>
<td>Dec 2019</td>
<td>95.2%</td>
<td></td>
</tr>
<tr>
<td>Jan 2020</td>
<td>93.6%</td>
<td></td>
</tr>
<tr>
<td>Feb 2020</td>
<td>95.9%</td>
<td></td>
</tr>
<tr>
<td>Mar 2020</td>
<td>93.8%</td>
<td></td>
</tr>
<tr>
<td>Apr 2020</td>
<td>95.8%</td>
<td></td>
</tr>
<tr>
<td>May 2020</td>
<td>93.2%</td>
<td></td>
</tr>
<tr>
<td>Jun 2020</td>
<td>95.1%</td>
<td></td>
</tr>
<tr>
<td>Jul 2020</td>
<td>93.5%</td>
<td></td>
</tr>
<tr>
<td>Aug 2020</td>
<td>97.2%</td>
<td></td>
</tr>
<tr>
<td>Sep 2020</td>
<td>95.9%</td>
<td></td>
</tr>
<tr>
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Data collected from between 11.1 - 11.7 million apartment units.

Week Ending: 6th*
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
Welcome and Overview
Rent Payment Tracker
Review Data & Methodology
Dialogue with Data Partners and Multifamily Leaders
Closing Remarks
  - Alison Johnson, Director of Programming, NMHC shares final thoughts and information about NMHC’s COVID-19 industry resources.
NMHC Resources

What You Need to Know: Emergency Rental Assistance Frequently Asked Questions (FAQs)

March 29, 2021

In December 2020, Congress passed the Consolidated Appropriations Act that among other COVID-related measures included $25 billion to the Treasury Department to create a new Emergency Rental Assistance Program (ERAP). As states begin to open and NMHC was engaged with Congress and the Treasury Department to ensure this program is implemented in an efficient and effective manner that works for both renters and property owners/managers. This document is an execution of the requirements set forth in the COVID-19 relief package signed into law December 27, 2020, and administered by the U.S. Treasury Department and HUD.

In an effort to clarify specific provisions within ERAP as part of the program, Treasury has released guidance on an ongoing basis. The most recent guidance was released on March 29, 2021. Supplemental guidance is expected to be released in the future. In addition, the IRS has also released FAQs on Emergency Rental Assistance (ERAP), outlining criteria for landlords to follow regarding ERAP payments.

NMHC continues to provide feedback to Treasury and HUD regarding program implementation. Most recently, NMHC convened a real estate roundtable with Treasury and HUD on March 29, 2021, outlining a number of specific recommendations. This was a follow-up to letters sent on January 7 and February 9.

Key Resources
- Treasury Department FAQ’s: https://www.hud.gov/ask/
- Treasury Department List of Funding Distributed to States, Localities and Tribes: https://aspe.hhs.gov/recover
- National Council of State Housing Authorities (NCSHA) State Level Emergency Assistance Programs: https://www.ncsha.org/erap
- NMHC Emergency Rental Assistance (ERAP) recent version dated March 25, 2021.

The information provided herein is general in nature and is not intended to be legal advice. It should be tailored to assist our members in successfully addressing these issues area, but it is not intended to address specific fact circumstances or business situations. For specific legal advice, consult your attorney.

Download a PDF of the FAQs on the ERAP program

Behind on Your Rent? New Emergency Rental Assistance Program May Help.

We know that many of our residents have suffered job and income loss during the pandemic and may struggle to pay rent. If you find yourself in this situation, here are some options:

1. Talk to Landlord: Don’t feel alone: your rental payment is due. We want to work with you to help you through this difficult time. You may be able to set up a payment plan for you or help you access federal/charitable rental support.
2. Review the source of financial aid available. Include a comprehensive Emergency Rental Assistance Program. If you need help paying for leisurely, charitable grants or other aid, as we have. You may be able to help.

Additional Resources for Residents
- Unpaid Rent (EJ, D.C., NY) - If you have not paid rent and need help, contact your landlord.
- Federal Poverty Line (FPL): A way to determine if you qualify for rental assistance.
- State Poverty Line (SPL): A way to determine if you qualify for rental assistance.
- Local Poverty Line (LPL): A way to determine if you qualify for rental assistance.

NMHC Resources

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