

## 2022 Apartment Industry Policy Priorities

Rental housing is a robust, diverse industry that provides a home for one-third of the nation, supports 17.5 million jobs and generates over \$3.4 trillion in economic activity. The policy challenges facing the industry, especially in the age of COVID-19, are equal in scale and scope – touching every sector of the industry from new development to property management – and encompassing firms of all shapes and sizes. As their advocates, we focus on issues that reduce operational risk and enable efficient operations, preserve housing affordability and ensure the continued viability of rental housing providers for the long-term.

For 2022, the industry’s priorities reflect the near-term concerns of the housing crisis exacerbated by the COVID-19 pandemic and the broader need to maintain the health and competitiveness of the rental housing industry for the long-term. We urge Congress to:

- Support credible and proven policies to address **housing affordability and instability including financial assistance for renters**, while opposing approaches that undermine the effective operation and financial health of rental housing – such as rent control and eviction moratoria.
- Maintain and expand **tax policy** that preserves and encourages investment in multifamily housing.
- Promote **regulatory and legislative strategies that remove operational challenges** that slow or prevent development of housing.
- Ensure dedicated **rental assistance** is available for renters and property owners to relieve past due rent to maintain the stability of America’s renters and the housing industry at large.
- **Increase funding and improve the Section 8 Housing Choice Voucher Programs** to enable greater private housing provider participation and expand affordable housing options for low- and moderate-income Americans.
- Support funding for unmet **infrastructure** needs that directly impact housing.
- Expand **operational risk coverage** as it relates to cybersecurity, liability, pandemics and reauthorize and reform the **National Flood Insurance Program (NFIP)**.
- Ensure federal **fair housing** policy protects equal opportunity in housing while supporting housing providers’ ability to develop, own and operate their properties without undue risk and compliance uncertainty.
- Enact a federal **data privacy**, security and breach notification standard that pre-empts the patchwork of state laws that leave consumers vulnerable and impose burdensome compliance obligations.
- Accelerate **broadband deployment** and modernization in communities across the country, including at existing multifamily properties.
- Ensure the continued ability by Fannie Mae, Freddie Mac and the Federal Housing Administration to provide adequate **capital financing** to the apartment industry.
- Preserve necessary **resident screening** tools and ensure that consumer reporting reforms do not make screening impracticable or hinder apartment providers from properly managing risk.
- Pursue **labor and immigration policy** that ensures an adequate workforce supply for the multifamily industry.
- Pursue innovative, cost-effective **energy efficiency strategies** that incentivize sustainable and resilient communities.

*NMHC and NAA are in the process of evaluating our policy priorities for 2022, but the above represents a preliminary list. Our policy priorities will be updated in the early part of 2022. In the meantime, additional information can be found here: [nmhc.org/advocacy/nmhc-primary-policy-priorities-and-goals](https://nmhc.org/advocacy/nmhc-primary-policy-priorities-and-goals)*