

A faded, blue-tinted background image of a city skyline with various high-rise buildings.

All In on Housing: NMHC & RETTC Members Bring Their Voices to the Hill

Read Time: 4 minutes

Earlier this month, housing providers and their technology partners came to Washington, D.C., for NMHC's Fall Board of Directors Meeting and the NMHC RETTC Advocacy Day to bring the rental housing sector's perspective directly to Capitol Hill. **[See photos from the week.](#)**

In meetings with members of Congress and their staff, NMHC and RETTC members walked lawmakers through how pooled housing investment and TIFIA financing for transit-oriented development can help them meet housing affordability goals in their own districts and states while at the same time responding to the deep concerns constituents are expressing about the cost of housing.

Tech suppliers joined housing providers to show how AI and emerging technologies are already improving operations and resident experiences, and why policy should support responsible innovation rather than stifle it.

Those meetings came as NMHC and RETTC work to educate lawmakers on what legislation should follow the 21st Century ROAD to Housing Act, an important first

step that protected and supported Build-to-Rent firms and their residents while it opened the door to doing more in the next Congress.

Going forward, hearing directly from housing providers, investors, employees and tech partners more frequently in Washington—and in their own states or districts—will give members of Congress a practical view of what is working and what still makes it challenging to build, operate and invest in rental housing. Above all, more engagement will give lawmakers perspective on how they can support and serve housing providers and residents alike.

In all, **248** NMHC and RETTC members took part in Advocacy Day, attending **78** meetings with congressional offices.

Advocacy doesn't end when members leave the Hill. Through **NMHC's Advocacy Action Program**, housing providers and tech suppliers can stay engaged year-round with calls to action on the issues that matter most to their businesses and communities, from tax policy and capital markets to AI and data privacy.

That work extends well beyond Washington to states and localities that are considering both pro-housing solutions and policies that will actually hurt renters. Through the **Housing Solutions Coalition** (HSC), national housing organizations, housing providers, local affiliates and partners across the housing community are coming together to educate voters and lawmakers alike on what will actually make housing more affordable. HSC will also offer participants a nonpartisan data intelligence tool that will connect efforts in states and communities nationwide, and share data-driven, nonpartisan intelligence, helping partners focus their resources on solutions that work.

NMHC & RETTC are all in on housing, and every voice helps change the conversation. **Join the Advocacy Action Program** to make sure yours is heard.



How Our Housing Affordability Toolkit Is Shaping the Conversation

Since its release in June, [NMHC's Housing Affordability Toolkit](#) has become a reference point for journalists, researchers and policymakers looking for a clearer way to size the nation's rental housing affordability challenges and weigh the tools available to address them.

NMHC Members: We Want to Hear Your Story!

We know that behind every apartment community are stories of residents who feel safe, supported and proud to call it home. If your organization has positive experiences to share from your residents, employees or others that embody how your firm creates homes and communities that provide the foundation for individuals and families to build strong, successful lives upon, **we want to hear them.**

By collecting and amplifying these stories, we can help shift the conversation—showing the real, human side of rental housing and pushing back against the growing wave of negative, anti-housing-provider rhetoric.

Please send us your stories so we can tell the public, media and lawmakers the truth about the positive impact rental housing has on ourselves, families and our nation.

[Fill out this form so NMHC can amplify your story.](#)

RESEARCH UPDATES

- **Rising Construction Costs and Economic Uncertainty Weigh on Multifamily Starts, Though Longer-Term Optimism Holds:** Results for this quarter's **NMHC Quarterly Survey of Apartment Construction & Development Activity** point to a challenging development environment characterized by increasing construction costs, economic uncertainty and low rent growth. Yet, while fewer projects are breaking ground, builders and developers remain optimistic in their 6-12-month outlook on overall construction conditions.
- **Research Notes: What Do Apartments Pay in Taxes?:** An updated look at how property values, tax rates and local tax policy shape the costs housing providers face across the country.



- **HUD Narrows Enforcement Window for Fair Housing Act Design and Construction Claims:** On Aug. 31, 2026, HUD's Office of Fair Housing and Equal Opportunity (FHEO) **issued a letter** changing its long-standing policy for enforcing the design and construction requirements of the Fair Housing Act (FHA).

NMHC National Multifamily Industry Compensation Survey

The National Multifamily Housing Council and WTW are pleased to announce that the 2026 National Multifamily Industry Compensation Survey Report, sponsored by

AvalonBay Communities, Equity Residential and Gables Residential is now available for purchase. [Click through for more information.](#)

Upcoming Events and Webinars

Open Events

[2026 NMHC Student Housing Conference](#) | Oct. 19-21

[2026 Q4 State of the Multifamily Market Webinar](#) | Oct. 22

Members-Only Events

[Emerging Leaders Networking Series: Los Angeles](#) | Oct. 7

RETTTC Member Events

[OPTECH 2026](#) | Nov. 16-18

NMHC Members: The list doesn't stop here—log in to your member account and access other exclusive, member-only meeting and registration details.

More to Explore

The Economist: Good News for American Renters

Financial Times: To Fix Housing Affordability, Build More Homes

The Economist's annual affordability index finds that 30 of the nation's 100 largest cities are now out of reach for the average earner, the fewest since the index began. It credits a wave of new apartment deliveries for the improvement but warns that sharply lower construction starts could make it short-lived.

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As pressure mounts to address housing affordability, the Financial Times cautions that many governments are leaning on measures like rent control and demand subsidies that offer temporary relief but do little to add homes, and risk making the underlying problem worse. The more durable path, the FT argues, is removing the barriers that make it harder to build.

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