

# APARTMENT WIRE

## CDC MOVES FORWARD WITH NEW EVICTION MORATORIUM

*NMHC continues to push back on the new eviction moratorium while also creating new resources to help members comply where applicable.*

At the urging of the Biden Administration, the Centers for Disease Control (CDC) [issued a new eviction moratorium](#) through October 3 for areas of the country with high or substantial rates of COVID infection. The new order is estimated to currently include 80 percent of counties and [90% of the renter population](#), according to officials.

Leading up to this latest action, NMHC has advocated nonstop to Congress and the Administration that this unsustainable measure must come to an end. In an [NMHC statement](#) issued the evening of the announcement, NMHC made clear that this moratorium is completely unacceptable, legally questionable and continues to put an unfair economic burden on millions of housing providers. We, again, underscored these points via an [NMHC-led real estate industry coalition statement](#) released the following evening.

Even the President himself acknowledged this legal issue during a press briefing this week. "But, at a minimum, by the time [the new moratorium] gets litigated, it will probably give some additional time while we're getting that \$45 billion out to people who are, in fact, behind in the rent and don't have the money," [President Biden said](#).

And although its legality remains in question, housing providers must still comply where applicable. To that end, [NMHC has created a new resource](#) that outlines key facts housing providers need to know to comply. This resource may be updated as additional information is revealed and NMHC will continue to communicate new information as it's made available.

### Multifamily Markup

#### HUD RELEASES EVICTION MITIGATION AND RESIDENT SUPPORT RESOURCES

The Department of Housing and Urban Development (HUD) recently released a number of resident support and eviction mitigation resources including those related to specific resident protections and guidance for HUD assisted households. Click through for a list of HUD's new and updated resources.

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#### FORMER MAJORITY LEADER ERIC CANTOR TO SPEAK AT NMHC FALL MEETING

Just announced—**Former Majority Leader Eric Cantor (R-Va.)** will join NMHC members at the [2021 NMHC Fall Meeting](#) for a candid conversation about the current state of affairs in Washington, D.C. Cantor served as the House Majority Leader from 2011 – 2014, playing a pivotal role as a member of the Republican leadership. Now Vice Chairman and Managing Director at investment bank Moelis & Company, Cantor can provide a unique perspective on how Capitol Hill is (and is not) working and the impact that politics has on business and the economy.

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#### FHFA AND FHA EXTEND EVICTION MORATORIUMS ON BORROWERS OF FORECLOSED PROPERTIES

On July 30, the Federal Housing Finance Agency (FHFA) and the Federal Housing Administration (FHA) announced they would each extend their eviction moratoriums on borrowers of foreclosed properties, which were set to expire on July 31. On the same day, [FHFA also issued a press release](#) encouraging landlords of Enterprise-backed properties to apply for emergency rental assistance before moving forward with the eviction process.

[FHFA'S RELEASE](#)

[FHA'S RELEASE](#)

#### INFOGRAPHIC: HOUSING PROVIDERS STEP UP TO SUPPORT RESIDENTS

In an effort to better measure the efforts of NMHC member firms to mitigate evictions, communicate about the availability of rental assistance and support residents in general during the pandemic, NMHC launched the NMHC Pulse Survey on Eviction Mitigation Practices, which ran from July 19 to 26, with 74 leading multifamily firms responding. In addition to releasing the survey data, NMHC has also created a new infographic that helps to visually tell the story of the survey results.

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#### INDUSTRY GEARS UP FOR MINNESOTA RENT CONTROL BATTLE

Minnesota will face an existential rent control threat this fall. Voters in both St. Paul and Minneapolis will have the opportunity to expand rent control via ballot initiatives in November—with perhaps one of the most draconian rent control measures in the nation on the line for this bellwether state. Click through to read NMHC's Jim Lapides' take on what to expect, what's at stake and what the industry can do about it.

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#### 2021 NMHC STUDENT HOUSING CONFERENCE SET FOR OCTOBER 4-6 IN CALIFORNIA

Register today for the 19th annual [NMHC Student Housing Conference](#) October 4-6, 2021, in Huntington Beach, Calif. We will be delivering the knowledge, tools and NMHC's exclusive networking that have made this conference the premier event for student housing executives. Most important, we will convene *in person* as the new school year begins to look back at the lease-up season and ahead to coming challenges and opportunities.

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#### NEW NMHC PAC MONTHLY UPDATE NOW AVAILABLE!

This month's NMHC PAC Monthly newsletter was released this week and highlights recent advocacy efforts and upcoming NMHC PAC actions at the 2021 NMHC Fall Meeting. Click through to read the full rundown of this month's NMHC PAC activities.

*Note: The NMHC PAC Monthly newsletter is only open to NMHC members and is sent to all prior approved members on a monthly basis. Contact NMHC's [Lisa Costello](#) or [Kevin Cameron](#) to learn more about how to subscribe*

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## NEWS



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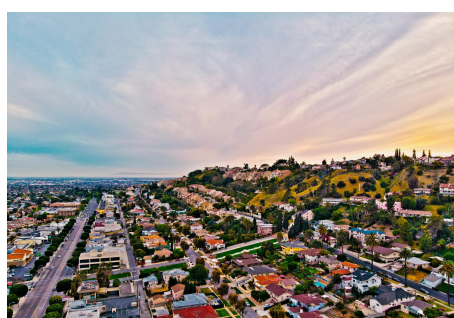
#### OPINION: THE CDC'S EVICTION MORATORIUM IS ALMOST CERTAINLY ILLEGAL

The Washington Post's editorial board recently penned an article detailing why, in their view, the new CDC eviction moratorium is illegal. "Advocates argue that the rise of the delta variant may have changed the court's thinking and that the new policy is more closely tailored to the worsening public health situation," they wrote. "They also argue that [Justice Kavanaugh](#) may uphold another temporary policy while federal rental aid money is still only trickling out. That is unlikely."



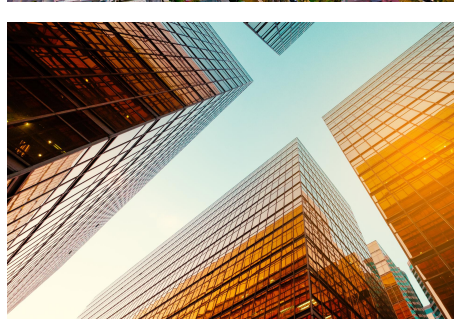
#### HOW APARTMENT LANDLORDS ARE WORKING WITH STRUGGLING RESIDENTS

GlobeSt.com recently highlighted NMHC's Pulse Survey on Eviction Mitigation Practices citing that 100 percent of the 74 firms responding offered payment plans for residents facing financial hardships.



#### OPINION | WHY ARE DEMOCRATS CELEBRATING BIDEN'S EVICTIONS POWER GRAB?

"Biden's eviction moratorium is of a piece with similar executive power grabs by his predecessors, particularly [Barack Obama's](#) DACA and [Donald Trump's](#) repurposing of military funding to the border wall," [Rich Lowry](#) writes for Politico Opinion. "That doesn't make it any better, in fact, it makes it worse. It means that executive lawlessness is becoming an ingrained part of our system. In its own right, Biden's move is especially egregious."



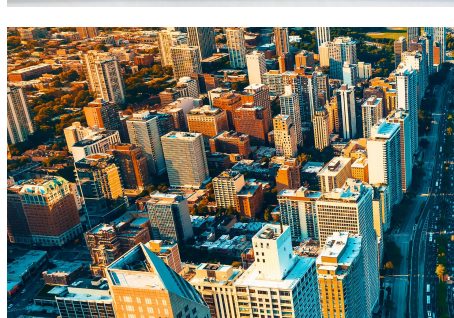
#### PROPERTY INVESTORS PAY UP FOR APARTMENT DEALS AS RENTS SPIKE

According to Real Capital Analytics, investors spent \$53 billion on multifamily real estate during a three-month period ending in June—pushing prices higher and ramping up spending even further.



#### JUDGE IN EVICTION MORATORIUM CHALLENGE INDICATES SHE'LL MOVE QUICKLY TO CONSIDER CASE

Following the CDC's recent action to reimpose a federal eviction moratorium, the Alabama Association of Realtors and Georgia Association of Realtors asked a federal judge to block its enforcement. On Thursday, the judge announced that she intends to consider it quickly.



#### MICHIGAN HAS SERIOUS LACK OF AFFORDABLE HOUSING — AND CRISIS COULD GET WORSE SOON

NMHC's VP of Research [Caitlin Walter](#) went on the record with the Detroit Free Press to illustrate the burgeoning housing challenges in Michigan. "The increase in rent shows that there is a lot of demand for apartments in the Detroit metro area. And so, as that demand continues, it's going to hamper affordability," Walter said.

#### LAST CHANCE TO RESERVE YOUR AD IN WEALTH MANAGEMENT REAL ESTATE (FORMERLY NREI)

NMHC is pleased to work with [Wealth Management Real Estate \(formerly NREI\)](#) to produce the show guide for this year's 2021 NMHC Student Housing Conference being held October 04-06, 2021 in Huntington Beach, CA. The guide provides compelling editorial coverage of the state of the student housing market, profiles the NMHC Student Housing Council and previews this year's conference.

All conference attendees will receive the show guide, and it will be distributed to *WMRE's* 80,000+ subscribers in the Q3 issue. In addition, this supplement will have additional exposure on [wealthmanagement.com/real-estate](#) and [nmhc.org](#).

The deadline to secure your ad placement is Thursday, August 19 and creative is due by Thursday, August 26. Please call Marianne Rivera at [marianne.rivera@informa.com](mailto:marianne.rivera@informa.com) or at 773-531-7218 if you would like to reserve ad space.



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