



COVID-19 MULTIFAMILY NEWS

PAYMENTS HAVEN'T FALLEN OFF A CLIFF, BUT ARE WE IN THE CLEAR?

We are almost seven months into the COVID-19 pandemic in the United States and are now officially in a recession. How is the apartment industry faring? NMHC's Vice President of Research [Caitlin Walter](#) says it's decidedly a mixed bag.

A variety of data points suggest that while the industry is largely holding on, there are still fundamental issues that must be confronted. And while there are different issues to face depending on the segment of the rental industry, all are facing real potential hurdles.

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WHERE DO THE PRESIDENTIAL CANDIDATES STAND ON HOUSING ISSUES?

The Presidential election—and the policies proposed by each candidate—will have serious implications for the multifamily industry. From housing affordability to regulatory reform, both candidates differ in their stances on key issues.

Although **President Trump** has not issued a housing plan ahead of the election, we can look at past choices on housing policy to get a picture of what we might expect from a second term. In contrast, former **Vice President Biden** released a comprehensive housing plan that commits to investing \$640 billion over 10 years in programs to "promote housing that is affordable, stable, safe and healthy, accessible, energy efficient and resilient, and located near good schools and with a reasonable commute to their jobs."

Click below to learn more about key housing provisions proposed by each candidate.

[READ MORE](#)



WE'RE HERE FOR YOU: THE VALUE OF NMHC MEMBERSHIP REMAINS STRONG

If there's ever been a time when membership in NMHC mattered, it's now. This pandemic has changed us all. As you have worked around the clock to provide safe housing to millions of Americans, [NMHC's team has also been tirelessly working](#) on your behalf to shape critical federal policy actions and deliver the news and resources you need to adapt to the pandemic's changing conditions. Be sure to check out the top nine benefits you'll miss if you don't renew.

[LEARN MORE](#)

FHFA PROPOSES NEW RULE ON ENTERPRISE OVERSIGHT PROCESSES

This week, the Federal Housing Finance Agency (FHFA) released a proposed rule designed to clarify certain oversight processes for Fannie Mae and Freddie Mac should they consider new business lines or products in the future. The new rule builds on existing protocols established in a 2009 rule from FHFA, with additional clarity on certain definitions and timelines flagged in the previous comment period by stakeholders.

[READ MORE](#)



OCTOBER APARTMENT MARKET CONDITIONS SHOWED SOME REBOUND FROM COVID-19 IMPACTS

According to NMHC's latest [Quarterly Survey of Apartment Market Conditions](#) results, as the industry continues to cope with the ongoing COVID-19 pandemic, apartment market conditions moderated for October 2020.

"The ongoing COVID-19 pandemic continues to constrain economic activity, resulting in higher vacancies and lower rent growth for apartments overall," noted NMHC Chief Economist [Mark Obrinsky](#). "Still, industry professionals are observing more favorable conditions in many suburban markets. And, while this round marks the fourth consecutive quarter of deteriorating conditions, there was considerably more variation in responses compared to last quarter—less than half (49 percent) thought that market conditions were looser."

[FULL RESULTS](#)

CALLING ALL WHO SPECIALIZE IN CONSTRUCTION, DEVELOPMENT AND DESIGN!

It's your last chance to participate in the fifth round of NMHC's COVID-19 Construction Survey. This resource aims to put real data behind the conversations being had throughout the industry and support our various advocacy efforts on Capitol Hill.

Please complete this short survey that asks for information about delays, availability of materials/labor and the impact of construction costs by Tuesday, Oct. 27.

[COMPLETE SURVEY](#)

2020 NATIONAL MULTIFAMILY INDUSTRY COMPENSATION SURVEY REPORT AVAILABLE FOR PURCHASE

The NMHC 2020 National Multifamily Industry Compensation Survey report is now available for purchase. As the premier source for market-level apartment industry compensation data, this year's survey addresses current market practices in compensation program design and salary levels for more than 100 corporate, regional, and on-site positions. Notably, 104 organizations participated in the survey and reported data on 65,689 incumbents from across 186 geographic areas.

[PURCHASE TODAY](#)

WEBINAR AVAILABLE: TWO WEEKS OUT, WHERE DO THE ELECTIONS STAND?

Republican political strategist and former senior Capitol Hill staffer [John Feehery](#) spoke to NMHC PAC supporters this week as part of the exclusive NMHC PAC Supporters Webinar Series. During his presentation, he broke down the current state of play with less than two weeks to go until Election Day.

Note: This webinar is available for NMHC members only. If you are not an NMHC member [learn more about joining](#).

[WATCH NOW](#)

NMHC/INTERFACE HOST VIRTUAL 2020 STUDENT HOUSING CONFERENCE

NMHC and Interface joined forces this week to host a virtual Student Housing Conference. Throughout the week-long meeting, student housing industry professionals discussed everything from the current effects of COVID-19 on the market and operations to the future health of the industry. "The fundamentals of our business have never been stronger, many times in our lives you don't realize how great things were until something occurs," said American Campus Communities CEO [Bill Bayless](#) during his opening remarks.

Catch up on some of the best discussions with MNH's recaps on [student housing investment, lending and financing, design, connectivity and digital marketing and leasing trends](#).

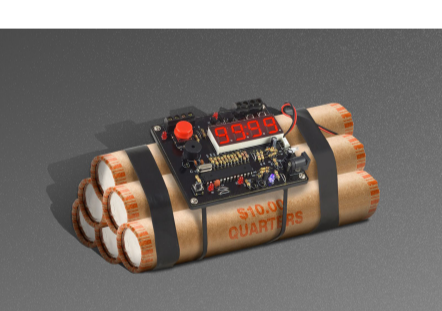
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NEWS



[NMHC RENT PAYMENT TRACKER FINDS 199,224 FEWER HOUSEHOLDS PAID RENT SO FAR THIS MONTH COMPARED TO LAST YEAR](#)

The NMHC Rent Payment Tracker found 90.6 percent of apartment households made a full or partial rent payment by Oct. 20. This is a 1.8-percentage point, or 199,224-household, decrease from the share who paid rent through Oct. 20, 2019, and compares to 90.1 percent that had paid by Sept. 20, 2020.



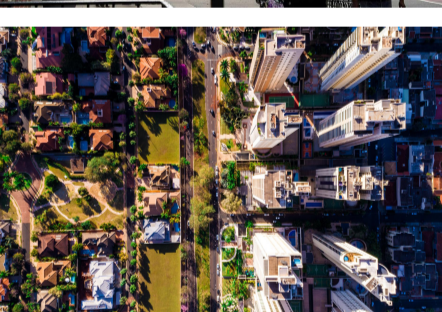
[WHY THE STIMULUS DELAY ISN'T A CRISIS \(YET\)](#)

If the impasse between House Speaker [Nancy Pelosi](#) and the White House on a new stimulus deal is supposed to be a crisis, you wouldn't know it from the stock market, where prices continue to rise.



[RENTS PLUMMET ON URBAN APARTMENTS](#)

The COVID-19 pandemic has driven renters to seek more space and cheaper rents in the suburbs.



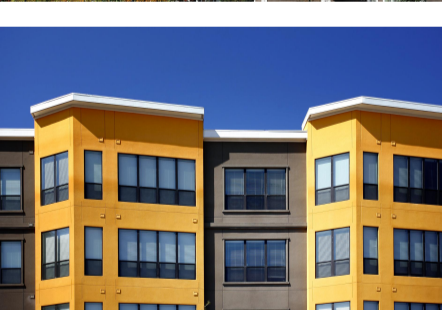
[ARE APARTMENTS STILL AN INFLATION HEDGE?](#)

With sophisticated daily pricing tools, apartments today are better positioned to respond to inflationary pressures than they were forty to fifty years ago.



[WALKER & DUNLOP'S FIRST VP OF DIVERSITY DISCUSSES HOW THE CRE INDUSTRY CAN MOVE THE NEEDLE](#)

"The creation of D&I is often superficial. Everyone does the trainings they're told. The leaders say the right things," said Walker & Dunlop's new Vice President of Diversity, Equity and Inclusion [Jason Golsb](#) in a recent Q&A with NREI. "But if you really want to change the culture, the challenge is how do you operationalize D&I into the decision-making?"



[NMHC PRESIDENT DOUG BIBBY PARTICIPATED IN LATEST MARCUS & MILLICHAIP WEBINAR](#)

Is this a turning point or shifting currents in the market? This one-hour webinar will explore how to navigate markets and lead through change.

THERE IS STILL TIME TO EXHIBIT AT OPTECH

Promote your product or services in the virtual OPTECH Expo! Take advantage of the opportunity to showcase your products and services to leading industry executives who make purchasing decisions for their firm portfolios.

[LEARN MORE](#)

The great content and good networking attendees love and expect from OPTECH continues after Opening Pitches. With shorter sessions, new formats, a great mix of live and on-demand content, we've built the agenda to provide attendees with max flexibility. So, whether you want to block off a few hours on your calendar for a deep dive or pop in and out of the event over a few days, we've got something for you whenever, however you want to join us.

[VIEW THE AGENDA](#)

Want a quick overview of the agenda? BH Management's [Joanna Zabriske](#) breaks down all four days of OPTECH in 90 seconds.



Joanna Zabriske
President and CEO
BH Companies



COVID-19 HUB

NMHC's headquarters for all COVID-19 policy updates, research, industry resources and articles.

[EXPLORE](#)



LISTSERVE

NMHC's Emergency Preparedness Listserve is the place where multifamily operators can crowdsource answers to COVID-related operational issues.

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WEBINARS

Our [COVID-19 webinar library](#) includes the full suite of our on-demand presentations and discussions.

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