



COVID-19 MULTIFAMILY NEWS

GOVERNMENT SHUTDOWN AVOIDED

The [House passed a Continuing Resolution](#) (CR) late Tuesday evening to avoid the impending government shutdown. This legislation will provide funding through Dec. 11. With the current funding set to expire Wednesday at midnight, the Senate is expected to approve the CR early next week.

On the heels of this averted crisis, House Democrats are now pivoting to the next COVID-19 package. Speaker Pelosi (D-Calif.) has reportedly [directed House committee chairs](#) to create a scaled-back version of their previously introduced COVID relief legislation. The proposed legislation will come in closer to \$2 trillion, as compared to the \$3 trillion House-passed HEROES Act. NMHC is in active communication with allies on both sides of the aisle regarding the importance of providing rental assistance in a future package. However, despite this last-ditch effort to restart negotiations on a stimulus package, many are skeptical that any deal can be reached prior to election day.

NEW WEBINAR DETAILS THE IMPACTS OF THE CDC EVICTION MORATORIUM

Following the release of NMHC's [FAQ Resource on the CDC COVID-19 Eviction Moratorium](#), NMHC hosted a live webinar this week that briefed apartment industry executives on the latest federal efforts to address current housing challenges for renters and housing providers. The webinar featured Holland & Knight Principals [Lynn Calkins](#) and [Kara Ward](#), who provided an in-depth explanation of the latest federal eviction moratorium, additional clarity around some of its provisions and guidance on what firms need to do in this evolving situation.

[WATCH NOW](#)

NATIONAL FLOOD INSURANCE PROGRAM TO BE EXTENDED FOR ONE YEAR

With the expected passage of the recent Continuing Resolution (CR), Congress is poised to avert two looming crises—a government shutdown and a lapse of the National Flood Insurance Program (NFIP). In addition to funding the government until Dec. 11, 2020, the CR will also extend the NFIP for one year to Sept. 30, 2021. Senate passage of the CR is expected early next week.

[READ MORE](#)



FEDERAL RESERVE ISSUES PROPOSED CHANGES TO THE COMMUNITY REINVESTMENT ACT

This week, the Federal Reserve issued an Advance Notice of Public Rulemaking (ANPR) to modernize the Community Reinvestment Act (CRA), which had its last major modification 25 years ago. The Fed is seeking comments on the ANPR to help determine the changes to the CRA.

[READ MORE](#)

MAJOR FEDERAL DATA PRIVACY BILL INTRODUCED

Senate Commerce Committee Chairman [Roger Wicker](#) (R-Tenn.) and other key Republican senators recently introduced legislation to create a federal data security and privacy standard. Because of the complexity of multifamily firms complying with a growing patchwork of privacy standards across the country, NMHC has been actively calling for Congress to enact such a standard and outlined the industry's priorities in a letter to the Committee as this legislation was being drafted.

[READ MORE](#)

WHAT DOES OPTECH LOOK LIKE IN 2020?

In light of the constraints around COVID-19, we have reimagined [NMHC OPTECH](#) to better fit the new ways we connect with our industry peers. This year's OPTECH experience will redefine supplier interaction, peer-to-peer networking and data and knowledge sharing for the new normal.

[REGISTER NOW](#)

NEW EMPLOYEE SENTIMENT SURVEYS: GETTING BACK TO WORK AND DIVERSITY AND INCLUSION

NMHC member Swift Bunny is conducting two employee sentiment surveys that will help inform a session at the [2020 OPTECH](#). Both are free for apartment operators.

The "Getting Back to Work" survey collects your employees' candid feedback on how they are coping with the changes in their work environment due to COVID-19 and how they are balancing their personal and professional responsibilities. The Diversity and Inclusion survey helps firms improve understanding in their organizations and open the lines of communication among their teams surrounding these very important issues.

Firms interested in participating will receive a link to each survey that they can share with their team members, and Swift Bunny will compile their feedback into Executive Summaries with recommended actions. In addition, all confidential results will be included in a final industry report to be revealed at [NMHC OPTECH](#).

[LEARN MORE](#)



LATEST NMHC RENT PAYMENT TRACKER DATA FINDS 90.1 PERCENT OF APARTMENT HOUSEHOLDS PAID RENT AS OF SEPTEMBER 20

The NMHC Rent Payment Tracker found 90.1 percent of apartment households made a full or partial rent payment by Sept. 20 in the survey of 11.4 million units of professionally managed apartment units across the country. This is a 1.7-percentage point decrease from the share who paid rent through Sept. 20, 2019, and compares to 90.0 percent that had paid by Aug. 20, 2020. This year-over-year drop represents 192,936 fewer households that paid rent.

[LEARN MORE](#)

WE MUST FIGHT ANOTHER THREAT OF RENT CONTROL

Rent control is the most destructive housing policy in modern history. And one of the most draconian versions of this destructive policy is at our doorstep with California's Proposition 21 on the ballot in November.

We are fundraising to ensure the initiative fails. Our ask of \$100 a unit for California portfolios represents a fraction of a percent of portfolio value, or just \$8 a month of rent for one year. If you are outside of California, we ask you to give what you can. NMHC recently held a session on the growing threat of rent control and California's Proposition 21. View the video of the session to learn more and go to [noonprop21.vote](#) to do your part.

[WATCH SESSION](#)

6 TAKEAWAYS FROM THE 2020 NMHC VIRTUAL FALL MEETING

NMHC's first virtual Fall Meeting brought together more than 400 NMHC members from across the country. Spanning four days, the event featured a wide variety of programs, including interviews with high-profile keynoters, presentations from leading lawmakers and administration officials and a number of peer-to-peer sessions on major industry issues. While there was a lot of fantastic discussion had, here is our take on the biggest takeaways of the week.

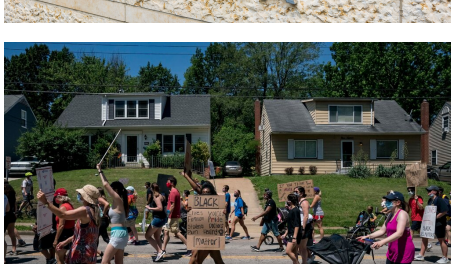
[READ MORE](#)

NEWS



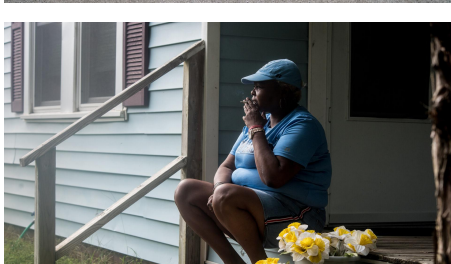
FHFA REQUESTS INPUT ON STRATEGIC PLAN FOR FISCAL YEARS 2021-2024

FHFA announced this week that they are requesting input on its *Strategic Plan: Fiscal Year 2021-2024*. The plan sets forth FHFA's goals that are necessary to fulfill its statutory duties.



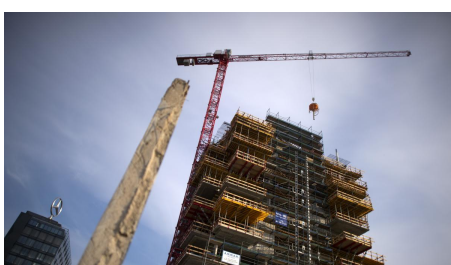
WOMEN IN SUBURBIA DON'T SEEM TOO WORRIED ABOUT ITS DESTRUCTION

According to recent polling, most suburban women "say their neighborhoods aren't particularly under threat." This new research comes on the heels of President Trump's efforts to win suburban women over with the promise to keep their neighborhoods safe by enacting single-family zoning.



HOW DOES THE FEDERAL EVICTION MORATORIUM WORK? IT DEPENDS WHERE YOU LIVE

Although the CDC eviction moratorium was federally enacted, interpretation seemingly varies state-to-state. In fact, judges across the country are calling into question several aspects of the moratorium – with at least one in North Carolina raising whether the order is even constitutional. (*Note: NMHC, in partnership with Holland & Knight, [released a resource](#) that addresses questions related to the CDC eviction moratorium.*)



AMERICA'S EXCEPTIONAL HOUSING CRISIS

Restrictive zoning and building laws have long contributed to our nation's growing housing crisis. Although the COVID-19 pandemic has exacerbated said crisis, these problems have persisted for decades. However, using foreign nations as a reference point, there are many ways in which the U.S. can increase its housing supply.



THE EVICTION CRISIS HAS BEGUN. IT WILL GET SO MUCH WORSE.

Although the recently enacted eviction moratorium's intent is to keep American's safely housed, in reality, it simply "kicks the issue a few months down the road because Congress has offered no funding to help the unemployed keep up with rent." Housing activists, legal aid attorneys and housing providers have all stressed that moving forward without emergency financial assistance for renters and landlords could lead to catastrophic consequences.

NMHC PAC HOLDS CONGRESSIONAL ROUNDTABLES AS ELECTION DAY NEARS

This week, the NMHC PAC hosted a roundtable with Rep. [Cheri Bustos](#) (D-Ill.), the chair of the Democratic Congressional Campaign Committee (DCCC), and four members of the committee's Frontline Program: [Representatives Matt Cartwright](#) (D-Pa.), [Harley Rouda](#) (D-Calif.), [Mike Sherrill](#) (D-N.J.), and [Haley Stevens](#) (D-Mich.).

NMHC PAC also plans to host similar events in the future—including an upcoming event with Rep. [Tom Emmer](#) (R-Minn.), the Chair of the National Republican Congressional Committee. To learn more about the NMHC PAC, please contact NMHC's [Lisa Costello](#) at lcostello@nmhc.org.

[LEARN MORE](#)

SOMETHING EXTRA



COVID-19 HUB

NMHC's headquarters for all COVID-19 policy updates, articles, industry resources and research. Recent items include a members-only FAQ on the CDC COVID-19 eviction moratorium.

[EXPLORE](#)



LISTSERVE

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

[CONNECT](#)



WEBINARS

Our COVID-19 webinar library includes the full suite of our on-demand presentations and discussions. New this week is the Impacts of the [CDC Eviction Moratorium webinar](#).

[WATCH](#)

APARTMENT LEADERSHIP RESIDES HERE™



[Contact Us](#) | [NMHC Values and Expectations](#) | [Manage Email Preferences](#) | [Unsubscribe](#)

You are receiving this email because you subscribed to "Email Communications". Please add 'news@nmhc.org' to your email address book or Safe Sender List.