In December 2020, Congress passed the Consolidated Appropriations Act that—among other COVID relief measures—allocated $25 billion to the Treasury Department to create a new Emergency Rental Assistance program. NMHC will continue to update this document as more information becomes available.

The rent control regulations are counterproductive and unconstitutional. While rent regulations such as those in New York have been in place for decades, they are not sustainable during the current health crisis. NMHC filed an amicus brief on Friday, Jan. 22, supporting a challenge to New York's Rent Stabilization Law (RSL). NMHC asserts that the technology and enhanced digital connectivity. It requires laying the groundwork in buildings and communities by creating the proper conditions for the recovery of our industry. Our next webinar will take place on Tuesday, Feb. 9 and feature special guest speakers from WinnCompanies, the nation's largest operator of affordable housing, and BH Companies, which NMHC closed out the year with.

However, getting to the new normal requires more than just shifting our thinking around property operations and embracing new smart technology. The Department of Justice (DOJ) recently concluded a formal review of existing music licensing consent decrees, deciding it would not move to terminate or modify the 80-year-old consent decrees. This decision was made after an extensive review during which NMHC filed comments supporting preservation of the existing consent decrees.

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When the COVID-19 health crisis began, approximately 11.6 million renters—representing 36% of all occupied units—were delinquent on their monthly rent. A new analysis from the Urban Institute, shows the typical delinquent renter now owes $5,600, being nearly four months behind.

The Department of Housing and Urban Development (HUD) announced that the eviction moratorium will remain in place through March 31, 2021, with a moratorium on the foreclosure of certain outstanding loans and a memorandum from the Secretary of Housing and Urban Development (HUD) to the Federal Housing Finance Agency (FHFA) directing an extension of the moratorium on foreclosures and evictions for homeowners on Freddie Mac and Fannie Mae loans through June 30, 2021. The moratorium, the plan is to conduct an inter-agency process to consider if additional changes are needed to help ensure a smooth transition to the next phase of the public health emergency.

COVID-19 has caused disruption in every aspect of our industry—financial, operational, and human resources. The resource library includes:

- Insulating for Isolation: A mental health checklist for getting through quarantine.
- Your brain on social distancing and how to overcome loneliness and isolation.
- Overcoming social isolation: Tips for families, caregivers, and employees.

The first part of this resource library focuses on isolation and is available now for firms to distribute to their workforce. Initiative is proud to release the first solution—a library focusing on mental health that will help our industry survive and thrive through the pandemic and beyond. This week, the NMHC Rent Payment Tracker includes a persistent trend over the past several weeks, with over 77% of leases showing rent paid on time throughout January 2021, compared with December 2020, which showed over 71%.

HUD Nominee Marcia Fudge to Push for Rental Assistance, Affordable Housing Measures

As she begins her term as HUD Secretary, Rep. Marcia L. Fudge (D-OH) has introduced bipartisan legislation that would provide $360 billion in rental assistance and $88 billion for affordable housing over the next three years. The plan was introduced as the “COVID-19 Housing Assistance, Stability, and Enforcement Act” (C-HAISE) and is designed to support those who are struggling to make rent payments due to the COVID-19 pandemic, as well as provide support for the rental sector and prevent evictions. It also includes a moratorium on foreclosures of federally-insured mortgages.