Moved to direct even more resources to this priority.

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2021 RESEARCH FORUM REGISTRATION OPENS TO ALL NMHC MEMBERS

NMHC joined other real estate partners in supporting Apartment List’s recent campaign, "The Case for Like-Kind Exchanges," underscoring the critical role like-kind exchanges play in real estate finance. With the Biden Administration and Congress on the lookout for potential revenue raisers, the multifamily industry is constantly making the case to policymakers that like-kind exchanges are vital to protecting property owners and fostering the growth of the industry.

The recently passed COVID-19 relief legislation will certainly provide much needed support to the multifamily industry and difficult times, but there are also significant issues that will need ongoing attention from the industry. Additional Treasury guidance regarding the rental assistance program is expected in the coming weeks.

As Congress and the Biden Administration look to the next large-scale infrastructure package, NMHC has long advocated for the inclusion of critical policy changes to simplify the Section 42 information reporting requirement and provide more clarity around the new rules. Now that the infrastructure bill is passed, the path forward can begin to be clarified.

Just this week, Planning and Land-Use for Accessible Neighborhoods (PLAN) was introduced in Congress. PLAN is a proposal for Congress to make the most of the current infrastructure debate to ensure communities are more inclusive and functional.

In the wake of the recent spike in discrimination, racism and violence towards Asian Americans, NMHC, on behalf of its members and staff, firmly condemns all discrimination and we stand as a strong advocate for all individuals who have experienced these types of actions. The NMHC PAC will continue to host these roundtables to provide direct conversations with top lawmakers on Capitol Hill and remains focused on supporting members of Congress who are champions of inclusive and diverse communities.

EMERGENCY RENTAL ASSISTANCE PROGRAMS GETTING STARTED

WHY SOME LANDLORDS DON'T WANT ANY OF THE $50 BILLION IN RENT ASSISTANCE

The Internal Revenue Service announced it was pushing the individual tax filing deadline for 2020 tax returns to May 17 from April 15. Taxpayers may postpone payments of amounts due for the 2020 tax year and will not be charged interest or penalties.

Although federal rental assistance funds are finally making their way into the hands of property owners too many strings attached, such as preventing them from removing problematic tenants or compelling burdensome requirements. Per the Wall Street Journal, some property owners say "the aid often has been of little use to them because renters typically do not report their income, making it difficult to determine eligibility and ascertain who needs it most." Despite the billions of dollars flowing into the program, some owners have been unable to opt-in to the program due to overly burdensome requirements.

Nearly 10 million Americans are behind on their rent payments, according to the U.S. Census Bureau.

EVICTION MORATORIUM POLICIES

The recent $25 billion rental assistance program passed in December, 2020 certainly a positive indicator that market fundamentals are improving. But amid these green lights for investors, there are still many challenges that must be addressed. The NMHC PAC has been working to address the current rental moratorium policies. The NMHC PAC has conducted a series of roundtables in an effort to bring together members of Congress and NMHC members to discuss important policy issues.

IS THE RECOVERY HERE?

Recent data show rents are improving. But amid these green lights for investors, there are still many challenges that must be addressed. The NMHC PAC has conducted a series of roundtables in an effort to bring together members of Congress and NMHC members to discuss important policy issues.