

2019-2020 APARTMENT INDUSTRY POLICY PRIORITIES

The apartment sector is a vibrant and robust industry that helps 39 million renters and contributes \$1.3 trillion to the U.S. economy annually. The industry's future health and competitiveness is impacted by the overarching, critical issues of **housing affordability** and **regulatory reform** in addition to singular policy priorities.

NMHC and NAA Primary Policy Priorities and Goals

- **Accessibility:** Seek protections from costly, frivolous ADA and Fair Housing design and construction lawsuits.
- **Section 8 Rental Assistance:** Modernize the program to remove obstacles to participation by apartment providers and expand affordable housing options for low-and moderate-income Americans.
- **Housing Finance Reform:** Ensure the continuation of a federal guarantee and preserve the ability of Fannie Mae and Freddie Mac to provide necessary capital financing to the apartment industry.
- **Fair Housing:** Clarify and update fair housing compliance requirements related to occupancy standards, emotional support animals and other areas of fair housing law and regulation.
- **Flood Insurance:** Reform the National Flood Insurance Program to support more effective coverage for the apartment housing industry including a long-term reauthorization and private market solutions.
- **Construction and Development:** Establish federal incentives for local governments to eliminate barriers to greater new apartment development through infrastructure investment and financial rewards.
- **Data Security:** Ensure federal data security and breach notification laws are structured appropriately for rental housing providers and do not impose overly burdensome compliance obligations.
- **Consumer Reporting:** Preserve necessary resident screening tools and ensure that consumer reporting reforms do not unnecessarily hinder business operations for apartment providers.
- **Music Licensing:** Clarify and streamline federal music licensing requirements for apartment providers.
- **Tax:** Enact beneficial tax provisions such as a fix to the floating rate of the Low-Income Housing Tax Credit, FIRPTA reform and a Middle-Income Tax Credit and ensure proper implementation of the Tax Cuts and Jobs Act, especially on depreciation, pass-through income and opportunity zones.

Significant Policy Issues

Construction & Development

- Clean Water Act
- Building Codes / Sustainability
- Land Use

Finance & Capital Markets

- Dodd-Frank and Basel III
- HVCRE Loans
- HUD Multifamily Programs
- Foreign Capital Investment
- Community Reinvestment Act
- Foreign Investment in Real Property Tax Act (FIRPTA)
- Middle Income Housing Tax Credit (MIHTC)

Fair Housing

- Disparate Impact

Risk Management

- Lead Paint Requirements
- TRIA

Housing Policy

- RAD
- FMRs & SAFMRs
- American Community Survey
- Rental Assistance Program
- Violence Against Women Act (VAWA)

Labor & Employment

- Labor Overtime Rule
- Davis-Bacon Wages
- NLRB Ambush Election Rule
- OSHA

Immigration

- E-Verify
- EB-5 Visa Program
- H2-B Worker Program

Energy Policy

- ENERGY STAR
- Energy Benchmarking

Operations

- U.S. Postal Reform
- Short-term Rental Services
- Telecommunications
- Evictions

Military Housing

- Military Housing Privatization