

## APARTMENT INDUSTRY 2018 POLICY PRIORITIES

The apartment sector is a competitive and robust industry that helps today's **39 million renters** live in an apartment home that's right for them. It's also an important economic driver, contributing **\$1.3 trillion to the U.S. economy annually**. We stand ready to meet the growing demand for rental housing, but we need public policies that don't impede our ability to do so.

**Tax Reform Implementation:** ensure that the provisions in the just-enacted tax reform legislation, including the new 20 percent deduction for pass-through income, are implemented as Congress intended

**Housing Finance Reform:** ensure housing finance reform proposals include a federal guarantee and recognize the unique characteristics of the multifamily industry, and continue engagement with regulators as they pursue transformational policies outside the legislative process

**Regulatory Reform:** seek legislation that supports community-level infrastructure needs and drives new development and investment in the nation's housing

**Telecommunications:** protect apartment owner and resident interests as policymakers consider in-building and outdoor coverage, capacity, deployment and infrastructure issues

**Fair Housing and Disparate Impact:** clarify HUD's enforcement practices in light of regulatory and legal efforts, and improve compliance resources for rental housing providers

**Data Security:** seek reasonable data security and breach notification requirements that do not impose overly burdensome compliance obligations on apartment owners and operators

**Flood Insurance:** seek long-term reauthorization of the National Flood Insurance Program (NFIP) that expires in January 2018, enact reforms of the program that would afford better NFIP coverage options to operators of rental housing, and capitalize on efforts to bolster private market solutions for flood coverage

**Energy Policy:** seek practical, cost effective solutions for improving the energy performance of building systems and appliances, support research on building technologies, and advocate for expanded federal tax to improve building

**Infrastructure:** support an infrastructure package that invests in the nation's infrastructure and streamlines permitting

**Immigration Reform:** promote immigration reform that improves temporary worker visa programs and prevents apartment firms from being required to enforce immigration laws

**ADA Reform** continue to push for an end to costly, frivolous ADA lawsuits

**Workforce Housing:** help policymakers develop effective solutions that will preserve programs that work, stem the loss of additional housing stock and promote the development of new units

**Low-Income Housing Tax Credit:** increase program resources and allow "income averaging" to create more mixed-income housing

**Section 8 Rental Assistance:** modernize and streamline the program to attract private sector participation as well as seek reliable funding and reinforce the voluntary nature of the program

**Military Housing Allowance:** oppose reductions to the military's Basic Allowance for Housing or other changes to military housing benefits

**Criminal Background Checks:** protect the ability of apartment firms to consider criminal history in employment and residential screening

**Consumer Reporting:** Ensure that reforms of the consumer reporting process and resident screening system do not hamper necessary business operations of multifamily operators.

**Clean Water Act:** seek regulatory clarity on permitting requirements under a newly expanded scope of the Act

**U.S. Postal Service Reform:** ensure that postal reform legislation does not adversely affect mail delivery to apartment residents or impose costly requirements on apartment properties

**Music Licensing:** as policymakers evaluate copyright laws, look for potential opportunities to clarify music licensing policies for apartment communities

**Lead-Based Paint:** advocate for health-protective standards that address the issue of lead hazards where they are found to exist

**Building Codes, Construction and Development:** seek cost-effective building codes, green building goals and land use policies that support apartment development

**FIRPTA:** call on Congress to either repeal FIRPTA or enact additional reforms to FIRPTA to promote foreign investment in the U.S. multifamily industry and meet the growing demand for rental housing

Updated January 2018