



Columbus Apartment Association General Meeting



September 15, 2022

National Update

Don Bruner, Chairman of the Board
Greg Brown, SVP, Government Affairs



National Trending Issues

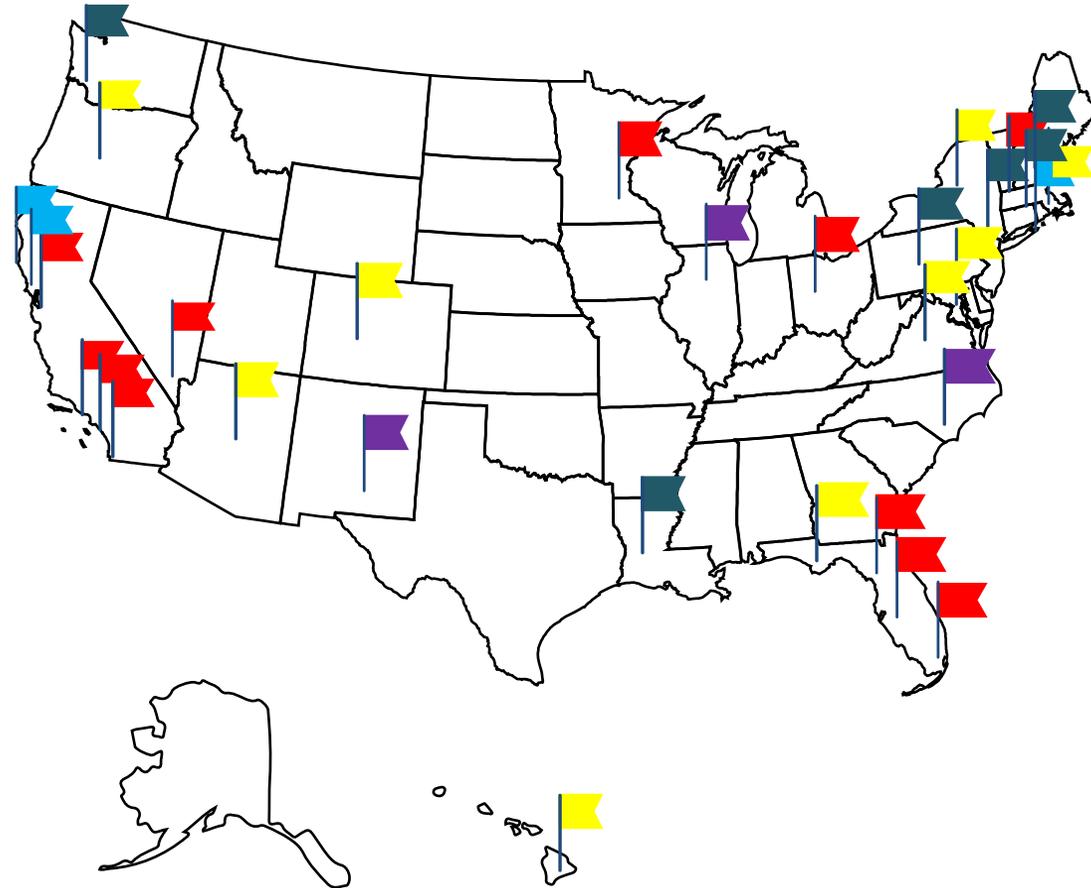
Rent Control



Resident Screening



EV Charging



Source of Income



TOPA



NAA Federal Policy Initiatives (*Offense*)

Barriers to
Development

Section 8
Housing Choice
Vouchers

CARES Act
Notice to
Vacate



YIMBY Act

- Encourages elimination of local discriminatory land use policies and removal of barriers.
- Requires CDBG recipients to report on how they are removing barriers to development.
- Increases transparency and encourages more thoughtful and inclusive development practices.
- *Local government groups opposing the bill. Attempting to move through larger CDBG reform or other moving legislative vehicle.*

Bill Numbers & Sponsors

Senate: S. 1614

Sponsors:

- Sen. Brian Schatz (D-HI)
- Sen. Todd Young (R-IN)

House: H.R. 3198

Sponsors:

- Rep. Derek Kilmer (D-WA-06)
- Rep. Trey Hollingsworth (R-IN-09)

The Choice in Affordable Housing Act

- Increases access and helps more families with:
 - Increased voucher funding
 - Incentives for new participants
 - Risk mitigation fund
 - Landlord liaisons
 - Improved inspections process
- *Bill is stuck in relationship struggles on the HSF Committee. May be a window to sort out a compromise.*

Bill Numbers & Sponsors

Senate: S. 1820

Sponsors:

- Sen. Chris Coons (D-DE)
- Sen. Kevin Cramer (R-ND)

House: H.R. 6880

Sponsors:

- Rep. Emanuel Cleaver (D-MO-5)
- Rep. John Katko (R-NY-24)



CARES Act Notice To Vacate Requirement

- NAA supports legislation that:
 - Eliminates the notice-to-vacate provision from federal law.
- *Bill introduction coming this month. Working on lead co-sponsors now.*

Important

There are real impacts of the 30-day notice to vacate requirement. It is being promoted heavily as good for renters, no matter the situation.

NAA Federal Policy Initiatives (*Defense*)

Federal Renter Protections?

- Potential for increased executive or agency activity post-election
 - “Tenants’ bill of rights”
- Fannie/Freddie already require tenant protections for manufactured home community loans:
 - Five-day grace period for rent payments and the right to cure defaults on rent payments
 - One-year renewable lease term, unless there is good cause for non-renewal
 - 30-day written notice of rent increases
 - Right to sublease so long as the new sublessee qualifies as a new tenant within the community
 - Right to receive at least 60-days’ notice of planned sale or closure of the community
- White House, CFPB, FTC all looking at aspects of this issue

Resources

Explain Complicated Topics to Policymakers

The Eviction Process for Nonpayment of Rent

Evictions are costly and difficult for all parties involved. Yet, the eviction process is critical for resolving landlord and tenant disputes and for housing providers to legally recover possession of their property when a renter violates the lease agreement. The eviction process varies widely by jurisdiction.

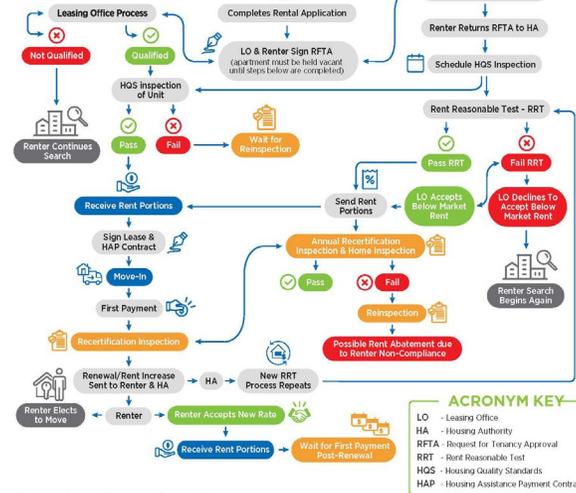
THE PANDEMIC
Court backlogs are stretching the eviction process from a number of weeks or months to more than a year in some jurisdictions, while housing providers remain unpaid. Housing providers are utilizing all available resources to keep their residents housed throughout the pandemic and being as lenient as their circumstances allow. However, housing providers cannot continue to operate their businesses and maintain the housing for their renters with sustained losses in rental income.



Learn more about the breakdown of a dollar of rent at: www.naahq.org/dollarofofrent

LEASING PROCESS COMPARISON

Housing Choice Voucher Leasing Process

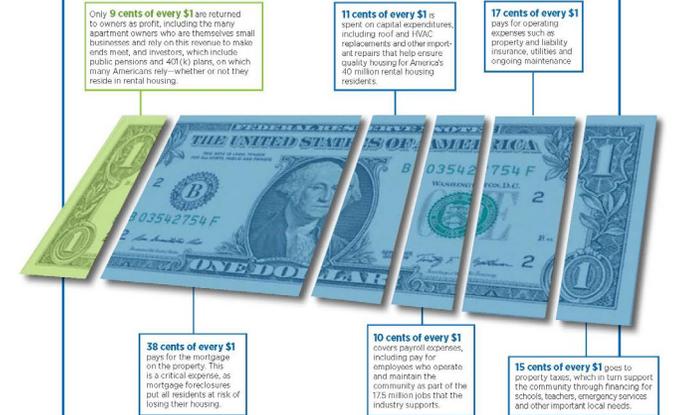


Standard Leasing Process



NAA NATIONAL APARTMENT ASSOCIATION BREAKING DOWN ONE DOLLAR OF RENT

With so much discussion around rent payments and the prevailing misconception that rental housing owners enjoy large margins, the industry would like to offer this explanation of the breakdown of one dollar of rent.



Between mortgage payments and investor returns, which help support many Americans' retirement plans, and dollars put back into the apartment community to ensure quality living for residents, a rent payment is much more important than one might otherwise realize.

Sources: National Apartment Association 2021 Survey of Operating Income & Expenses in Rental Apartment Communities; NAA/HEN/CHEL & Associates, Impact of COVID-19 on Apartment Owners and Operators, April 2020



NAA's Commitment to Advocacy

- Housing Affordability Program (HAP)
 - Dues-funded, \$500,000 advocacy services program to help our affiliates fight for the industry at the local and state level
 - Polling, communications, canvassing, GOTV, web sites, signature gathering, etc.
 - Supporting efforts in 2022 in Charlotte, Austin, Arizona, Minnesota, California and Massachusetts
- Advocacy Task Force
 - How can NAA enhance its advocacy efforts at the federal level?
 - Input from affiliates and members across the network
 - Proposes a multi-million-dollar investment over four years
 - Federal Advocacy, Research, Communications Components
 - NAA Board of Directors will vote on 2023 elements at Assembly of Delegates



Thank You

