

APARTMENTS

WE LIVE HERE

APARTMENT INDUSTRY 2015 POLICY PRIORITIES

The apartment sector is a competitive and robust industry that helps today's **37 million renters** live in an apartment home that's right for them. It's also an important economic driver, contributing **\$1.1 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.

Fair Housing and Disparate Impact: clarify the applicability of HUD's disparate impact rule on rental housing practices through regulatory or legal action.

Tax Reform: protect the current-law tax treatment of flow-through entities, carried interest, depreciation, like-kind exchanges, business interest and the Low-Income Housing Tax Credit (LIHTC).

Tax Extenders: seek extensions of several expired tax incentives related to bonus depreciation, small business expensing, the LIHTC program and energy efficiency incentives.

Foreign Investment in Real Property Tax Act (FIRPTA): seek reforms that remove the punitive barriers FIRPTA creates on foreign investment in real estate.

Housing Finance Reform: ensure housing finance reform proposals include a federal guarantee and recognize the unique characteristics of the multifamily industry.

LIHTC: make permanent the flat 9 percent and 4 percent tax credits and allow "income averaging" to create more mixed-income housing.

Section 8 Rental Assistance: modernize and streamline the program to attract private sector participation. 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.

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

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

Data Security: seek reasonable data breach protections and disclosure requirements that do not impose overly burdensome compliance obligations.

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.

Telecommunications: protect apartment owner and resident interests as policymakers consider in-building and outdoor coverage and capacity issues as well as network neutrality.

Clean Water Act: reject an overly broad expansion of the Act that would subject property owners to costly and lengthy permitting requirements.

Lead-Based Paint: insist EPA evaluate existing regulatory programs and industry practices on potential lead-based paint hazards before carrying out wide-ranging, duplicative programs.

Energy Policy: limit reliance on inflexible codes and mandates, and support new research, incentive-based strategies, and trusted energy and building technology programs.

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