

APARTMENT INDUSTRY 2016 POLICY PRIORITIES

The apartment sector is a competitive and robust industry that helps today's **38 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.

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

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)

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, and continue engagement with regulators as they pursue transformational policies outside the legislative process

LIHTC: 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

Immigration Reform: promote 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

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

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

Patent Reform: enact legislation to strengthen patent quality, improve enforcement mechanisms and protect apartment companies from abusive claims without merit or evidence to support them

Flood Insurance: seek long-term reauthorization of the National Flood Insurance Program that expires in 2017 and continue collaborating with FEMA on flood risk mitigation strategies that could be used at multifamily properties

Lead-Based Paint: insist that EPA establish a lead hazard finding before duplicating and expanding regulatory burdens for the owners and managers of post-1978 multifamily properties

Energy Policy: seek practical, cost effective solutions for improving the energy performance of building systems and appliances, support research on building technologies and increase incentive-based strategies to improve building energy efficiency

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