2019-2020 APARTMENT INDUSTRY POLICY PRIORITIES

The vibrant apartment industry and its 39 million residents $3.4 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.

NAA and NMHC Primary Policy Priorities and Goals

- **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.
- **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.
- **Data Security and Privacy**: Ensure federal data security, privacy and breach notification laws are structured appropriately for rental housing providers and do not impose overly burdensome compliance obligations.
- **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.
- **Consumer Reporting**: Preserve necessary resident screening tools and ensure that consumer reporting reforms do not unnecessarily hinder business operations 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.
- **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.
- **Accessibility**: Seek protections from costly, frivolous ADA and Fair Housing design and construction lawsuits.
- **Construction and Development**: Establish federal incentives for local governments to eliminate barriers to greater new apartment development through infrastructure investment and financial rewards.
- **Music Licensing**: Clarify and streamline federal music licensing requirements for apartment providers.

Significant Policy Issues

**Construction & Development**
- Clean Water Act
- Building Codes / Sustainability
- Land Use
- Infrastructure

**Finance & Capital Markets**
- Dodd-Frank and Basel III
- HUD Multifamily Programs
- Community Reinvestment Act
- Foreign Investment in Real Property Tax Act (FIRPTA)
- Middle Income Housing Tax Credit (MIHTC)
- Corporate Transparency Act

**Risk Management**
- Lead Paint Requirements
- TRIA

**Housing Policy**
- RAD
- FMRs & SAFMRs
- American Community Survey
- Violence Against Women Act (VAWA)

**Labor & Employment**
- Labor Overtime Rule
- Davis-Bacon Wages
- NLRB Joint Employer Rule
- OSHA

**Immigration**
- Immigration Reform
- E-Verify
- EB-5 Visa Program
- H2-B Worker Program

**Energy Policy**
- Energy Benchmarking

**Operations**
- U.S. Postal Reform & Package Delivery
- Short-term Rental Services
- Broadband & Connectivity
- Evictions

**Military Housing**
- Military Housing Privatization