

Leadership in Advocacy in 2014

Despite a do-nothing Congress mired in partisan bickering, the NMHC/NAA Joint Legislative Program was able to record several noteworthy accomplishments.

1. Helped draft the multifamily title of the only **GSE reform bill** to pass a congressional committee in the 113th Congress.
2. Secured legislation to extend several critical and **expired tax provisions**, including bonus depreciation; enhanced small business expensing; a flat 9-percent Low-Income Housing Tax Credit (LIHTC); and energy efficiency incentives.
3. Conducted a multi-year lobbying campaign to seek an extension of the federal **terrorism insurance** backstop before it expired on December 31, 2014. While partisan politics led to a short lapse, our work made it the first bill to be enacted in the new Congress.
4. Sought clarification from HUD that its 2013 **disparate impact** final rule does not prevent apartment firms from conducting legitimate apartment operation practices like resident screening and occupancy standards. On a dual track, supported legal proceedings before the U.S. Supreme Court on the issue—for which oral arguments take place in January 2015.
5. Laid the groundwork for ensuring that eventual **tax reform** will not disadvantage the multifamily industry, including protecting flow-through industries, carried interest, like-kind exchanges, the business interest deduction, depreciation and the LIHTC.
6. Worked with the **building codes** development bodies to produce the first-ever set of codes (2015 edition) that NMHC/NAA could support.
7. Years' worth of work culminated in the introduction in 2015 of a voluntary EPA **ENERGY STAR rating** for multifamily. We continue efforts to help owners access their property's energy consumption data.
8. Produced a detailed white paper to assist apartment firms in understanding their obligations when using **copyrighted music** and continue to monitor legislative and regulatory activity on this issue.

In Brief

- \$1.2 Billion** Saved annually in construction costs through our building codes initiative.
- 1** Multifamily title secured in the only comprehensive housing finance reform bill to pass a congressional committee.
- 7** Favorable, but expired, tax provisions preserved.
- 50** Issues NMHC/NAA are currently working on.
- 13** Policy experts & political insiders on the joint legislative staff.
- 2** Critical Dodd-Frank provisions modified through our advocacy.
- 5** Number of times NMHC/NAA has testified before Congress in the past 4 years.
- 55,000** Visits to our www.WeAreApartments.com website.
- 150** Number of news stories about the \$1.1 trillion apartment industry generated by NMHC/NAA's PR campaign.
- 126** Comment letters submitted on proposed rules and agency regulations.

9. Turned back legislation that would have reduced the **military's Basic Allowance for Housing** by five percent and made adverse long-term changes to military housing benefits, making it harder for military families to afford their rental housing.
10. Helped pass legislation to reinstate lower, grandfathered federal **flood insurance** premiums for numerous properties that would have seen an increase due to "unintended consequences" of the 2012 bill to extend the federal flood insurance program for five years.
11. Actively followed proposed bills to create a **national data breach standard** to replace the current patchwork of privacy and data breach laws and created valuable informational resources to help firms prepare for a possible breach.
12. Engaged with lawmakers on the impact of forthcoming **postal reform proposals**, including one related to centralized delivery locations that could adversely impact apartment communities and their residents.
13. Worked to educate decision makers about the importance of allowing apartment firms to check **employee criminal backgrounds** to protect the safety and security of residents and staff.
14. Helped launch the **federal building energy efficiency challenge** for the multifamily sector. Also helped advance legislation to hold back burdensome energy code mandates and promote building energy research.
15. Continued to call for comprehensive **immigration reform** legislation that establishes legal clarity for employers through an expanded E-Verify Program, provides for temporary worker visa programs for constrained labor markets, and doesn't make property owners immigration officials in screening residents.
16. Worked with lawmakers on a broad range of **telecommunications issues** with implications for the industry, including net neutrality, broadband deployment and solutions for connectivity and capacity challenges.
17. Pushed for an expansion of the **Section 8** Rental Assistance Demonstration from 60,000 units to 185,000 units. We also continue to push for confirmation of the voluntary nature of the program.
18. Secured House passage of a bill to prevent the federal government from enacting a proposed rule that would enormously expand the scope of waters regulated under the federal **Clean Water Act**, thereby imposing increased permitting costs and development delays. That work will lay the groundwork for action in the new 114th Congress.
19. Worked on a variety of fronts to oppose an EPA rulemaking that would expand **lead-based paint regulations** to commercial properties and could require compliance by apartment properties developed post-1978. Significantly raised awareness of the issue with policymakers and retained scientific experts to review EPA's technical analysis.
20. Worked with HUD to modernize and streamline multifamily programs through the **reorganization of the agency's multifamily field operations**.