



NATIONAL
MULTIFAMILY
HOUSING
COUNCIL



APARTMENT INDUSTRY 2017 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, depreciation, like-kind exchanges, business interest, carried interest and the Low-Income Housing Tax Credit (LIHTC)

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

Workforce Housing: help policymakers develop effective solutions that will preserve programs that work, stem the loss of additional housing stock and promote the development of new units

Low-Income Housing Tax Credit: 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, capacity, deployment and infrastructure issues

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, capitalize on efforts to bolster private market solutions for flood coverage, and continue collaborating with FEMA on flood risk mitigation strategies that could be used at multifamily properties

Lead-Based Paint: advocate for health-protective standards that address the issue of lead hazards where they are found to exist

Energy Policy: seek practical, cost effective solutions for improving the energy performance of building systems and appliances, support research on building technologies, and advocate for expanded federal tax 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

Regulatory Reform: reform of outdated, inefficient regulations and compliance uncertainty

Updated May 2017