



## Top 2016 NMHC and NAA Legislative and Regulatory Accomplishments

### VICTORIES

NMHC and NAA had a tremendous 2016 securing legislative and regulatory victories on behalf of the \$1.3 trillion apartment industry. The following represent the top advocacy successes that we achieved with the help of our leadership and members:

- Enacted critical reforms to **HUD's Section 8 Voucher Program**, including streamlining the property inspection process and extending contract terms for project-based vouchers.
- Secured language in HUD's final SAFMR rule allowing public housing authorities **considerable leeway** to make exceptions and adjustments to the stated SAFMR.
- Facilitated the introduction of the **Middle-Income Housing Tax Credit (MIHTC)** legislation to spur the production of multifamily rental homes for America's working families.
- Ensured the long-term reauthorization of the **Terrorism Risk Insurance Act (TRIA)**.
- Held back modifications to the **privatized military housing program** that could have jeopardized the future of the program.
- Prevented interruption of the **EB-5 program** through a short-term extension and continue to pursue long-term preservation of the program.
- Saved the apartment industry millions of dollars in annual construction costs by advocating for technologically feasible, cost effective **building codes and standards** including:
  - ✓ Saved the industry up to \$650 million by ensuring that certain fire safety provisions only apply only to pedestal type construction.
  - ✓ Defeated efforts to expand accessibility requirements in the 2018 International Code Council (ICC) codes that would have required all new, existing and Type B dwelling units to accommodate larger turning circles and larger clear floor space for wheelchairs.
  - ✓ Changed the building code requirement that now limits mezzanines from one-third of the area below it to one-half.
  - ✓ Defeated proposals that would have required apartment buildings four-or-more stories in height to have their air-barrier inspected and certified via a an expensive blower-door test.



## **PARTIAL VICTORIES**

The passage of legislation and reform of regulation is often a multi-year effort and can take even longer in today's semi-paralyzed legislative environment. This year we were successful in pushing forward several issues that are now better positioned to lead to outright victories in the coming years.

- Moved bipartisan legislation in both the House and Senate to **curb frivolous ADA lawsuits** by allowing property owners a “**right to cure**,” alleged compliance concerns and laid the groundwork for passage of legislation in the 115<sup>th</sup> Congress.
- Secured passage in the House of legislation that would help foster a more **robust private marketplace** for flood insurance coverage, setting the stage for reauthorization of the National Flood Insurance Program (NFIP) in 2017.

## **EDUCATING MEMBERS**

In addition to tracking, responding to and drafting proposed legislation, NMHC/NAA developed key industry resources to help apartment executives stay up to date on changing policies and laws. This year's assets were organized in several **webinars and corresponding white papers** across a variety of important legislative and regulatory issue areas, including:

- ✓ New Federal Overtime Rules and the Apartment Industry
- ✓ Cybersecurity Multifamily Risks and Best Practices
- ✓ Fair Housing Criminal Screening Policies
- ✓ Fair Housing: A Strong Commitment to the Fair Housing Act

NMHC/NAA regularly monitor and provide input on a variety of industry standards as they are revised. This year we worked to update and re-release the **National Green Building Standard (NGBS)**, which provides robust green building guidance for all multifamily property types and serves as an alternative to other building performance labeling programs. Nearly 90,000 multifamily units have been certified to the NGBS with another 70,000 units in the certification pipeline.