

Congressional Priorities:

- Support credible and proven policies to address the housing affordability crisis while opposing approaches that undermine the effective operation and financial health of rental housing.
- Revitalize Section 8 Housing Choice Vouchers to enable greater participation by private housing providers and expand affordable options for low and moderate-income Americans.
- Establish federal incentives for local governments to remove barriers to housing development and rehabilitation and support funding for unmet infrastructure needs that directly impact housing.
- Reauthorize and reform the National Flood Insurance Program and support more effective coverage for the industry. Ensure attainable coverage options for other operational risks such as cyber, liability and pandemics.
- Ensure federal fair housing policy protects nondiscrimination in housing while supporting housing providers' ability to develop, own and operate their properties and ensure safe and decent housing for residents.
- Enact a federal data privacy, security and breach notification standard that pre-empts the patchwork of state laws that leave consumers vulnerable and impose burdensome compliance obligations.
- Accelerate broadband deployment and bridge the digital divide by expanding current facilities-based partnership models that encourages digital infrastructure expansion and enables strong consumer access to connectivity.
- Ensure the continued ability by Fannie Mae, Freddie Mac and the Federal Housing Administration to provide adequate capital financing to the apartment industry at all times and in all circumstances.
- Preserve necessary resident screening tools and ensure that consumer reporting reforms do not make screening impracticable or hinder apartment providers from properly managing risk.
- Maintain and expand tax policy that preserves and encourages investment in multifamily housing.
- Restore federal immigration policy that ensures an adequate supply of skilled construction labor.
- Pursue a national energy strategy that includes innovative and cost-effective strategies to improve building energy efficiency, increases community resiliency, provides incentives to assist in transition to revised standards and preserves housing affordability.