

### Background

Included in the CARES Act was a provision that required landlords to provide tenants with 30 days' notice before a property manager may begin eviction proceedings in federally assisted or federally backed housing. This eviction notice requirement was supposed to be a one-time grace period when the eviction moratorium ended; but a drafting error caused the 30-day notice requirement to remain in law permanently. This overrides state eviction notice laws, which, on average, are eight days.

For professional owners and operators of rental housing, eviction is always a last resort. Their businesses always do better when units are occupied and when they can fully meet their obligations to their residents, employees, creditors, and the communities that they serve. COVID-19 highlighted housing providers' efforts to utilize all available resources and be as flexible as their circumstances allow to help their residents remain stably housed.

Yet housing providers are still recovering from the pandemic, and resulting backlogs in the courts are stretching the eviction process from a number of weeks or months to more than a year in some jurisdictions, while housing providers remain unpaid.

This federal notice to vacate requirement supersedes states' established eviction laws, exceeds any existing notice procedures, and further delays the start of the eviction court process. Meanwhile, owners and managers face even more lost rent while they wait.

The rental housing industry cannot continue to manage their communities successfully with these sustained losses of rental income. This is particularly challenging for operators of subsidized housing and mom and pop landlords, and ultimately hurts the tens of millions of Americans who work in the industry and the nation's renters.

### Respect State Housing Laws Act

The Respect State Housing Laws Act (H.R.802), was introduced on February 2, 2023, by Representative Barry Loudermilk (R-GA), and was referred to the House Committee on Financial Services.

It is our belief that the CARES Act notice-to-vacate requirement was intended to expire when the eviction moratorium itself expired, and not be a permanent change to states' eviction laws. We urge Congress' support of a legislative fix to ensure that property owners can effectively manage their properties and continue to provide quality, affordable housing to their communities.

Federally assisted housing puts people into homes who otherwise would have challenges obtaining safe and decent housing. Providing assistance to low-income earners helps them find housing and helps real estate managers and owners fill vacancies. IREM<sup>®</sup> members own and manage over 60% of all federally assisted housing and public housing units in the United States.

### Background

The Choice in Affordable Housing Act (S. 32) is bipartisan legislation that aims to increase private sector participation in the Section 8 Housing Choice Voucher (HCV) Program. The Senate bill was reintroduced by Senator Chris Coons (D-DE) and Senator Kevin Cramer (R-ND) in January 2023.

As part of reaching the goal of providing voucher holders access to high-opportunity areas, Congress should increase resources in the HCV program to attract and retain landlords, who are key partners. According to HUD, an average of 10,000 housing providers have left the HCV program each year between 2010 and 2016. Landlords can be reluctant to accept vouchers due to payment standards, the administrative process, and negative perceptions of voucher holders. However, many landlords are willing to accept vouchers with basic supports in place, such as having a staff liaison or risk management.

### Critical reforms in the bill include:

- Provide \$500 million to create a Housing Partnership Fund. The funds would be distributed for:
  - Public Housing Agencies (PHAs) to offer a signing bonus to a landlord with a unit in an area with less than 20% poverty;
  - PHAs to provide security deposit assistance, so that tenants can better afford to meet required deposits and landlords are assured greater protection against damages; and
  - HUD to provide a financial bonus to PHAs that retain a dedicated landlord liaison on staff.
- Inspection reciprocity so that owners and operators already subject to other federal inspection protocols satisfy HCV requirements.
- Allow for “pre-approval” of units where a new housing provider participant can request an inspection of units and use that inspection to lease to a participating resident within 60 days.
- Application of Small Area Fair Market Rent (SAFMR) methodologies in more jurisdictions to ensure accuracy of payments and alignment with market rates, including an exception to prevent SAFMR calculations from decreasing rent payments.

### Introduction in the House

On July 13, 2023, the Choice in Affordable Housing Act (H.R. 4606) was introduced in the House by Rep. Emanuel Cleaver (D-MO) and Rep. Lori Chavez-DeRemer (R-OR), and was referred to the House Committee on Financial Services.

We urge members to contact their Senators and Representatives and ask for their support for the Choice in Affordable Housing Act of 2023.



## Hi, we're IREM

We're an international institute for property and asset managers, providing complete knowledge to take on real estate management's most dynamic challenges. That means knowledge prepared for the day-to-day and the one-of-a-kind: from solving the latest tenant crisis to analyzing market conditions.

For more than 90 years, our members have made us the world's strongest voice for all things real estate management. Today, almost 20,000 leaders in commercial and residential management call us home for learning, certifications, and networking.

Founded: Chicago, Illinois, 1933

Membership: Over 18,000 individuals; 500+ companies

Number of chapters: 76 domestic; 16 international

### 2024 leadership:

President: Libby Ekre, CPM®

MEB Management Services, AMO®, Phoenix, AZ

President-Elect: Dawn Carpenter, CPM®

Dawning Real Estate, Inc., AMO®, Staten Island, NY

Secretary/Treasurer: Mindy Gronbeck, CPM®, CCIM, CSM, CRX, Hawkins Companies, AMO®, Boise, ID

CEO/Executive Vice President:

Linda Caradine-Poinsett, PhD, MJ, MBA

### IREM Certified Sustainable Property:

The IREM Certified Sustainable Property (CSP) program has helped over 1,800 office, medical office, industrial, multifamily, senior housing, retail, and self-storage properties access an achievable set of best practices and get certified in the process.

## Property Types Managed

### Residential

- Affordable housing
- Public housing
- Apartments
- Condos/Co-ops/HOAs
- Manufactured housing
- Military housing
- Senior housing
- Single family housing

### Commercial

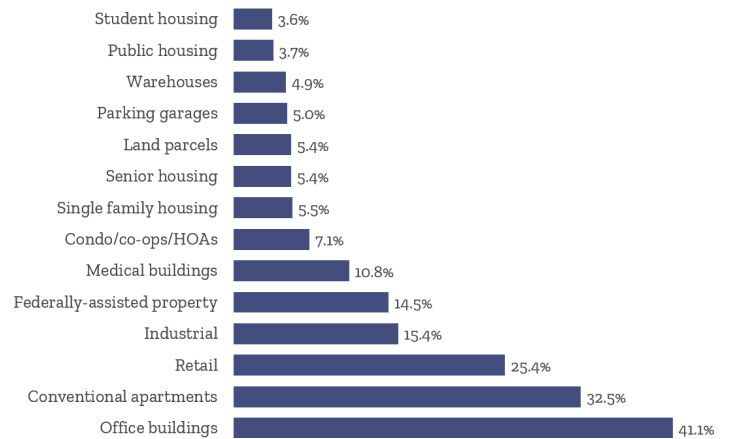
- Industrial/warehouse
- Land parcel
- Medical buildings
- Office buildings
- Parking garages
- Self-storage
- Shopping centers/retail

## IREM professional training subjects include:

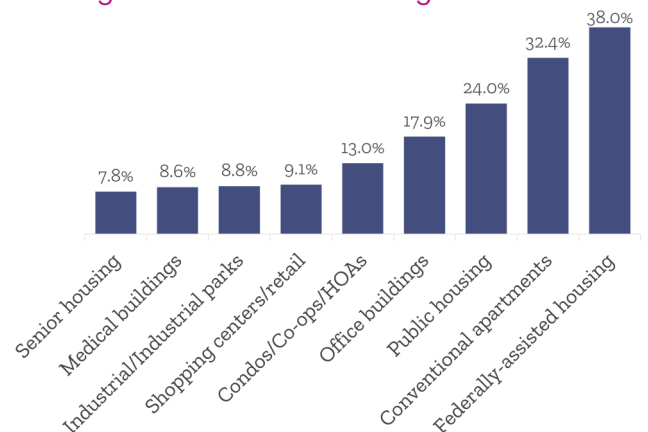
- Finding ways to boost efficiency, trim waste and sustain value
- Shepherding assets to success at every level, from site maintenance to loan analysis to investment
- Gaining financial acumen to create, maximize and sustain value
- Economics of real estate investments
- Using leading-edge marketing and leasing strategies for competitive advantage and generating higher returns for clients
- Strengthening client relationships
- Protecting tenants, residents and owners through maintenance and risk management

## The CPM designation by the numbers:

- \$9.3 billion purchasing power annually
- \$2.1 trillion in real estate property assets managed
- 11.6 million residential units managed



## Percentage of U.S. market managed

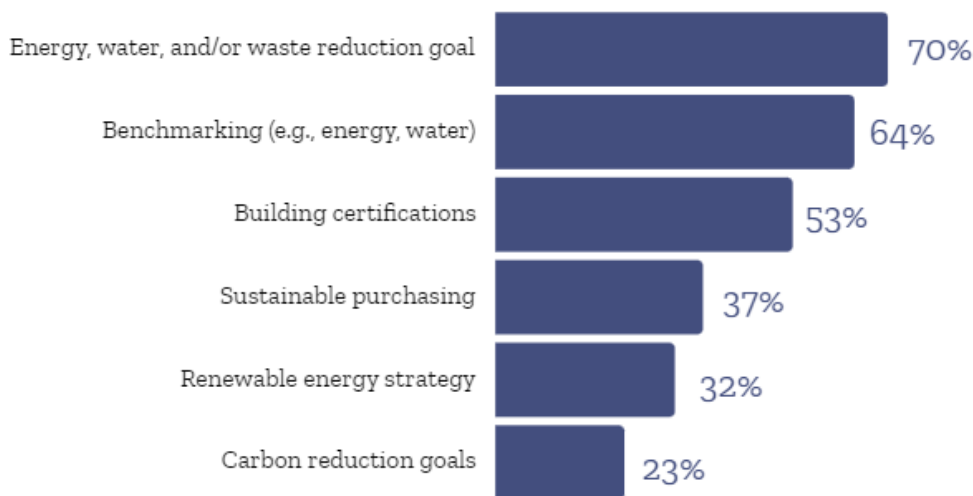


## IREM Sustainability Factsheet

IREM strongly believes members and their businesses should make sustainable management practices a priority. IREM members must strive to implement long-term sustainable solutions that best fit the needs of their buildings through market-based approaches. As sustainable property management continues to evolve, property managers will need to consider many factors when creating a sustainability strategy.

### Implementing ESG

In a 2022 ESG Survey, IREM members indicated the types of environmental initiatives implemented at their company.



### IREM's CSP Certification

IREM offers a special designation called the Certified Sustainable Property (CSP). Similar to other green certifications, IREM's CSP designation recognizes buildings that support sustainability and planetary health.

The IREM Certified Sustainable Property (CSP) program has helped over 1,800 office, medical office, industrial, multifamily, senior housing, retail, and self-storage properties access an achievable set of best practices and get certified in the process.



76%

IREM members believe ESG programs are important to the real estate industry.



74%

IREM members believe ESG is important to property management.



70%

IREM members implement energy, water, and/or waste reduction initiatives at their properties.