

FEBRUARY 2022



THE MONTHLY RENT

NEWSLETTER

USING
MORTGAGE

INVENTORY

MEASURING HOUSEHOLD EXPERIENCES DURING THE CORONAVIRUS PANDEMIC

By United States Census Bureau

Data collection for Phase 3.3 of the Household Pulse Survey started on December 1, 2021 and is scheduled to continue until February 7, 2022. Although previous phases of the survey collected and disseminated data every two weeks, Phase 3.3 has shifted to a two-weeks on, two-weeks off collection and dissemination approach.

What is the Household Pulse Survey?

The U.S. Census Bureau, in collaboration with multiple federal agencies, is in a unique position to produce data on the social and economic effects of coronavirus on American households. The Household Pulse Survey is designed to deploy quickly and efficiently, collecting data to measure household experiences during the coronavirus pandemic. Data will be disseminated in near real-time to inform federal and state response and recovery planning.

What information does the Household Pulse Survey collect?

The Household Pulse Survey continues measuring how the coronavirus pandemic is impacting households across the country from a social and economic perspective.

Phase 3.3 of the survey includes questions on sexual orientation and gender identity, Child Tax Credit payments, COVID-19 vaccinations, transportation, household energy expenditures and consumption, and rental assistance from state and local governments. The survey continues measuring core demographic household characteristics, as well as continuing to ask questions about education, employment, food sufficiency, household spending, housing security and physical and mental health.

In order to reduce respondent burden, Phase 3.3 of the HPS has removed a variety of content whose utility has declined over time. The data collected will enable the Census Bureau to produce statistics at the national and state levels and for the 15 largest Metropolitan Statistical Areas (metro areas).

When will Data be Made Available from the Household Pulse Survey?

Data collection for Phase 3.3 of the Household Pulse Survey started on December 1, 2021 and is scheduled to continue until February 7, 2022.

Data collection for Phase 3.2 of the Household Pulse Survey began July 21, 2021 and ended on October 11, 2021.

Data collection for Phase 3.1 of the Household Pulse Survey began on April 14, 2021 and ended on July 5, 2021.

Data collection for Phase 3 of the Household Pulse Survey began on October 28, 2020 and ended March 29, 2021.

Data collection for Phase 2 of the Household Pulse Survey began on August 19, 2020 and ended October 26, 2020.

Data collection for Phase 1 of the Household Pulse Survey began on April 23, 2020 and ended on July 21, 2020.

How is the Household Pulse Survey Different from Other Surveys Conducted by the Census Bureau?

The Census Bureau and its federal statistical partners are considered the preeminent source of the nation's most important benchmark surveys. Many of these surveys have been ongoing for more than 80 years and provide valuable insight on social and economic trends. The production of these benchmark surveys is by nature a highly deliberative process. While efforts are underway to introduce COVID-19 questions into some of these surveys, that process can take months, sometimes years, before data are made publicly available. The approach for the Household Pulse Survey is different: it is designed to be a short-turnaround instrument that provides valuable data to aid in the pandemic recovery. The Census Bureau is fielding the Household Pulse Survey as a part of the agency's Experimental Data Series; as such, data products may not meet some of the Census Bureau's statistical quality standards. Data are subject to suppression based on overall response and disclosure avoidance thresholds.

Source: United States Census Bureau

2021

10 Largest Apartment Syndicators

Syndicator Ranking 2021	Name	Units Syndicated 2021
1	Boston Financial Investment Management, LP	186,785
2	Raymond James Tax Credit Funds, Inc.	132,268
3	PNC Real Estate	125,287
4	National Equity Fund, Inc.	115,667
5	Enterprise Community Investment	110,466
6	Alliant Capital	105,590
7	The Richman Group Affordable Housing Corporation	104,393
8	AIG Affordable Housing Partners	87,238
9	Hunt Capital Partners	75,550
10	WNC & Associates	58,755

Source: NMHC.org

NMHC RENT PAYMENT TRACKER

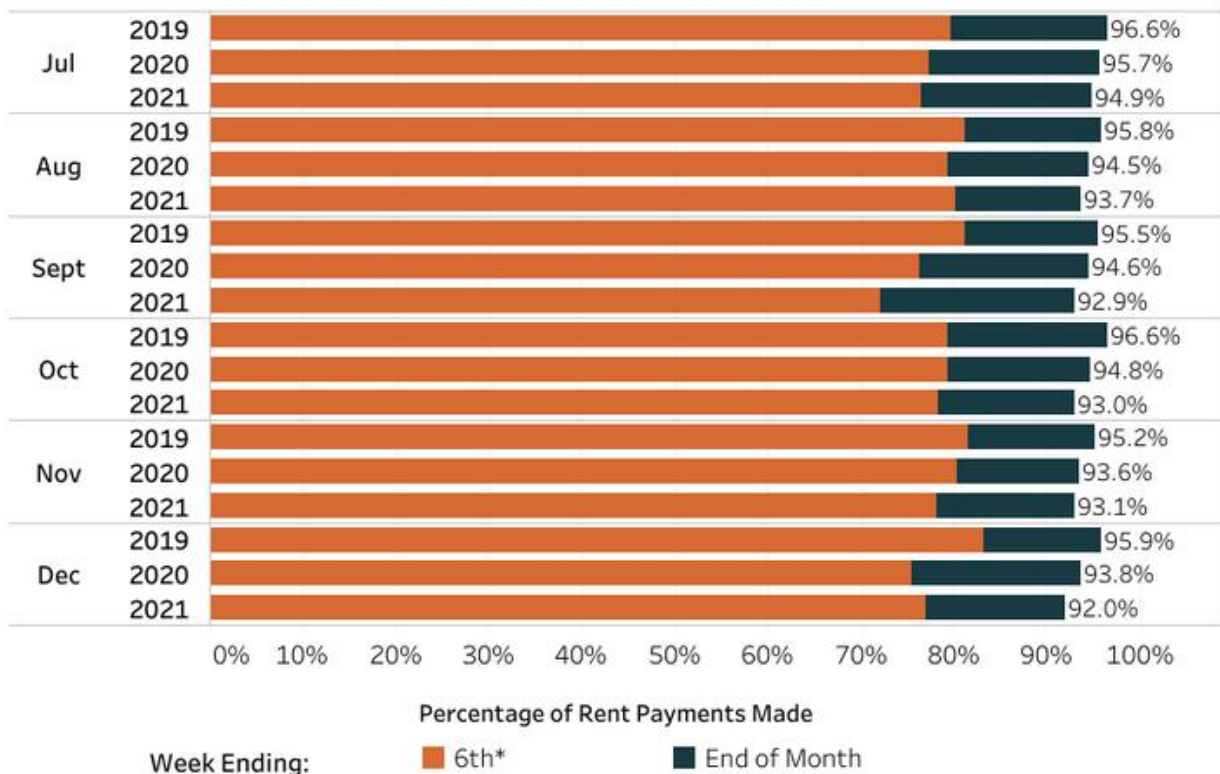


92%

December 2021

Rent Payment Tracker: Full Month Results

**Data collected from between 11.1 - 11.7 million apartment units each month



Source: NMHC.org

HARVARD UNIVERSITY JOINT CENTER FOR HOUSING STUDIES: AMERICA'S RENTAL HOUSING 2022 REPORT

Harvard University's Joint Center for Housing Studies (JCHS) published their bi-annual report on the state of America's rental housing on January 21. America's Rental Housing 2022 provides an overview of our nation's rental housing – with particular focus on the implications of pandemic disruptions – and explores:

Rental Households and Renter Demographics

This section of the report delves into the continued household growth throughout 2021 and the makeup of these renter households. Key takeaways focus on age and the formation of households and household income and housing choice available at varying income levels.

The State of the Nation's Rental Stock

Although the report cites that much of the recent growth in apartment stock came from the construction of large multifamily buildings, our nation is still facing a supply challenge. Aging rental stock and barriers to build in certain communities are two factors cited within this section of the report that posed a challenge to meeting current demand.

Rental Market Disruptions

The COVID-19 pandemic caused disruptions in high-cost urban markets nationwide. This section of the report examines where urban markets – and other formerly depressed markets – stand after demand bounced back, the rapid rent escalation seen in 2021, and how barriers to homeownership impacted demand. It also looks at the recent uptick in multifamily construction, which continued a “seven-year stretch of strong multifamily production.”

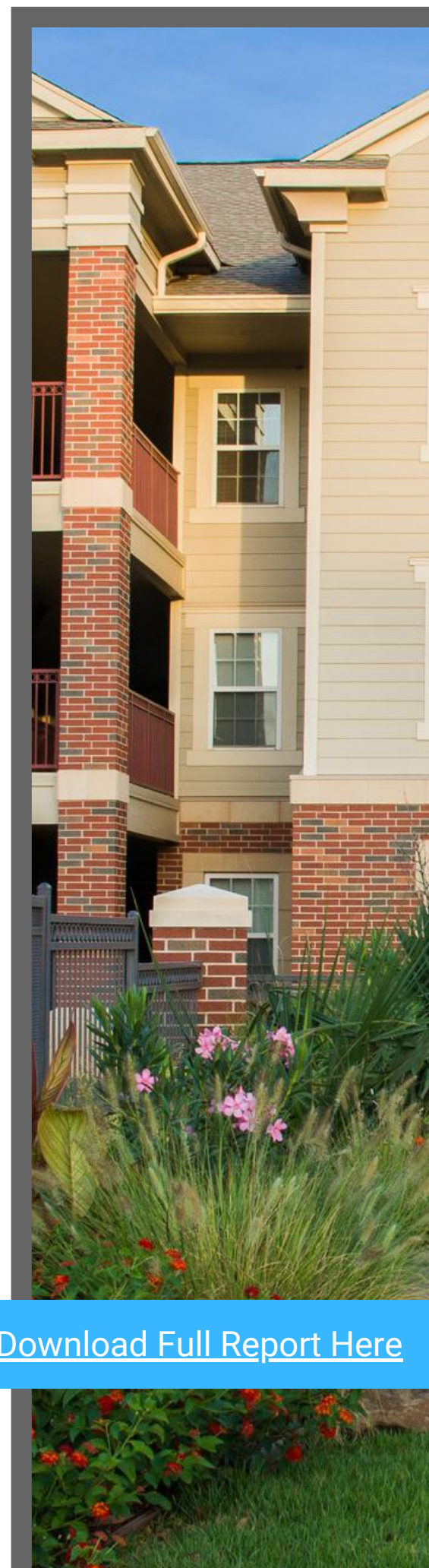
Rental Housing Affordability

The past several iterations of this report have examined our nation's ongoing rental affordability challenges. This section of the report examines the worsening of this years-long crisis and the pandemic's impact.

Current and Potential Housing Challenges

This section of the report examines challenges presented throughout 2021 and the measures deployed to mitigate said challenges. Specifically, the report looks at the impact emergency financial assistance (like unemployment and rental assistance) had on supporting eviction mitigation efforts. In addition, this section of the report identifies homelessness, climate change, state and local regulatory hurdles and the lack of federal subsidies as other challenges that must be overcome.

Source: Joint Center for Housing Studies of Harvard University



[Download Full Report Here](#)

THE ^{5th} ECONOMIC REVOLUTION

1700s: Mechanization, Steam and Water Power

1800s: Mass Production & Electricity

1970s: Automation

1990s: Internet

2022: The GOB Network's Democratization of CRE Investing

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