NARPM™
National Association of Residential Property Managers

June 22, 2021

President Joseph R. Biden Jr.
The White House
1600 Pennsylvania Avenue, N.W.
Washington, DC 20500

Dear Mr. President:

I am writing as the President of the National Association of Residential Property Managers (NARPM®) to encourage you to sunset the nationwide federal moratorium on evictions on June 30 and focus on disbursement of appropriated emergency financial assistance to enable renters to address short-term rent payment disruptions caused by the pandemic.

Our members focus on managing single-family properties, an asset class where most homes are owned by investors who own five or less properties. Indeed, the backbone of our clientele is made up of small, mom-and-pop landlords.

Housing providers across the nation are very concerned about the impact of a continuation of the federal eviction moratorium. As the moratorium has gone on, renters have continued to accrue rental debt. Unfortunately, an eviction moratorium does nothing to address that debt. Instead, all it does is force American households further into debt when the bill finally comes due.

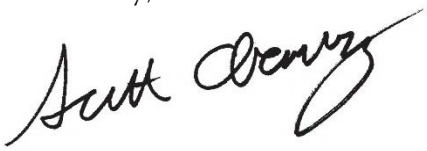
Owners and managers of rental homes are dependent on rent collections to be able to perform maintenance on the homes and meet monthly obligations like property taxes, insurance, and mortgage payments. Because of missed rental payments, some owners of single-family rental homes face or will face liquidity issues. Because those rent streams are necessary for paying property managers, residential property management firms may experience those same liquidity issues. Those liquidity issues also affect renters because important expenditures for items like maintenance and utilities come from those same rent streams. Again, an eviction moratorium does nothing to address these problems.

For those reasons, we urge you to sunset the nationwide federal moratorium on evictions on June 30 and focus on disbursement of appropriated emergency financial assistance to enable renters to address short-term rent payment disruptions caused by the

pandemic. I am confident that working together the nation's housing providers and governments at the federal, state, and local levels can ensure that allocated rental assistance funds are utilized to address rental debt and keep renters in their homes.

We stand ready to work with your Administration and Congress in any way we can to develop practical solutions for the nation. Please do not hesitate to reach out to our Governmental Affairs Director Tyler Craddock at (202) 918-1135 or tcraddock@narpm.org if you have questions or we can otherwise be of assistance to you. Thank you for your consideration of our views.

Sincerely,



Scott Abernathy, MPM®, RMP®
NARPM® President

cc:
United States Senate
United States House of Representatives
The Honorable Marcia Fudge
The Honorable Janet Yellin