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LOBBYING REPORT

SECRETARY OF THE SENATE

Lobbying Disclosure Act of 1995 (Section 5) - All Filers Are Required to Complete This Page

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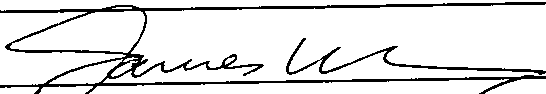
1. Registrant Name National Multi Housing Council, Inc.			
2. Address <input type="checkbox"/> Check if different than previously reported 1850 M Street, NW, Suite 540			
3. Principal Place of Business (if different from line 2) City: Washington State/Zip (or Country): DC 20036			
4. Contact Name	Telephone	E-mail (Optional)	5. Senate ID #
James N. Arbury	202/974-2300	jarbury@nmhc.org	28220-12
7. Client Name <input checked="" type="checkbox"/> Self			6. House ID # 30688000

TYPE OF REPORT 8. Year 2004 Mid-Year (January 1- June 30) **OR** Year-End (July 1- December)

9. Check if this filing amends a previously filed version of this report
10. Check if this is a Termination Report ⇨ Termination Date _____ 11. No Lobbying Activity
INCOME OR EXPENSES - Complete Either Line 12 OR Line 13

<p align="center">12. Lobbying Firms</p> <p>INCOME relating to lobbying activities for this reporting period was:</p> <p>Less than \$10,000 <input type="checkbox"/></p> <p>\$10,000 or more <input type="checkbox"/> ⇨ \$ _____ Income (nearest \$20,000)</p> <p>Provide a good faith estimate, rounded to the nearest \$20,000, of all lobbying related income from the client (including all payments to the registrants by another entity for lobbying)</p>	<p align="center">13. Organizations</p> <p>EXPENSES relating to lobbying activities for this time period were:</p> <p>Less than \$10,000 <input type="checkbox"/></p> <p>\$10,000 or more <input checked="" type="checkbox"/> ⇨ \$ <u>460,000</u> Expenses (nearest \$20,000)</p> <p>14. REPORTING METHOD. Check box to indicate expen accounting method. See instructions for description of option</p> <p><input type="checkbox"/> Method A. Reporting amounts using LDA definitions on behalf of the client).</p> <p><input type="checkbox"/> Method B. Reporting amounts under section 6033(b)(8) the Internal Revenue Code</p> <p><input checked="" type="checkbox"/> Method C. Reporting amounts under section 162(e) of Revenue Code</p>
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Signature



Date August 10, 2004

Form LD-2 (Rev.6/98)

Registrant Name National Multi Housing Council Client Name Self

LOBBYING ACTIVITY. Select as many codes as necessary to reflect the general issue areas in which the regis lobbying on behalf of the client during the reporting period. Using a separate page for each code, provide informa Attach additional page(s) as needed.

15. General issue area code BAN (one per page)

16. Specific lobbying issues

H.R. 2622, Fair Credit and Accurate Credit Transactions Act (FACT Act), all regulatory initiative private apartment industry.

17. House(s) of Congress and Federal agencies contacted Check if None

Federal Trade Commission

18. Name of each individual who acted as a lobbyist in this issue area

Name Covered Official Position (if applicable)

Jeanne McGlynn Delgado		

19. Interest of each foreign entity in the specific issues listed on line 16 above Check if None

Signature  Date August 10, 2004

Printed Name and Title James N. Arbury, Senior Vice President for Government Affairs

Registrant Name National Multi Housing Council Client Name Self

LOBBYING ACTIVITY. Select as many codes as necessary to reflect the general issue areas in which the registrant is lobbying on behalf of the client during the reporting period. Using a separate page for each code, provide information. Attach additional page(s) as needed.

15. General issue area code BNK (one per page)

16. Specific lobbying issues

H.R. 975 and companion Senate legislation, Bankruptcy Abuse Prevention and Consumer Protection Act of 2003, all provisions relating to the private apartment industry.

17. House(s) of Congress and Federal agencies contacted Check if None

Senate

18. Name of each individual who acted as a lobbyist in this issue area

Name Covered Official Position (if applicable)

Name	Covered Official Position (if applicable)	
Jeanne McGlynn Delgado		<input checked="" type="checkbox"/>

19. Interest of each foreign entity in the specific issues listed on line 16 above Check if None

Signature  Date August 10, 2004

Printed Name and Title James N. Arbury, Senior Vice President for Government Affairs

Registrant Name National Multi Housing Council Client Name Self

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15. General issue area code CAW (one per page)

16. Specific lobbying issues

The Clean Water Act and Safe Drinking Water Act, all provisions relating to the private apartment industry.
H.R. 4268 and S. 2377, Lead-Free Drinking Water Act of 2004, all provisions relating to the private apartment industry.

H.R. 4843, Federal Wetlands Jurisdiction Act of 2004, all provisions relating to the private apartment industry.
H.R. 2933, Critical Habitat Reform, all provisions relating to the private apartment industry.

17. House(s) of Congress and Federal agencies contacted Check if None

U.S. Army Corps of Engineers
Environmental Protection Agency
House of Representatives
Senate

18. Name of each individual who acted as a lobbyist in this issue area

Name	Covered Official Position (if applicable)	P
Eileen Lee		

19. Interest of each foreign entity in the specific issues listed on line 16 above Check if None

Signature  Date August 10, 2004

Printed Name and Title James N. Arbury, Senior Vice President for Government Affairs

Registrant Name National Multi Housing Council Client Name Self

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15. General issue area code COM (one per page)

16. Specific lobbying issues

H.R. 4600, Junk Fax Prevention Act of 2004, all regulatory initiatives relating to the private apartment industry, S. 2603, Federal Communications Commission's Commercial Facsimile Advertisements Rule, all initiatives relating to the private apartment industry.

17. House(s) of Congress and Federal agencies contacted Check if None

House of Representatives
Senate
Federal Communications Commission

18. Name of each individual who acted as a lobbyist in this issue area

Name	Covered Official Position (if applicable)	
Jeanne McGlynn Delgado		<input checked="" type="checkbox"/>
Jim Arbury		

19. Interest of each foreign entity in the specific issues listed on line 16 above Check if None

Signature  Date August 10, 2004

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Registrant Name National Multi Housing Council Client Name Self

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15. General issue area code CSP (one per page)

16. Specific lobbying issues

Federal Trade Commission's Do-Not-Call Rules and CAN-SPAM Act, all regulatory initiatives relevant to the private apartment industry.

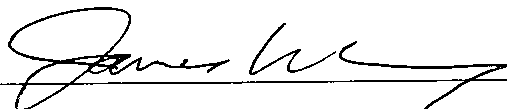
17. House(s) of Congress and Federal agencies contacted Check if None

Federal Trade Commission

18. Name of each individual who acted as a lobbyist in this issue area

Name	Covered Official Position (if applicable)	
Jeanne McGlynn Delgado		<input checked="" type="checkbox"/>

19. Interest of each foreign entity in the specific issues listed on line 16 above Check if None

Signature  Date August 10, 2004

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Registrant Name National Multi Housing Council Client Name Self

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15. General issue area code ENG (one per page)

16. Specific lobbying issues

H.R. 6, Energy Policy Act of 2003, all provisions relating to the private apartment industry.

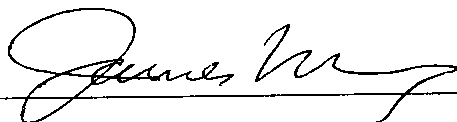
17. House(s) of Congress and Federal agencies contacted Check if None

Environmental Protection Agency
House of Representatives
Senate

18. Name of each individual who acted as a lobbyist in this issue area

Name	Covered Official Position (if applicable)
Eileen Lee	
Jim Arbury	

19. Interest of each foreign entity in the specific issues listed on line 16 above Check if None

Signature  Date August 10, 200

Printed Name and Title James N. Arbury, Senior Vice President for Government Affairs

Registrant Name National Multi Housing Council Client Name Self

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15. General issue area code ENV (one per page)

16. Specific lobbying issues

P.L. 107-118, Small Business Liability Relief and Brownfield's Revitalization Act, all provisions
Title X (42 U.S.C. § 4801), all provisions.
VA/HUD, Independent Agencies Appropriations Act of 2005, provisions relating to the private aircraft industry.

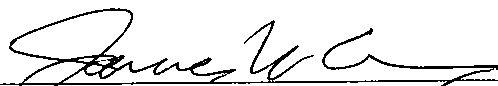
17. House(s) of Congress and Federal agencies contacted Check if None

Environmental Protection Agency
House of Representatives
Senate
Department of Housing and Urban Development
Small Business Administration

18. Name of each individual who acted as a lobbyist in this issue area

Name	Covered Official Position (if applicable)	1
Eileen Lee		

19. Interest of each foreign entity in the specific issues listed on line 16 above Check if None

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15. General issue area code HOU (one per page)

16. Specific lobbying issues

H.R. 3755, Zero Downpayment Act of 2004.
 H.R. 1841 The Housing Assistance for Needy Families Act.
 Section 8 Housing Voucher administrative reform.
 Supplemental Appropriations, all provisions regarding the financing of federal housing programs.
 H.R. 1102 National Housing Trust Fund, all provisions.
 H.R. 11 Flood Insurance Reauthorization Act of 2003, all provisions.
 H.R. 2861, VA-HUD Appropriations, all provisions.
 Senate, VA-HUD Appropriations, all provisions.
 H.R. 951, S. 677, The "Housing Bond and Credit Modernization Fairness Act," all provisions.
 H.R. 1985, The "FHA Multifamily Loan Limit Adjustment Act of 2003," all provisions.
 Defense Appropriation, H.R. 2658, S. 1382 Housing privatization and BAH provisions.
 Regulatory changes to Section 42 of the IRS code dealing with utility adjustments for the Low-Income Housing Tax Credit

17. House(s) of Congress and Federal agencies contacted Check if None

U.S. Department of Housing and Urban Development
 House of Representatives
 Senate
 U.S. Department of the Treasury

18. Name of each individual who acted as a lobbyist in this issue area

Name	Covered Official Position (if applicable)	Net
David Cardwell		
Lisa Blackwell		

19. Interest of each foreign entity in the specific issues listed on line 16 above Check if None

Signature  Date August 10, 2004

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Registrant Name National Multi Housing Council Client Name Self

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15. General issue area code INS (one per page)

16. Specific lobbying issues

Terrorism Insurance Rules, all regulatory initiatives relating to the private apartment industry.

17. House(s) of Congress and Federal agencies contacted Check if None

U.S. Treasury Department

18. Name of each individual who acted as a lobbyist in this issue area

Name Covered Official Position (if applicable)

Jeanne McGlynn Delgado		<input checked="" type="checkbox"/>

19. Interest of each foreign entity in the specific issues listed on line 16 above Check if None

Signature  Date August 10, 2004

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15. General issue area code RES (one per page)

16. Specific lobbying issues

Clean Water Act, all provisions pertaining to the apartment industry.
H.R. 962, S. 473 Clean Water Authority Restoration Act of 2003, all provisions pertaining to the apartment industry.
H.R. 4843, Federal Wetlands Jurisdiction Act of 2004, all provisions pertaining to the apartment industry.
H.R. 2933, Critical Habitat Reform Act of 2004, all provisions pertaining to the apartment industry.
S. 2054, Federal Emergency Meth Lab Clean-up Funding Act of 2004, all provisions pertaining to the apartment industry.
H.R. 834, CLEANUP of Methamphetamines, all provisions pertaining to the apartment industry.


17. House(s) of Congress and Federal agencies contacted Check if None

Environmental Protection Agency
House of Representatives
Senate
Army Corps of Engineers

18. Name of each individual who acted as a lobbyist in this issue area

Name	Covered Official Position (if applicable)
Eileen Lee	

19. Interest of each foreign entity in the specific issues listed on line 16 above Check if None

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15. General issue area code SCI (one per page)

16. Specific lobbying issues

H.R. 1268, United States Toxic Mold Safety and Protection Act of 2003.
H.R. 1149, Asthma Awareness, Education & Treatment Act of 2003, research of indoor air quality including engineering controls and health, all relating to the private apartment industry.
S. 2054, Federal Emergency Meth Lab Cleanup Funding Act of 2004, all provisions relating to private apartment industry.
H.R. 834 CLEAN-UP of Methamphetamines, all provisions relating to private apartment industry
H.R. 4268, S. 2377, Lead-Free Drinking Water Act of 2004, all provisions relating to private apartment industry

17. House(s) of Congress and Federal agencies contacted Check if None

Environmental Protection Agency
House of Representatives
Senate
Department of Housing and Urban Development

18. Name of each individual who acted as a lobbyist in this issue area

Name	Covered Official Position (if applicable)
Eileen Lee	

19. Interest of each foreign entity in the specific issues listed on line 16 above Check if None

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15. General issue area code TAX (one per page)

16. Specific lobbying issues

S. 1637, Jumpstart Our Business Strength (JOBS) Act; S. 2095 and HR 6 Energy Policy Act of 2004 provisions affecting the private apartment industry.
H.R. 2815, To amend the IRS Code of 1986, to expand expensing of environmental remediation costs.

17. House(s) of Congress and Federal agencies contacted Check if None

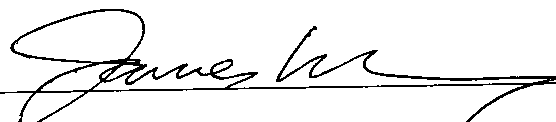
House of Representatives
Senate

18. Name of each individual who acted as a lobbyist in this issue area

Name Covered Official Position (if applicable)

Eileen Lee	

19. Interest of each foreign entity in the specific issues listed on line 16 above Check if None

Signature  Date August 10, 2004
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15. General issue area code VET (one per page)

16. Specific lobbying issues

H.R. 4658, Servicemembers Legal Protection Act of 2004, all provisions pertaining to private apartment industry.

17. House(s) of Congress and Federal agencies contacted Check if None

House of Representatives

18. Name of each individual who acted as a lobbyist in this issue area

Name	Covered Official Position (if applicable)	
Jeanne McGlynn Delgado		<input checked="" type="checkbox"/>

19. Interest of each foreign entity in the specific issues listed on line 16 above Check if None

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Registrant Name National Multi Housing Council Client Name Self

Information Update Page - Complete ONLY where registration information has changed.

20. Client new address

21. Client new principle place of business (if different from line 20)

City _____ State/Zip (or Country) _____

22. New general description of client=s business or activities

LOBBYIST UPDATE

23. Name of each previously reported individual who is **no longer** expected to act as a lobbyist for the client

ISSUE UPDATE

24. General lobbying issues previously reported that **no longer** pertain

- CIV Civil Rights/Civil Liberties

AFFILIATED ORGANIZATIONS

25. Add the following affiliated organization(s)

Name	Address	Principal Place of Bu (city and state or cc)
National Apartment Association	201 North Union Street Suite 200	Alexandria, VA 2

26. Name of each previously reported organization that is **no longer** affiliated with the registrant or client

FOREIGN ENTITIES

27. Add the following foreign entities

Name	Address	Principal Place of Business (city and state or country)	Amount of contribution for lobbying activities

28. Name of each previously reported foreign entity that **no longer** owns, or controls, or is affiliated with the regis affiliated organization

Signature

Date August 10, 2004

