

NAHMAanalysis

NATIONAL AFFORDABLE HOUSING MANAGEMENT ASSOCIATION

Ensuring NAHMA Members Receive the Latest News and Analysis of Breaking Issues in Affordable Housing

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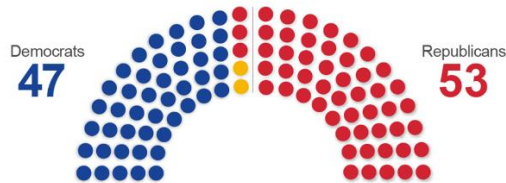


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116th Congress: Who to Contact for Affordable Housing Policy

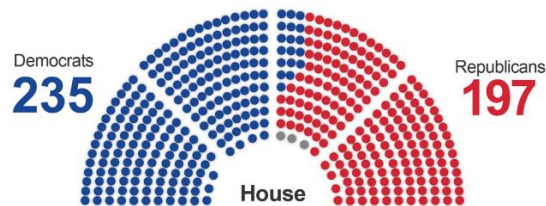
Background



Note: Independents, shown in yellow, caucus with the Democrats and are included in the Democratic tally.

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Figure 1 U.S. Senate



Note: The three vacancies are in NC-3, due to the death of Rep. Walter Jones (R); NC-9, as no winner has been declared in the 2018 election; and PA-12, due to the resignation of Rep. Tom Marino (R).

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Figure 2 U.S. House of Representatives

The 116th Congress will convene from January 3, 2019 to January 3, 2021. The House of Representatives (House) will consist of 235 Democrats and 198 Republicans (2 vacancies), while the Senate has 53 Republicans and 47 Democratic caucus members (2 Independents caucus with Democrats). NAHMA's mission is to advocate to Congress for the production and preservation of affordable multifamily housing. NAHMA welcomes the opportunity to work with all interested members of Congress to achieve these goals. As NAHMA reaches out to the 116th Congress on affordable housing issues, we recommend our members do the same. This NAHMAanalysis is a simple primer on the key Congressional members and committees that will likely impact affordable housing policies before the 116th Congress.

Policy Outlook

Funding: With Democrats taking over the House and Republicans controlling the Senate, the 116th Congress will present both opportunities and challenges for affordable housing funding. The previous Congress rejected drastic funding cuts and provided investments in affordable housing programs, despite being Republican-controlled. NAHMA and our industry partners will face these similar proposed cuts and the potential of harsh caps on domestic spending. It is rumored that the Office of Management and Budget (OMB) will ask agencies to make cuts of at least 5-10 percent across their budget requests for FY 2020. There is also potential for the Trump Administration and House Democrats to make significant increase in infrastructure investments.

Due to divided government, NAHMA believes the industry will have to work hard to prevent negative impacts from potential government shutdowns. It will be very difficult to build on overall increases in spending for federally-subsidized housing programs in the 116th Congress. However, we are committed to working with Congress to protect funding for affordable housing programs.

Legislation: NAHMA expects the House Financial Services Committee and Senate Banking Committee to focus on legislation to reform the government-sponsored entities (GSE), Fannie Mae and Freddie Mac. NAHMA believes the Committees, particularly on the House side, will also explore legislation that combats homelessness and addresses the rural housing portfolio. However with a divided government, large reforms to agencies may face an uphill battle.

Tax: NAHMA believes the Ways and Means Committee and Senate Finance Committee will focus on infrastructure investments. We are unsure of how this will impact the Low Income Housing Tax Credit (LIHTC). NAHMA also expects LIHTC reform and expansion legislation will be introduced, similar to bills introduced during the last Congress.

House Leadership

Speaker of the House: Nancy Pelosi (D-CA)

The Speaker of the House is third in the line of succession for the Presidency, behind the Vice President. The Speaker controls the agenda for the House.

Majority Leader: Steny Hoyer (D-MD)

The Majority Leader schedules votes on the House floor, and is charged with making sure the proverbial “trains run on time.” He will likely oversee the day-to-day operations of the legislative agenda.

Minority Leader: Kevin McCarthy (R-CA)

The Minority Leader is the recognized leader of the party with fewer members.

Senate Leadership

Majority Leader: Mitch McConnell (R-KY)

In the Senate, an individual becomes Majority Leader if he was the elected leader of his party and has the most Senators caucusing, or aligning themselves, with his party. The Senate

Majority Leader's job is to set the agenda for each chamber; he decides what business comes to the Senate floor, and when it gets a vote.

Minority Leader: Chuck Schumer (D-NY)

The Senate Minority Leader is the recognized head of his or her party. He is generally the person who tries to ensure that his party members get an opportunity to vote on desired amendments, and negotiates time agreements on debate and amendments with the Majority Leader.

House Committees

Each political party has its own rules for choosing committee chairmen. Committee chairs control the legislative agenda, schedule, and enjoy subpoena power. They are members of the majority party. Ranking Members of the committees represent the minority party. They do not control the agenda nor schedule of the committees, but they can be influential in crafting legislation and choosing witnesses at hearings.

House Financial Services Committee

Chairwoman: Maxine Waters (D-CA)

Ranking Member: Patrick Henry (R-NC)

The House Financial Services Committee and its subcommittees have oversight responsibility of HUD and the Rural Housing Service. As the appropriate "authorizing committee" for housing issues, consideration of most new housing-related legislation in the House begins here.

Maxine Waters (D-CA) takes over as the Chair of the House Financial Services Committee, while Patrick Henry (R-NC) will serve as the Ranking Member in the 116th Congress.

Lacy Clay (D-MO) is taking over the Housing, Community Development, and Insurance Subcommittee Chair position, while Sean Duffy (R-WI) is taking over as the Ranking Member on the Subcommittee.

Housing, Community Development, and Insurance Subcommittee Members:

Republican

Sean Duffy (WI), Ranking Member
Blaine Luetkemeyer (MO)
Bill Huizenga (MI)
Scott Tipton (CO)
Lee Zeldin (NY)

David Kustoff (TN)
Anthony Gonzalez (OH)
John Rose (TN)
Bryan Steil (WI)
Lance Gooden (TX)

Democrat

William "Lacy" Clay (MO), Chair
Nydia M. Velázquez (NY)
Emanuel Cleaver (MO)
Brad Sherman (CA)
Joyce Beatty (OH)
Al Green (TX)

Vicente Gonzalez (TX)
Carolyn B. Maloney (NY)
Denny Heck (WA)
Juan Vargas (CA)
Al Lawson (FL)
Rashida Tlaib (MI)
Cindy Axne (IA)

Appropriations Committee

Chairwoman: Nita Lowey (D-NY)

Ranking Member: Kay Granger (R-TX)

The Appropriations Committee decides how much money federal programs will receive each year and how the agencies will use that money. Their jurisdiction is limited to funding discretionary programs. They do not fund entitlements such as Social Security, Medicare, and Medicaid. The Transportation, Housing and Urban Development Subcommittee is responsible for funding HUD programs. The Subcommittee on Agriculture funds USDA-RHS programs.

The Appropriations Committee Chair in the 116th Congress will be Nita Lowey (D-NY), Kay Granger (R-TX) will be the Committee Ranking Member.

David Price (D-NC) becomes the T-HUD Subcommittee Chairman, while Mario Diaz-Balart (R-FL) will serve as the Subcommittee Ranking Member.

Sanford Bishop (D-GA) serves as the Agriculture Subcommittee Chair. Jeff Fortenberry (R-NE), is the Subcommittee Ranking Member.

T-HUD Subcommittee:

Republican

Mario Diaz-Balart (R-), Ranking Member

Steve Womack (R-AR)

John Rutherford (R-FL)

Will Hurd (R-TX)

Democrat

David Price (NC), Chair

Mike Quigley (IL), Vice Chair

Katherine Clark (MA)

Bonnie Watson Coleman (NJ)

Brenda Lawrence (MI)

Norma Torres (CA)

Pete Aguilar (CA)

Agriculture Subcommittee:

Republican

Jeff Fortenberry (NE), Ranking Member

Robert Aderholt (AL)

Andy Harris (MD)

John Moolenaar (MI)

Democrat

Sanford Bishop (GA), Chair

Rosa DeLauro (CT), Vice Chair

Chellie Pingree (ME)

Mark Pocan (WI)

Barbara Lee (CA)

Betty McCollum (MN)

Henry Cuellar (TX)

Ways and Means Committee

Chairman: Richard Neal (D-MA)

Ranking Member: Kevin Brady (R-TX)

This is the tax-writing committee and the authorizing committee for entitlement programs such as Social Security, Medicare, etc. Legislation to amend the Low Income Housing Tax Credit (LIHTC) program falls under the jurisdiction of this committee.

Richard Neal (D-MA) will be the Committee Chairman, while Kevin Brady (R-TX) will be the Ranking Member in the 116th Congress.

Senate Committees

While there are specific procedures followed by the Republican and Democratic Caucuses in selecting committee chairmen, the tradition of the Senate generally recognizes that the member of the majority party having the most seniority on the committee becomes chairman. Likewise, the member of the minority party who has the most seniority on the committee becomes the ranking member.

There will be very few committee leadership changes since the Republicans retained control of the Senate.

Banking, Housing, & Urban Affairs Committee

Chairman: Michael Crapo (R-ID)

Ranking Member: Sherrod Brown (D-OH)

The Banking Committee is the Senate counterpart to the House Financial Services Committee. The Subcommittee on Housing, Transportation, and Community Development is the counterpart to the House Subcommittee Housing, Community Development, and Insurance.

Michael Crapo (R-ID) continues his Chairmanship. Sherrod Brown (D-OH) remains the committee's Ranking Member.

David Perdue (R-GA) is the Housing, Transportation, and Community Development Subcommittee Chair, while Robert Menendez (D-NJ) is the Ranking Member.
(* notes subcommittee members)

The leaders of the Banking Committee traditionally have strong bipartisan interests in affordable housing programs.

Republican

Michael Crapo, Chairman (R-ID)
Richard C. Shelby (R-AL)*
Martha McSally (R-AZ)*
Patrick J. Toomey (R-PA)
Jerry Moran (R-KS)*
Tim Scott (R-SC)
Ben Sasse (R-NE)

Tom Cotton (R-AR)*
Mike Rounds (R-SD)*
David Perdue (R-GA)*
Thom Tillis (R-NC)
John Kennedy (R-LA)
Kevin Cramer (R-ND)*

Democrat

Sherrod Brown, Ranking Member (D-OH)

Jack Reed (D-RI)*

Robert Menendez (D-NJ)*
Jon Tester (D-MT)
Mark R. Warner (D-VA)
Elizabeth Warren (D-MA)*
Krysten Sinema (D-AZ)

Doug Jones (D-AL)*
Brian Schatz (D-HI)
Chris Van Hollen (D-MD)
Catherine Cortez Masto (D-NV)*
Tina Smith (D-MN)*

Appropriations Committee

Chairman: Richard Shelby (R-AL)

Ranking Member: Patrick Leahy (D-VT)

Like its House counterpart, the Senate Appropriations Committee decides how much money federal programs receive, and how it should be spent. The subcommittees noted fund HUD and USDA-RHS programs.

Richard Shelby (R-AL) will remain Appropriations Committee Chair, while Patrick Leahy (D-VT) will remain Ranking Member.

Susan Collins (R-ME) will remain Chair of the Transportation, Housing and Urban Development, and Related Agencies (T-HUD) Subcommittee. Jack Reed (D-RI) will remain Ranking Member.

John Hoeven (R-ND) is the new Chair of the Agriculture Subcommittee. Jeff Merkley (D-OR) will remain Ranking Member.

T-HUD Subcommittee:

Republican

Susan Collins (R-ME), Chairwoman
Richard Shelby (R-AL)
Lamar Alexander (R-TN)
Roy Blunt (R-MO)
John Boozman (R-AR)

Shelley Moore Capito (R-WV)
Steve Daines (R-MT)
Lindsey Graham (R-SC)
John Hoeven (R-ND)

Democrat

Jack Reed (D-RI), Ranking member
Patty Murray (D-WA)
Richard Durbin (D-IL)
Dianne Feinstein (D-CA)

Chris Coons (D-DE)
Brian Schatz (D-HI)
Chris Murphy (D-CT)
Joe Manchin (D-WV)

Agriculture Subcommittee:

Republican

John Hoeven (R-ND), Chairman
Mitch McConnell (R-KY)
Susan Collins (R-ME)
Roy Blunt (R-MO)

Jerry Moran (R-KS)
Cindy Hyde-Smith (R-MS)
John Kennedy (R-LA)

Democrat

Jeff Merkley (D-OR), Ranking member
John Tester (D-MT)
Patrick Leahy (D-VT)

Dianne Feinstein (D-CA)
Tom Udall (D-NM)
Tammy Baldwin (D-WI)

Finance Committee

Chairman: Chuck Grassley (R-IA)

Ranking Member: Ron Wyden (D-OR)

This is the Senate counterpart to the House Ways and Means Committee. The Finance Committee has jurisdiction for LIHTC bills.

Chuck Grassley (R-IA) takes over as Chair of this committee. Ron Wyden (D-OR) will continue as the Ranking Member on the Finance Committee.

Senator Maria Cantwell (D-WA) introduced bipartisan legislation to expand and reform LIHTC during the last Congress. NAHMA expects the legislation to be re-introduced during the 116th Congress.

Conclusion

As we enter the mid-point of the Trump Administration and a new divided Congress, the stakes are very high for affordable housing programs. Members can find additional committee information on websites for the [Senate](#) and [House](#). We encourage members to use the [NAHMA Maps](#) and the [Advocacy Resources](#) to help educate your representatives about affordable housing in their Districts and States. If you have questions about policy issues and / or the legislative process, please know that NAHMA is here to help. A great deal of work lies ahead in 2019. With your support, we can have a positive impact for this vital industry and for the residents who need quality housing.