

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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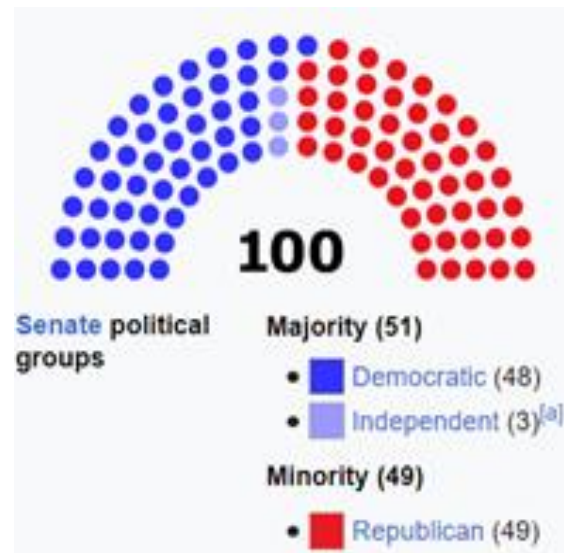
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118th Congress: Who to Contact for Affordable Housing Policy

House of Representatives



Senate



Source: Wikipedia: https://en.wikipedia.org/wiki/United_States_Congress

The 118th Congress convened in Washington, D.C., on January 3, 2023 and is scheduled to end on January 3, 2025, the last two years of President Biden's term. The House of Representatives (House) will consist of 212 Democrats and 222 Republicans (with one seat vacant), while the Senate has 48 Republicans and 51 Democratic caucus members (3 Independents caucus with Democrats) and Vice-President Kamala Harris will be the deciding vote in case of a tie in the Senate. NAHMA welcomes the opportunity to work with all interested members of Congress to achieve these goals. As NAHMA reaches out to the 118th 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 118th Congress.

Policy Outlook

Funding: With Republicans taking over the House for the first time since 2017 and Democrats gaining an additional member and thus full control of the Senate, the new Congress will need to find areas of compromise to achieve common housing policy goals. There will be a few opportunities to shape the legislative landscape, but the significant challenges for affordable housing funding remain a primary concern. The previous Congress rejected drastic funding cuts and provided investments in affordable housing programs.

House Speaker Kevin McCarthy (R-CA) noted shortly after Congress convened his plans to cap Fiscal Year 2024 spending at the Fiscal Year 2022 level. This would result in an average cut of 24-percent to non-discretionary programs. NAHMA will continue to oppose any similar proposed cuts, the potential of harsh caps on spending, and the numerous benefits and positive impacts of affordable housing programs in their districts and communities.

Likewise, the Senate is currently in the process of drafting its policy goals for the last two years of the current Biden Administration, and awaits the FY24 Presidential budget, due out in early March. NAHMA continues to highlight to Senators and their staff the importance increasing funding for affordable housing programs and to protect and resist any proposed funding cuts.

Housing Legislation: In addition to garnering broad support for fully funding federal affordable housing programs, NAHMA expects the House Financial Services Committee and the Senate Banking and Housing Committee will focus on the affordable housing market and regulatory oversight. NAHMA is tracking the reintroduction of several bipartisan bills from the last Congress that we supported, including:

- [Strategy and Investment in Rural Housing Preservation Act](#), previously sponsored by Sens. Jeanne Shaheen (D-NH) and Tina Smith (D-MN), would preserve affordable rental housing in rural areas and seek methods to address the rural mortgage maturation crisis.
- [Expanding Service Coordinators Act](#), previously sponsored by Rep. Adam Smith (D-WA), would provide increased federal funding to maintain and expand our country's service coordinator workforce to connect marginalized communities to critical social services.
- [Home Internet Accessibility Act](#), reintroduced by Nikema Williams (D-GA) in this Congress, would seek to identify the disparities in Internet access and ensure that federally assisted housing that lacks the capacity to support broadband service will have their Internet service gaps filled.
- [Choice in Affordable Housing Act](#), reintroduced by Sen. Chris Coons (D-DE) in this Congress, would seek to address many of the burdensome barriers that

complicate and deter housing providers' participation in the Housing Choice Voucher (HCV) program. This bill has been referred to the Senate Committee on Banking, Housing and Urban Affairs for further consideration.

NAHMA believes the industry will have to work hard with both Democrats and Republicans to ensure agreement on important housing legislation. We are committed to working with Members of Congress from both political parties to protect funding for affordable housing programs.

Tax: NAHMA believes the House Ways and Means Committee and the Senate Finance Committee will focus on extending several tax provisions set to expire and potential broader tax reform. This is an opportunity to advance the [Affordable Housing Credit Improvement Act](#), previously sponsored by Sens. Maria Cantwell (D-WA) and Todd Young (R-IN), which would encourage greater investment in affordable housing production and preservation through the expansion of the LIHTC.

House Leadership

The House is controlled by Republicans, 222-212. Republicans chair the committees, legislation, and nominations.

Speaker of the House: Kevin McCarthy (R-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: Steve Scalise (R-LA)

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: Hakeem Jefferies (D-NY)

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

Senate Leadership

The Senate is controlled by Democrats, 51-48. Democrats chair the committees, legislation, and nominations.

Majority Leader: Chuck Schumer (D-NY)

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 the chamber; he decides what business comes to the Senate floor, and when it gets a vote.

Minority Leader: Mitch McConnell (R-KY)

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

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.

Patrick McHenry (R-NC) serves as the Chairman in the 118h Congress, while Maxine Waters (D-CA) is the Ranking Member of the House Financial Services Committee

Warren Davidson (R-OH) is the Housing, Community Development, and Insurance Subcommittee Chairman, while Emmanuel Cleaver (D-MO) is the Ranking Member on the Subcommittee.

House Appropriations Committee

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 (T-HUD) is responsible for funding HUD programs. The Subcommittee on Agriculture funds USDA-RHS programs.

The Appropriations Committee Chairwoman is Kay Granger (R-TX) and Nita Lowery (D-NY) is the Committee Ranking Member.

Tom Cole (R-OK) becomes the T-HUD Subcommittee Chairman, while Mike Quigly (D-IL) serves as the Subcommittee Ranking Member.

Andy Harris (R-MD) serves as the Agriculture Subcommittee Chairman. Sanford Bishop (D-GA) is the Subcommittee Ranking Member.

House Ways and Means Committee

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.

Jason Smith (R-MO) is the Committee Chairman, while Richard Neal (D-MA) is the Ranking Member.

Senate Committees

While there are specific procedures followed by the Republican and Democrat 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.

Senate Banking, Housing, & Urban Affairs Committee

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.

Sherrod Brown (D-OH) is the Chairman and Tim Scott (R-SC) is the Ranking Member of the Banking, Housing and Urban Affairs Committee.

Tina Smith (D-MN) is the Chairman of the Housing, Transportation, and Community Development Subcommittee, and Cynthia Lummis (R-WY) is the Ranking Member.

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

Freshmen Senator John Fetterman (D-PA) is the newest member to the Banking Committee.

Senate Appropriations Committee

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.

Patty Murray (D-WA) is the Chairman and Susan Collins (R-AL) is the Ranking Member of the Appropriations Committee.

Brian Schatz (D-HI) is the Chairman and Cindy Hyde-Smith (R-MS) the Ranking Member of the Transportation, Housing and Urban Development, and Related Agencies (T-HUD) Subcommittee.

Martin Heinrich (D-NM) is the Chairman and John Hoeven (R-ND) is the Ranking Member of the Agriculture Subcommittee.

Senate Finance Committee

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

Ron Wyden (D-OR) is the Chairman and Mike Crapo (R-ID) is the Ranking Member of the Finance Committee.

Conclusion

As we enter the second half of the Biden Administration and a new divided Congress, the stakes are very high for affordable housing industry. Later this year, Congress will have to pass a fiscal year 2024 government funding bill. In the near term, Congress must avert a default, due to some House members threatening not to vote to extend the national debt limit unless cuts to the federal budget are enacted. Your advocacy and continued education of Congressional members and their staff is needed now more than ever!

You may find additional committee information on websites for the Senate and House. We encourage members to use NAHMA Advocacy Resources, at www.nahma.org, 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 2023 and 2024. With your support, we can have a positive impact for this vital industry and for the residents who need quality housing.

Senate Committees:

[Senate Banking, Housing, & Urban Affairs Committee](#)

[Senate Appropriations Committee](#)

[Senate Finance Committee](#)

House Committees:

[House Financial Services Committee](#)

[House Appropriations Committee](#)

[House Ways and Means Committee](#)