



# Engaging with Lawmakers on Affordable Housing

Advocacy Guide

## Introduction

As a leader in the affordable housing industry, your engagement with lawmakers—whether in Washington, D.C. (Hill Visits) or in your home state (in-district meetings)—is critical in shaping policies that impact the industry. This guide provides an overview of how to effectively engage with lawmakers, build relationships, and advocate for affordable housing programs.

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## Why Advocacy Matters

Congress plays a vital role in determining funding levels, tax incentives, and regulatory changes affecting affordable housing. Advocacy efforts help to:

- ✓ Educate lawmakers on the impact of housing policies in their districts.
  - ✓ Influence legislation that supports affordable housing initiatives.
  - ✓ Strengthen relationships with policymakers and their staff.
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## Contact Lawmakers and Scheduling Meetings

**NAHMA Members are responsible for scheduling their own meetings with Lawmakers and are encouraged to contact congressional offices to schedule meetings.** If possible, attempt to coordinate with other members of your state or AHMA. Participants are encouraged to schedule at least three meetings: one with their representative and one with each of their senators.

Contact information for representatives and senators can be found here:

- [House of Representatives](#) (If you are unsure of your representative, you can [use your zip code to search](#).)
- [Senate](#)

When contacting congressional offices to schedule meetings, participants should ask to schedule an in-person meeting (if visiting D.C. or a District Office). Please note staff may offer virtual options to accommodate their schedules. Please identify yourself as a constituent and explain that you would like to speak to the Representative or Senator about affordable housing (or other programs).

If the lawmaker does not have time on his or her schedule that day, ask to meet with the staff who handles housing issues. Some offices can schedule appointments well in

advance, while others prefer to wait until a week or two before the requested date, so be prepared to be flexible and patient. Some offices may also ask you to complete an online meeting request form before they enter your meeting request into the calendar.

Please note: These meetings typically last around 15-30 minutes, so you may want to give yourself 45 minutes for each meeting to be on the safe side. In addition, when visiting Washington, D.C., please allow at least 20-30 minutes between meetings on the [House and Senate sides of the Capitol complex](#) to allow time to travel from one appointment to the next. We recommend doing all the meetings on one side first (like meet both Senators before meeting your Representative), if possible, and then heading over to the other side to avoid walking back and forth more than once.

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## **Scheduling Meetings with Members of Congress**

### **1. Identifying Your Senators and Representatives**

- Your congressional representatives can be found using these resources:
  - **House of Representatives:** [Find Your Representative](#)
  - **Senate:** [Find Your Senators](#)

### **2. Requesting a Meeting**

- Visit their website or Call the lawmaker's office and ask for the scheduler's email address.
- Send a formal email requesting a meeting. (See Sample Email Below)
- Follow up with a phone call if you do not receive a response within a few days.

### **Sample Email Request**

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**Subject:** Meeting Request with [Senator/Representative's Name] on Affordable Housing

Dear [Scheduler's Name],

I am [Your Name], a constituent from [Your City/State] and a member of the National Affordable Housing Management Association (NAHMA). I would like to request a meeting with [Senator/Representative's Name] or the appropriate staff member to discuss key affordable housing, including [mentioned key issues].

I am available on [list possible dates/times], and I am happy to accommodate the senator's/representative's schedule. Please let me know a convenient time.

Thank you for your time and consideration. I look forward to the opportunity to discuss these critical housing issues.

Sincerely,

[Your Name]

[Your Contact Information]

[Your Organization, if applicable]

### 3. Preparing for the Meeting (NAHMA can assist you.)

- ✓ Research the legislator's stance on housing issues.
- ✓ Prepare talking points on key housing programs (HUD funding, LIHTC, Rural Housing).
- ✓ Bring relevant information and real-life examples from your state/district.
- ✓ Assign roles if attending as a group.

### 4. Conducting the Meeting

- **Start with introductions.** Share who you are, your role, and why affordable housing is important.
- **Stay on message.** Stick to key issues and how they impact constituents.
- **Make the "ask."** Be clear about what you want the lawmaker to support.
- **Engage with questions.** Ask if they need more information or have concerns.
- **Thank them for their time.** Express appreciation and offer to be a resource.

### 5. Follow-Up After the Meeting

-  Send a thank-you email recapping key points and any follow-up items.
-  Provide additional information or resources if requested.
-  Stay in touch and build the relationship with periodic updates.

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## Understanding Congressional Leadership & Committees

### House Leadership (119th Congress)

- **Speaker of the House:** Mike Johnson (R-LA)
- **Majority Leader:** Steve Scalise (R-LA)
- **Minority Leader:** Hakeem Jeffries (D-NY)

### Key Committees on Housing Policy

## House Committees

### ◆ Financial Services Committee

- Chair: **French Hill (R-AR)**
- Ranking Member: **Maxine Waters (D-CA)**
- **Key Role:** Authorizes housing-related legislation and provides oversight for housing-related agencies, like HUD.

### ◆ Appropriations Committee

- Chair: **Tom Cole (R-OK)**
- Ranking Member: **Rosa DeLauro (D-CT)**
- **Key Role:** Determines funding levels for agencies and their programs.

### ◆ Ways and Means Committee

- Chair: **Jason Smith (R-MO)**
- Ranking Member: **Richard Neal (D-MA)**
- **Key Role:** Oversees the tax code, including changes to LIHTC (Housing Credit) and private activity bonds.

## Senate Committees

### ◆ Banking, Housing, & Urban Affairs Committee

- Chair: **Tim Scott (R-SC)**
- Ranking Member: **Elizabeth Warren (D-MA)**
- **Key Role:** Authorizes housing-related legislation and provides oversight for housing-related agencies, like HUD.

### ◆ Appropriations Committee

- Chair: **Susan Collins (R-ME)**
- Ranking Member: **Patty Murray (D-WA)**
- **Key Role:** Determines funding levels for agencies and their programs.

### ◆ Finance Committee

- Chair: **Mike Crapo (R-ID)**

- Ranking Member: **Ron Wyden (D-OR)**
- **Key Role:** Oversees the tax code, including changes to LIHTC (Housing Credit) and private activity bonds.

✦ **A full roster of lawmakers on housing-related Committees is at the end of this document.**

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### Tips for Effective Advocacy

- ✓ **Be clear and concise.** Lawmakers have limited time—stick to key points.
  - ✓ **Use real stories.** Share local examples to highlight the impact of policies.
  - ✓ **Build long-term relationships.** Consistent engagement strengthens advocacy efforts.
  - ✓ **Coordinate with others.** Partner with NAHMA members in your state.
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### Housing Data Resources:

- [Campaign for Housing and Community Development Funding](#) (See FY2025 Resources)
  - [HOME Coalition](#) (See Highlighted Resources for Factsheets and Impact by State)
  - [ACTION Advocacy Toolkit](#) for [National, State, and District Fact Sheets for the Housing Credit](#)
  - NLIHC's [Housing Needs By State](#) (after selecting a State, click the “Resources” at the top to download a **State Housing Profile**)
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### Conclusion

Your advocacy is essential in ensuring that affordable housing remains a priority at the federal level. By engaging with lawmakers through meetings, sharing impactful stories, and staying informed on policy developments, you can help shape the future of housing policy.

For questions or additional resources, contact [NAHMA's Government Affairs team](#).





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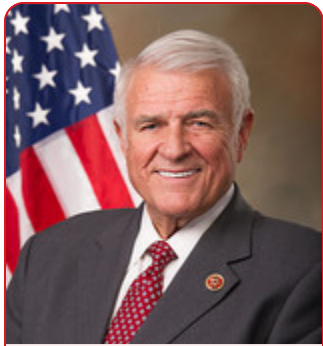
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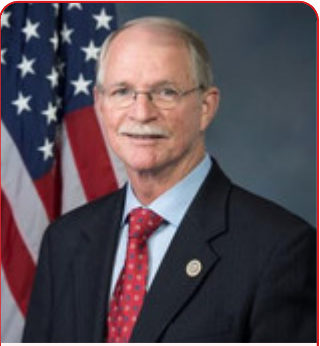
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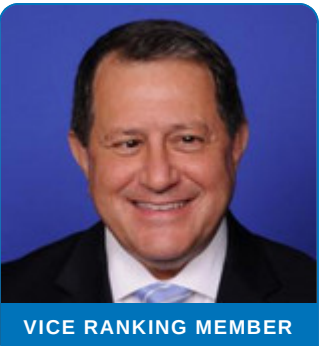
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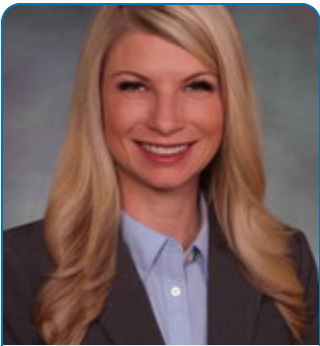
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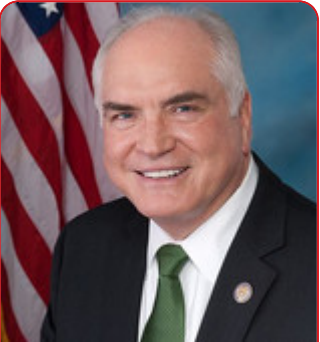
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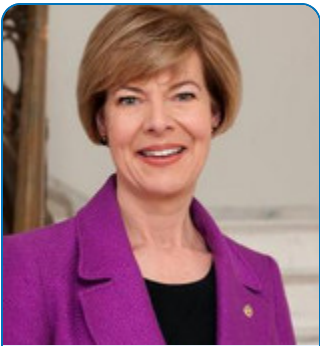
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FEBRUARY 21, 2025

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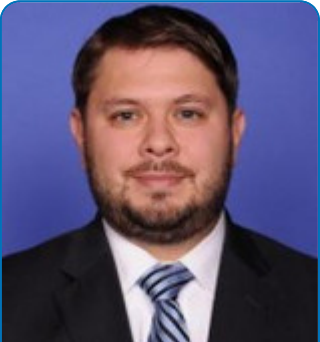
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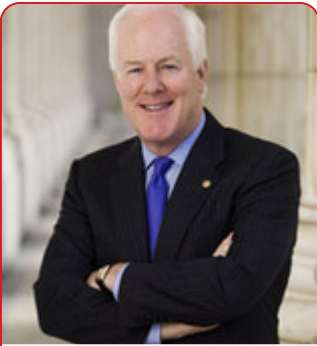
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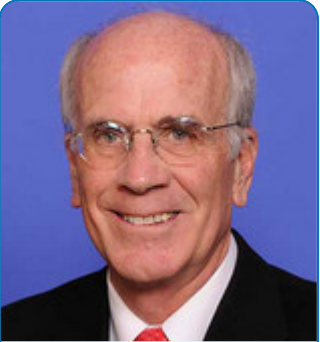
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