



Election Season Heats Up — Housing Remains Top of Mind

Read Time: 7 minutes, 13 seconds

Housing has never been more of a “kitchen table” issue than it is right now. With the campaign activities ramping up for the upcoming election, voters and politicians, alike, are keenly focused on a variety of issues related to the cost of living—rental housing costs chief among them. And while the Presidential campaign has already taken over the airwaves, NMHC remains focused on the 2024 U.S. Congressional elections. How U.S. Senate and House races shake out will certainly impact the political climate in Washington for the next four years and potentially determine the future of housing affordability in America. Here’s a rundown of how key seats in both the Senate and House elections are shaping up:

Senate Outlook

Current Balance of Power: The Senate is currently split with 50 Democrats (including two independents who caucus with them) and 50 Republicans, with Vice President Kamala Harris holding the tie-breaking vote. This razor-thin margin makes every seat up for election critical.

Political Climate: Major issues include the economy, healthcare and national security. President Biden's approval ratings and legislative successes or failures will significantly influence these races.

2024 Senate Ratings	
Toss-Up (2)	
Tester (D-Mont.)	Brown (D-Ohio)
Tilt Democratic (4)	Tilt Republican
AZ Open (Sinema, I)	
MI Open (Stabenow, D)	
Casey (D-Penn.)	
Rosen (D-Nev.)	
Lean Democratic (1)	Lean Republican
Baldwin (D-Wis.)	
Likely Democratic (1)	Likely Republican (1)
MD Open (Cardin, D)	Cruz (R-Texas)
Solid Democratic (14)	Solid Republican (11)
CA Open (Butler, D)	IN Open (Braun, R)
DE Open (Carper, D)	UT Open (Romney, R)
Cantwell (D-Wash.)	<i>WV Open (Manchin, D)</i>
Gillibrand (D-N.Y.)	Barrasso (R-Wyo.)
Heinrich (D-N.M.)	Blackburn (R-Tenn.)
Hirono (D-Hawaii)	Cramer (R-N.D.)
Kaine (D-Va.)	Fischer (R-Neb.)
King (I-Maine)	Hawley (R-Mo.)
Klobuchar (D-Minn.)	Ricketts (R-Neb.)
Menendez (D-N.J.)	Scott (R-Fla.)
Murphy (D-Conn.)	Wicker (R-Miss.)
Sander (I-Vt.)	
Warren (D-Mass.)	
Whitehouse (D-R.I.)	
<i>Takeovers in Italics, # moved benefiting Democrats, * moved benefiting Republicans</i>	

Source: Nathan Gonzales, *Inside Elections*

House of Representatives Outlook

Current Balance of Power: Republicans currently control the House with a narrow majority. They aim to maintain or expand their control, while Democrats seek to regain the majority.

Redistricting Impact: The 2020 census resulted in redistricting, altering several districts' boundaries. Some states gained seats, while others lost, impacting both parties' strategies.

Key Issues: Economic recovery, immigration, healthcare, and education will be pivotal. Other significant topics include gun control, climate change and voting rights.

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The 2024 congressional elections are set to be highly competitive, with both parties having realistic paths to achieving or retaining control of Congress. Voter engagement, key issues and the political climate will be crucial in determining the outcomes.

As the races develop, candidate dynamics and emerging national issues will further clarify the electoral landscape. NMHC expects the 119th Congress will tackle key issues for our industry like tax reform, so it's critical housing providers stay in the loop on election-season happenings. To that end, [NMHC members can register for our upcoming Quarterly Advocacy in Action webinar](#) where NMHC staff experts will break down current policy proposals and upcoming election insights.



Myth vs. Fact—Addressing the U.S. Housing Affordability Crisis

President Biden continues to highlight rental housing misinformation on the campaign trail, evidenced by [recent remarks](#) made at a campaign stop in Detroit. However, while the President may be spending his political capital pointing fingers at “corporate landlords,” his policy positions tell a different story. [When it comes to supply-side solutions, there’s actually much more we agree on than don’t.](#) So, let’s stop pointing fingers and spreading misinformation, and start building.

[Read More](#)

Industry Topic Updates

Some articles linked within this section of the newsletter are exclusively available to NMHC members. Gain access to these resources, and more, by becoming a member. [Click here to learn more about joining NMHC.](#)

A graphic with a dark teal background. In the foreground, there is a calculator and several coins. The text "HOUSING AFFORDABILITY UPDATES" is written in large, white, bold, sans-serif capital letters, centered over the image.

HOUSING AFFORDABILITY UPDATES

- [HUD Publishes HOME Investment Partnership Program Proposed Rules](#): HUD recently published a proposed rule that would modernize the HOME Investments Partnerships program (HOME). HUD’s HOME

program provides formula grants to states and localities which they use in partnership with local private market actors to fund a wide range of activities, including rental vouchers. NMHC plans to submit comments on this rule in the coming weeks.



RESIDENT SCREENING UPDATES

- **HUD Issues Fair Housing Guidance on Impacts of AI in Resident Screening and Digital Advertising:** The U.S. Department of Housing and Urban Development (HUD) issued two guidance documents on the fair housing implications of using AI in resident screening and online advertising on digital platforms. Though this guidance is nonbinding, it provides HUD's view on how the Fair Housing Act (FHA) applies to housing providers, resident screening companies, housing advertisers and advertisement platforms when conducting resident screenings and posting advertisements for housing online.



ENERGY EFFICIENCY POLICY UPDATES

- **Treasury Department and IRS Release Proposed Rules for “Technology-Neutral” Clean Electricity Incentives in the Inflation Reduction Act:** The Treasury Department and Internal Revenue Service

released proposed regulations regarding the Clean Electricity Production Credit and the Clean Electricity Investment Credit enacted as part of the *Inflation Reduction Act of 2022*. Beginning in 2025, the Clean Electricity Production Credit will replace the section 45 production tax credit, and the Clean Electricity Investment Credit will replace the section 48 investment tax credit.

- **NMHC-Led Coalition Asks FHFA to Not Adopt Building Code Requirement:** NMHC recently submitted a letter to FHFA Director Thompson on the behalf of a coalition of 11 real estate trade groups urging FHFA to refrain from adopting specific building energy code requirements for newly constructed Enterprise-financed multifamily buildings.



TECHNOLOGY & CONNECTIVITY UPDATES

- **Broadband Infrastructure Funds Continue to Roll Out:** On May 15, the National Telecommunications and Information Administration (NTIA) approved additional rounds of funding under the Broadband Equity Access and Deployment Program (BEAD) for Pennsylvania. The State will now have one year to deploy its \$1.16 billion in funding allocated by the program to expand access to broadband services. This makes Pennsylvania the ninth state to have both phases of its proposal approved by the NTIA, with other states still awaiting approval on one or both phases.
- **Affordable Connectivity Program (ACP) Broadband Fails to Move Forward:** The Senate Committee on Commerce, Science and Transportation was slated to vote on the Spectrum and National Security Act (S. 4207). However, they postponed consideration because of non-germane amendments being offered that could have derailed the legislation completely. (Click through and scroll down to the May 31 update.)
- **House Committee Advances National Data Privacy Legislation:** The House Committee on Energy and Commerce's Subcommittee on Innovation, Data and Commerce voted to advance the American Privacy Rights Act (APRA). Its advancement through the subcommittee is an important sign of progress towards a potential national standard for data privacy.

Stay in the Loop

Don't wait for the newsletter to stay in the loop on topic updates. NMHC posts regular updates to our website on a number of critical advocacy and research topics. [Click here](#) to explore additional topics and bookmark the pages that are of interest to you.

NMHC Partners with HUD on Innovative Housing Showcase

NMHC is proud to partner with U.S. Department of Housing and Urban Development on the 2024 Innovative Housing Showcase. NMHC's partnership with HUD on this event is powered by our [Foundations for Rental Housing](#)—an initiative that elevates positive renter/housing provider relationships in communities across the country.

“Rental housing providers are working hard to alleviate the national housing shortage and make housing more affordable. Over 4.3 million apartments in all 50 states and D.C. have adopted The Foundations of Rental Housing - a set of six business principles that residents can expect from their rental housing provider,” said NMHC President Sharon Wilson Géno in HUD's press release. “The Foundations of Rental Housing, powered by the National Multifamily Housing Council (NMHC) is proud to partner with HUD on the Innovative Housing Showcase with the goal of highlighting real, actionable solutions to our housing crisis.”

[Learn More](#)

[Sign Up for the Foundations](#)

Upcoming NMHC Events and Webinars

Open Events

[2024 NMHC Student Housing Conference](#) | Oct. 7-9

[2024 NMHC OPTECH Conference & Expo](#) | Oct. 21-23

NMHC Members-Only Events

[2024 NMHC Government Affairs Update Webinar Series – Webinar 2](#) | June 11

[Emerging Leaders Networking Event - Chicago](#) | June 13

[2025 NMHC Fall Board of Directors Meeting](#) | Sept. 11-13

NMHC Members: The list doesn't stop here—log in to your member account and access other exclusive, member-only meeting and registration details.

Wait... There's More to Explore!

Important Membership Update: Changes to Spring and Fall Meeting

ICYMI: Fact Check: 32 Economists Distort the Record on Rent Regulations

NMHC is a growing and engaged community, as reflected in the increased interest in NMHC meetings. In order to better meet the moment, we are excited to announce that registration criteria and other meeting details have been adjusted for NMHC's 2024 Spring and Fall Meetings. These changes will provide NMHC members with even greater engagement, especially around housing affordability, and provide high quality opportunities for the NMHC membership to be actively engaged in our advocacy work at this critical time.

[Read More](#)

[A letter](#) from 32 economists purported to show empirical evidence that rent control is a net positive. [We wholeheartedly agree with the letter signatories](#) that millions of households in this country face a housing affordability crisis, but cannot let disinformation feed false narratives about decades of fact-based evidence of the negative policy consequences of rent regulations. Setting the record straight. Click through for an NMHC fact check on rent control.

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