

Landlord Congress Members Could See 2026 Tax Savings As High As \$236,800 From Tax Breaks They Voted For In Trump's Big Ugly Bill

Summary: On July 03, 2025, the House of Representatives [voted to pass](#) Trump's "Big Beautiful Bill" tax scam and pushed the betrayal through to be signed into law July 4th. The real estate industry was [among the many wealthy and well-connected winners](#) of the "Big Ugly Bill," as it has been [called](#) by critics. Landlords and real estate developers saw the extension of many tax breaks passed in Trump's 2017 Tax Cuts and Jobs Act, including:

- The [permanent extension](#) of the pass-through deduction "[loophole](#)," created by Trump's first 2017 tax bill. The loophole allows pass-through businesses—such as sole proprietorships, partnerships, and others—to deduct 20% of their qualified income. This tax break primarily benefits the wealthy, with over half of deductions going to households making more than [\\$1 million](#) in income.
- Provisions that [expanded and extended Opportunity Zones](#) (OZs). OZs [once promised](#) to help struggling communities and despite this rhetoric, the [vast majority of investments](#) steered projects to hotels, luxury apartments, and office complexes which do not help struggling communities but merely serve as another tax break for wealthy investors in the [top 99th percentile](#) of household income.

Meanwhile, housing costs for renters continues to be a major stressor, with the Census Bureau finding in September 2024 that [nearly half of all American renters](#) in 2023 were "[cost-burdened](#)," meaning 30% or more of their income went just to cover the cost of rent. This included nearly 57% of Black households as. Subsequent data released in September 2025 found the median gross rent [continued to climb 2.7% YoY](#), continuing to increase pressure on renters.

A new review by [Accountable.US](#), based in part on [data analysis](#) by the Institute on Taxation and Economic Policy (ITEP), uncovers that six wealthy members of Congress with rental properties earned a total of over [\\$3.2 million](#) in pass-through business income in 2024, comprising over half of their total maximum income of up to [\\$6 million](#). Notably, these members could see [\\$105,500 to \\$236,800](#) in total tax breaks in 2026 alone thanks to the Big Ugly Bill. Meanwhile, these members have extensive ties to the real estate industry which spent a combined \$20.3 million while lobbying on issues passed in Trump's "Big Beautiful Bill," and received a combined \$913,990 in career contributions from these groups. These members include:

Rep. Rob Bresnahan (PA-08):

- Made an estimated [\\$145,000 to \\$715,000](#) in pass-through business income in 2024 and could see a tax benefit of [\\$19,300 to \\$23,600](#) from the Big Ugly Bill, according to ITEP.
- 27% of renters in Pennsylvania's eighth congressional district [face a severe financial burden](#), as the average wage of \$15.45 in the district's most populated cities is not enough to afford a one or two bedroom apartment.
- Meanwhile, Rep. Bresnahan has already **received a combined \$23,500** from housing industry groups that lobbied Congress on the Big Beautiful Betrayal since being elected to Congress in 2024.

Rep. Thomas Kean Jr. (NJ-07):

- Made an estimated [\\$18,000 to \\$58,000](#) in pass-through business income in 2024 and could see a tax benefit of [\\$4,300 to \\$17,900](#) from the Big Ugly Bill, according to ITEP.
- 22% of renters in New Jersey's seventh congressional district [face a severe financial burden](#), as the average wage of \$27.15 in the district's most populated city of Newark is not enough to afford a one or two bedroom apartment.
- Rep. Thomas Kean has routinely met with the New Jersey Association of REALTORS, including in March 2024 when he [touted them for serving the interests of private property owners](#), also meeting with [them just weeks before](#) voting to back The Big Beautiful Betrayal.
- Meanwhile, Rep. Kean **has taken at least \$55,750** from housing industry groups that lobbied Congress in the lead up to the passage of the Big Beautiful Betrayal.

Rep. Ryan Zinke (MT-01):

- Made an estimated [\\$63,000 to \\$540,000](#) in pass-through business income in 2024 and could see a tax benefit of [\\$16,000 to \\$51,000](#) from the Big Ugly Bill, according to ITEP.
- 22% of renters in Montana's first congressional district [face a severe financial burden](#), as the average wage of \$17.85 in the district's most populated city of Missoula is not enough to afford a one or two bedroom apartment.
- A February 2022 Interior Department Inspector General [report found](#) former Interior secretary Ryan Zinke violated his ethics agreement after communications and personal meetings were set up with then-Halliburton board chair David Lesar to [discuss a project to create](#) a commercial development on land adjacent to a vacant lot owned by Zinke, which he eyed as a potential spot for opening a microbrewery.
- In August 2024, Rep. Zinke [joined](#) NBC Montana to discuss his views on the housing affordability crisis and claimed many homeless people "[choose this lifestyle](#)" and blamed the government because of inflation and high permitting costs saying that the "[government is not always the right solution](#)."
- Meanwhile, Rep. Zinke **has received \$42,000 in career contributions** from the National Association of REALTORS and the national association of home builders; both groups heavily lobbied Congress to back the Big Beautiful Betrayal.

Rep. Rob Wittman (VA-01):

- Made an estimated [\\$53,000 to \\$508,000](#) in pass-through business income in 2024 and could see a tax benefit of [\\$19,900 to \\$59,300](#) from the Big Ugly Bill, according to ITEP.
- 20% of renters in Virginia's first congressional district [face a severe financial burden](#), as the average wage of \$19.16 in the district's most populated cities is not enough to afford a one or two bedroom apartment.
- Meanwhile, Rep. Wittman **has taken a staggering \$138,000** from housing industry groups that lobbied Congress in the lead up to the passage of the Big Beautiful Betrayal.

Rep. Bill Huizenga (MI-04):

- Made an estimated **[\\$115,000 to \\$1,050,000](#)** in pass-through business income in 2024 and could see a tax benefit of **[\\$15,000 to \\$50,000](#)** from the Big Ugly Bill, according to ITEP.
- 23% of renters in Michigan's fourth congressional district [face a severe financial burden](#), as the average wage of \$18.30 in the district's most populated city of Kalamazoo is not enough to afford a two bedroom apartment.
- As of September 2025, Rep. Huizenga is [also a member](#) of the Congressional Real Estate Caucus—Huizenga [started his career as a realtor](#) according to a caucus bio and the caucus [received numerous endorsements](#) from industry [including](#) the National Association of REALTORS, National Association of Home Builders, and National Multifamily Housing Council.
- Meanwhile, Rep. Huizenga has **taken a staggering \$322,240 from housing industry groups** that spent a combined \$20.3 million while lobbying on issues including the Big Beautiful Betrayal.

Rep. Ken Calvert (CA-41):

- Made an estimated **[\\$161,000 to \\$403,000](#)** in pass-through business income in 2024 and could see a tax benefit of **[\\$31,000 to \\$35,000](#)** from the Big Ugly Bill, according to ITEP.
- California's 41st congressional district [consists of popular cities](#) including Palm Springs and Riverside, where the average monthly cost of rent for a 1 bedroom apartment is [14%](#) and [11%](#) above the country's average cost, [as 60% of residents in Calvert's district](#) face unaffordable housing costs with 4,000 experiencing homelessness.
- Rep. Calvert—[the subject](#) of a 2024 House Ethics complaint over his failures to properly disclose several real estate property purchases—has a [long history of using earmarking](#) to benefit his investments, with Calvert receiving a 79% return on an investment in 2005 and, with the lawmaker using his time on the House Appropriations Committee to secure \$100 million in earmarks for his district since 2022.
- Rep. Calvert has [received \\$500](#) from a [lobbyist](#) for the California Association of REALTORS, an industry group he met in May 2017, posting on X: "[Great meeting with CA Realtors today to discuss strategies to keep California's housing market strong and vibrant.](#)"
- Rep. Calvert is [also a member](#) of the recently relaunched Congressional Real Estate Caucus which [touts his 17 years in the real estate industry](#)—the caucus was endorsed by numerous industry groups [including](#) the National Association of REALTORS, National Association of Home Builders, and National Multifamily Housing Council.
- Meanwhile, Rep. Calvert **has taken a staggering \$332,500** during his congressional career from industry groups that spent a combined \$20.3 million lobbying the federal government in the lead up to the vote on the Big Beautiful Betrayal.

**See the bottom of this document for the Institute on Taxation and Economic Policy's (ITEP's) methodology for calculating tax and income estimates*

Big Beautiful Betrayal Gave Big Tax Wins For Landlords And The Real Estate Industry

Provisions In Trump's Big Ugly Bill Permanently Extended The Pass-Through Deduction “Loophole,” A Tax Break Primarily Benefitting The Wealthiest Of Households And Used By Landlords As A Way To Dodge Income Taxes.

The “Big Ugly Bill” Also Permanently Extended The Pass-Through Deduction “Loophole,” Which Primarily Benefits The Wealthy With Over Half Of Deductions Going To Households Making More Than \$1 Million In Income.

The One Big Beautiful Bill Act Made The Pass-Through Business Deduction Permanent. “On July 4, 2025, President Trump signed into law the One Big Beautiful Bill Act (‘Act’), passed in the House of Representatives on July 3, 2025, by a 218-214 vote. [...] Pass-Through Business Deduction: The Code Section 199A pass-through deduction is made permanent.” [Dykema, [07/07/25](#)]

- **The OBBBA Permanently Extended The Pass-Through Deduction “Loophole,” Which Allowed Eligible Businesses To “Deduct 20% Of Their “Qualified” Income Before Paying Any Federal Income Taxes”:**

Pass-Through Loophole (section 199A): Costs \$737 billion (permanent, minor changes)

- The 2017 Trump-GOP tax law created a loophole that lets owners of “pass-through” businesses—sole proprietorships, partnerships and S corporations— deduct 20% of their “qualified” income before paying any federal income taxes. That provision was scheduled to sunset at the end of 2025.

[Americans for Tax Fairness, [07/09/25](#)]

According To Thomson Reuters, A “Pass-Through Entity” Is A Business In Which The Profits Pass Through To The Owner And Are Taxed At Individual Tax Rates, With The Majority Of U.S. Businesses Including S-Corporations, Limited Liability Companies (LLCs) And Partnerships Receiving This Designation:

What is a pass-through entity?

A pass-through entity, also known as a flow-through entity, is a business entity in which the profits pass through to the owner(s) of that business and are taxed at the individual tax rate. In other words, this business type is not subject to federal income tax. Instead, the entity's income — and credits, deductions, or losses — is reported on the owner's individual income tax return and taxed at the individual income tax rate.

This business type is not to be confused with shareholder distribution, in which a shareholder receives money or property from the company.

The majority of U.S. businesses are pass-through entities, which include [S-corporations](#), [limited liability companies \(LLCs\)](#), partnerships, and sole proprietorships. In fact, they employ [more than half](#) of the nation's private-sector workforce and generate more than half of the business income in the U.S.

[Thomson Reuters, accessed [08/18/25](#)]

According To The Joint Committee On Taxation, Over Half Of Pass-Through Deductions In 2024 Went To Households With Over \$1 Million In Income. "Is skewed to the rich: Over half of the deduction's benefits in 2024 will go to households with more than \$1 million in income, according to the Joint Committee on Taxation (JCT)." [Center on Budget and Policy Priorities, [06/06/24](#)]

The Institute On Taxation And Economic Policy (ITEP) Estimated The Extension Of The Pass-Through Deduction Will Reduce Taxes For The Top 1% By An Average Of \$27,000 In 2026 And Cost The Government Nearly \$80 Billion In Lost Revenue, Roughly 20% The \$402 Billion The Government Is Set To Lose In Revenue From Tax Cuts In 2026.

Meanwhile, The Institute On Taxation And Economic Policy (ITEP) Estimated "The Extension Of The Pass-Through Deduction (Section 199A) For Business Owners Will Reduce Taxes For The Top 1 Percent By An Average \$27,000 Next Year." "The extension of the pass-through deduction (section 199A) for business owners will reduce taxes for the top 1 percent by an average \$27,000 next year." [Institute on Taxation and Economic Policy, [07/07/25](#)]

ITEP Also Estimated That The Extension Of The Pass-Through Deduction Will Cost The Federal Government Nearly \$80 Billion In Lost Revenue In 2026, Roughly 20% Of The \$402 Billion In Lost Revenue From The Tax Cuts:

Revenue Impact of Tax Provisions Included in this Analysis of the Trump Megabill in 2026

Provisions	Revenue Impact
Extending and Modifying TCJA Provisions Expiring End of 2025 and Related Changes	
Rates and Brackets	−\$204 billion
Standard Deduction	−\$117 billion
Personal Exemptions	+\$147 billion
Child Tax Credit	−\$89 billion
Pass-Through Deduction	−\$79 billion
Alternative Minimum Tax	−\$142 billion
Itemized Deductions	+\$103 billion
Estate Tax	−\$20 billion
Total TCJA Provisions Expiring End of 2025	−\$402 billion

[Institute on Taxation and Economic Policy, [07/07/25](#)]

A 2021 Study By Federal Reserve And Treasury Dept. Officials Also Found That The Pass-Through Deduction Did Not Lead To Significant Investments Or Job Creation, Despite This Being A Major Claims For Proponents Of The Tax Law.

Despite Proponents Arguing That The Pass-Through Deduction Would Boost Economic Investment And Jobs Creation, The Federal Reserve, The Treasury Dept., And Academics Found That The "Deduction's Benefits Have Largely Failed To Trickle Down To Workers Who Aren't Owners And Did Not Provide Any Significant Boost In Economic Activity." "Proponents argued the pass-through deduction would boost investment and create jobs. Then-Treasury Secretary Steven Mnuchin, for example, argued the deduction would 'be good for the economy; good for growth.' But a team of researchers from the Treasury, the Federal Reserve, and academia concluded that the deduction's benefits have largely failed to trickle down to workers who aren't owners and did not provide any significant boost in economic activity." [Center on Budget and Policy Priorities, [06/06/24](#)]

- The Study, Originally Published In April 2021, Was Authored By Figures From The Treasury Dept.'s Office Of Tax Analysis , The Minneapolis Federal Reserve Bank, And Dartmouth College's Department Of Economics. [National Bureau of Economic Research, [April 2021](#)]

The "Vast Majority" Of Residential Landlords Also Qualify For The Pass-Through Deduction, Allowing Owners Of Rental Properties To Pass-Through Profits Directly To Them, Often Through An LLC Or Partnership, Allowing Landlords To Only Pay Taxes At Their Own Individual Tax Rates.

The Pass-Through Deduction Can Also Be Used By Residential Landlords, With The "Vast Majority" Who Own Their Rentals As Sole Proprietors Qualifying For The Pass-Through Deduction "At Their Individual Income Tax Rates." "For landlords, the most stunningly good provision of the TCJA was a new tax deduction for owners of pass-through businesses. (I.R.C. § 199A (2025).) This includes the vast majority of residential landlords who own their rental property as sole proprietors (who individually own their properties), limited liability companies (LLCs), and partnerships. With these entities, any profit earned from the rental activity is 'passed through' to the owner or owners' individual tax returns, and they pay tax on it at their individual income tax rates." [Nolo, updated [07/24/25](#)]

For Example, Someone Who Owns A Duplex That Is Rented Out Could Report Those Earnings To The IRS And Add That Income To Other Income To Pay Taxes At An Individual Rate, Allowing Someone To Only Pay \$4,800 In Income Tax On \$20,000 In Profits:

Example. Alex, a single person, owns a duplex she rents out. She earns a total profit of \$20,000. Alex is a sole proprietor. She reports her rental income and expenses on IRS Schedule E. She adds her \$20,000 rental profit to her other income and pays tax on it at her individual tax rates. Her top tax rate is 24%, so she pays \$4,800 in income tax on her rental profit.

[Nolo, updated [07/24/25](#)]

As Long As Landlords Report Their Rental Property Is Personally Owned Through A Pass-Through Entity Such As An LLC Or Partnership They Will Be Able Qualify For The 20% Pass-Through Deduction:

How to Qualify for the 20% Pass-Through Deduction

Landlords must satisfy the following basic requirements to qualify for this complex, but highly valuable, deduction. You must:

- own your rental property personally or through a pass-through entity such as an LLC or a partnership
- earn a net profit from your rental activity for the year (called "qualified business income" or "QBI"), and
- have positive taxable income (your total income from all sources exceeds your deductions). (I.R.C. § 199A (2025).)

[Nolo, updated [07/24/25](#)]

The Real Estate Industry Also Saw Major Tax Giveaways With The Permanent Extension Of The "Bonus Depreciation" And Opportunity Zones (OZs)—OZs Once Promised To Help Struggling Communities; Despite This Rhetoric, The Vast Majority Of Investments Steered Projects To Hotels, Luxury Apartments, And Office Complexes Which Do Not Help Struggling Communities But Merely Serve As Another Tax Break For Wealthy Investors In The Top 99th Percentile Of Household Income.

The Bill Also Gave Numerous Tax Giveaways To Large Commercial Real-Estate Investors, Including Expanding Existing "Bonus Depreciation[s]" For Investors As Well As Permanently Extending Opportunity Zones Which Allows Investors To Pool Money Into "Qualified Opportunity Funds" Taxed At Lower Rates.

The OBBBA Also "Preserves And Expands Existing Tax Breaks For Commercial Real-Estate Investors And Developers" Including A "Bonus Depreciation" Break Passed Under The 2017 TCJA Which "Allow Property Firms To Deduct 100% Of Many Property-Improvement Expenses." "The bill preserves and expands existing tax breaks for commercial real-estate investors and developers. Among them is 'bonus depreciation,' a feature of the 2017 tax cuts, which will allow property firms to deduct 100% of many property-improvement expenses." [The Wall Street Journal, [07/03/25](#)]

The Big Beautiful Betrayal Also Permanently Extended The "Opportunity Zones" Tax Break For Real-Estate Developers. "The bill also makes investments in tax-deferred 'Opportunity Zones' for real-estate developments a permanent part of the tax code and maintains a 2017 tax deduction for pass-through entities, such as LLCs, that are widely used to own and manage commercial real estate. Affordable housing construction should also get a boost. The bill provides a 12% expansion of the Low-Income Housing Tax Credit, a program that has funded the development of about 50,000 new housing units a year." [The Wall Street Journal, [07/03/25](#)]

According To The Internal Revenue Service, "Opportunity Zones Are An Economic Development Tool That Allows People To Invest In Distressed Areas In The United States" And Allows Taxpayers To Invest Into "Qualified Opportunity Funds" Taxed At Lower Rates:

Opportunity Zones are an economic development tool that allows people to invest in distressed areas in the United States.

Their purpose is to spur economic growth and job creation in low-income communities while providing tax benefits to investors.

Opportunity Zones were created under the Tax Cuts and Jobs Act of 2017 ([Public Law No. 115-97](#) [↗](#)). Thousands of low-income communities in all 50 states, the District of Columbia and five U.S. territories are designated as Qualified Opportunity Zones.

Taxpayers can invest in these zones through Qualified Opportunity Funds.

[Internal Revenue Service, accessed [09/05/25](#)]

However, Opportunity Zones Primarily Benefit Wealthy Investors That Steer Investments To Projects That Give High Returns—Such As Office Space, Hotels, And Luxury Apartments—As The Vast Majority Of Investments Going To Real Estate And Construction, With A Mere 1.2% Going To Manufacturers And Retailers.

The 2017 Tax Cuts And Jobs Act Passed Opportunity Zones As A Way To Supposedly Unlock Private Capital To Invest Into Distressed Neighborhoods, Despite Evidence Showing It Instead Primarily Just Benefited Wealthy Investors. "Congress created Opportunity Zones in 2017 with a compelling promise: unlock private capital to revitalize America's most distressed neighborhoods and lift up their residents. After nearly eight years of generous tax breaks for investors and developers, it is time to acknowledge an

uncomfortable truth: this well-intentioned program has primarily enriched wealthy investors while doing little to help the people it was designed to serve." [Arnold Ventures, [06/23/25](#)]

"The Core Problem Lies In How Opportunity Zones Were Designed" And "Rather Than Incentivizing Investments That Create Jobs Or Reduce Poverty, The Program Rewards Capital Appreciation" And Ultimately Steered Projects To High Returns Such As Luxury Apartments, Hotels, And Office Building That Will Not Serve Those In Distressed Neighborhoods. "The core problem lies in how Opportunity Zones were designed. Rather than incentivizing investments that create jobs or reduce poverty, the program rewards capital appreciation. Investors with large unrealized capital gains can defer or eliminate taxes by investing in Qualified Opportunity Funds, with the biggest tax breaks going to investments held for a decade. This structure naturally steered money toward projects promising the highest returns — luxury apartments, office buildings, and hotels — rather than the community-serving businesses that distressed neighborhoods actually need." [Arnold Ventures, [06/23/25](#)]

"According To The Joint Committee On Taxation (JCT), Over 62 Percent Of Opportunity Zone Investments Went To Real Estate, With Another 8.5 Percent To Construction" And "Less Than 1 Percent Went To Manufacturing And A Mere 0.2 Percent To Retail Businesses." "The numbers are stark. According to the Joint Committee on Taxation (JCT), over 62 percent of Opportunity Zone investments went to real estate, with another 8.5 percent to construction. Meanwhile, less than 1 percent went to manufacturing and a mere 0.2 percent to retail businesses. This isn't economic development; it's gentrification with a tax subsidy." [Arnold Ventures, [06/23/25](#)]

Meanwhile, Opportunity Zone Investors Are Overwhelmingly In The 99th Percentile Of Income, With The Median Investor Earning A Household Of \$740,000 With Some Studies Finding Average Incomes Of Nearly \$5 Million.

Meanwhile, "The Median Opportunity Zone Investor Had A Household Income Of Over \$740,000, With Some Studies Finding Average Incomes Of Nearly \$5 Million," Or Households In The 99th Percentile Of Income. "Meanwhile, the direct beneficiaries of Opportunity Zones tell their own story about the program's priorities. The median Opportunity Zone investor had a household income of over \$740,000, with some studies finding average incomes of nearly \$5 million. These are households in the 99th percentile of income distribution, receiving tax breaks worth hundreds of thousands of dollars each." [Arnold Ventures, [06/23/25](#)]

During Q2 2025, The National Association Of REALTORS, National Association Of Home Builders, NAHOP, And National Multifamily Housing Council, Which All Praised Trump's Major Tax Giveaways To The Real Estate Industry, Spent A Collective \$20.3 Million While Lobbying On Issues Including The Pass-Through Deduction, Opportunity Zones, And Opposing Efforts To Close The Carried Interest Loophole, Among Other Tax Issues.

The National Association Of REALTORS, An Industry Group "Comprised Of Residential And Commercial Brokers" With Over 1,200 Local And State Associations, Praised The Big Beautiful Betrayal For Permanently Extending The Pass-Through Deduction, Lower Individual Tax Rates, And "Strengthen[ing] Opportunity Zones."

According To Its Website, The National Association Of REALTORS "Is Composed Of Residential And Commercial Brokers, Salespeople, Property, Managers, Appraisers, Counselors And Others Engaged

In The Real Estate Industry" With Over 1,200 Local Associations And 54 State And Territory Associations:

Our membership is composed of residential and commercial brokers, salespeople, property managers, appraisers, counselors, and others engaged in the real estate industry. Members belong to one or more of approximately 1,200 local associations/boards and 54 state and territory associations of REALTORS®.

The term REALTOR® is a registered collective membership mark that identifies a real estate professional who is a member of the National Association of REALTORS® and subscribes to its strict [Code of Ethics](#).

[National Association of REALTORS, accessed [09/05/25](#)]

Meanwhile, The National Association Of REALTORS Praised Numerous Legislative Victories Passed As Part Of The Big Beautiful Betrayal, Including: Permanent Extension Of Lower Individual Tax Rates, The Pass-Through Deduction, And "Strengthened Opportunity Zones," Among Other Major Wins:

The House passed the *One Big Beautiful Bill Act* by a vote of 218 - 214 on July 3, 2025, and President Trump signed the bill into law on July 4, 2025. The National Association of REALTORS® supported the passage of the sweeping tax reform legislation that delivers significant victories for homeowners, consumers, real estate professionals, and the broader U.S. economy. [Get an in-depth analysis of the bill.](#)

Top Five Legislative Priorities Secured by NAR

- A permanent extension of lower individual tax rates
- A permanent qualified business income deduction (Section 199A)
- A temporary (five year) quadrupling of the state and local tax (SALT) deduction cap, beginning in 2025
- Protection for business SALT deductions and 1031 like-kind exchanges
- A permanent extension of the mortgage interest deduction

[...]

- Strengthened Opportunity Zones, renewing targeted incentives to drive economic development, including in rural areas

[National Association of REALTORS, [09/05/25](#)]

The National Association Of Home Builders (NAHB)—Which Describes Itself As "The Voice Of America's Housing Industry"—Praised The Big Beautiful Betrayal For Permanently Extending The Pass-Through Deduction, 100% Bonus Depreciation, And Opportunity Zones, Among Other Tax Giveaways.

According To Its LinkedIn, The National Association Of Home Builders (NAHB) "Represents More Than 140,000 Builder, Remodeler, Specialty Trade, Sales, And Marketing" Members "Since Its Inception In The Early 1940s" Describing Itself As "The Voice Of America's Housing Industry":

A federation of more than 700 state and local associations, NAHB represents more than 140,000 builder, remodeler, specialty trade, sales and marketing, design, housing finance, and building supply/manufacturing members.

Since its inception in the early 1940s, NAHB has served as "the voice of America's housing industry." Its primary goals are to ensure that housing is a national priority and that all Americans have access to safe, decent and affordable housing, whether they choose to buy a home or rent.

[LinkedIn, accessed [09/05/25](#)]

NAHB Supported Numerous Tax Provisions In The Big Beautiful Betrayal, Including The Pass-Through Deduction, 100% Bonus Depreciation, And Opportunity Zones Among Other Issues:

Business Provisions

- **The Section 199A Qualified Business Income Deduction**, which helps provide tax parity for pass-through entities, will be made permanent at 20%.
- **The Low-Income Housing Tax Credit** will be expanded permanently with a 12% increase in 9% credit allocations along with reducing the 4% bond test to 25%, which will expand resources in bond-constrained states.
- **100% bonus depreciation** will be restored and made permanent.
- **Section 179 business expensing limits** will be increased for small businesses.
- **Opportunity Zones** will be made permanent.

[National Association of Home Builders, updated [07/03/25](#)]

NAIOP Represents "The Commercial Real Estate Development" Industry And Touted The Big Beautiful Betrayal For Permanently Extending The Pass-Through Deduction, Bonus Depreciation, And For Expanding Opportunity Zones, Among Other Tax Wins For The Industry.

According To Its Website, NAIOP (Commercial Real Estate Development Association) "Elevates The Commercial Real Estate Development Industry Providing Advocacy, Education, Research And Connections To Foster Business Opportunities." "NAIOP elevates the commercial real estate development industry by providing advocacy, education, research and connections to foster business opportunities. In partnership with chapters, we connect and serve a diverse network of leading CRE professionals." [NAIOP, accessed [09/05/25](#)]

NAIOP Praised The Big Beautiful Betrayal For Permanently Extending The Pass-Through Deduction Used By Real Estate Investment Trusts (REITs) And Praised Permanently Extending The 100% Bonus Depreciation For Assets, And Expanding Opportunity Zones:

Section 199A: The legislation permanently extends the 20% deduction for pass-through business income and REIT dividends. This provision provides some parity between the tax rates to which pass-through business owners (29.6%) and corporations (21%) are subject.

Bonus Depreciation: The legislation permanently extends 100% bonus depreciation for assets placed into service after Jan. 19, 2025. Taxpayers will need to be aware of the “written binding contract rule” for contracts entered into prior to Jan. 20, 2025, as this rule could prevent 100% bonus depreciation from applying – in which case, the taxpayer would still apply the rules in existence prior to the passage of OBBBA, which contemplated bonus depreciation rates of 60% for assets placed in 2024; 40% for assets placed into service in 2025; 20% for assets placed into service in 2026; and 0% after the 2026 tax year.

[...]

Opportunity Zones (OZ): The legislation establishes a permanent OZ policy that builds off the original OZ structure. The provision creates rolling, 10-year OZ designations beginning on Jan. 1, 2027. This provision maintains the OZ designation process from the Tax Cuts and Jobs Act and strengthens the eligibility requirements by updating the definition of a low-income community (LIC) tract and eliminating the ability for contiguous tracts that are not LICs to be designated as OZs.

[NAIOP, [07/16/25](#)]

The National Multifamily Housing Council (NMHC)—Whose Board Includes Corporate Landlords Such As Camden Property Trust And Continental Properties—Praised The Big Beautiful Betrayal's Many Legislative Wins Including Permanently Extending The Pass-Through Deduction And Increasing The Estate Tax Threshold Exemption.

According To Its Website, The National Multifamily Housing Council (NMHC) Is Based In Washington, DC And Brings Rental Companies And Suppliers Together "To Help Meet America's Housing Needs." "Based in Washington, D.C., the National Multifamily Housing Council (NMHC) is where rental housers and suppliers come together to help meet America's housing needs by creating inclusive and resilient communities where people build their lives. NMHC provides a forum for leadership and advocacy that promotes thriving rental housing communities for all." [National Multifamily Housing Council, accessed [09/05/25](#)]

NMHC Board Members, Or "Officers" Include Executives From Some Of The Largest Corporate Landlords Including: Camden Property Trust, Continental Properties, And Comunidad Partners, Among Others. [National Multifamily Housing Council, accessed [09/05/25](#)]

On Its Website, The NMHC Praised President Trump For "Sign[ing] Into Law Tax Legislation That Makes Permanent Provisions Critical To The Multifamily Industry" Including The Pass-Through Deduction And Increasing The Estate Tax Exclusion Threshold:

Tax Policy

- President Trump in July 2025 signed into law tax legislation that makes permanent provisions critical to the multifamily industry, including those pertaining to expiring ordinary income tax rates and the 20-percent deduction for qualified business income. The legislation also permanently enhances the estate tax exclusion amount to \$15 million while significantly expanding the Low-Income Housing Tax Credit. Read our [full analysis](#) for more.

[National Multifamily Housing Council, accessed [09/05/25](#)]

Meanwhile, These Industry Groups Spent A Collective \$20.3 Million During Q2 2025 While Lobbying On Numerous Tax Incentives In The Big Beautiful Betrayal, Including Permanent Extensions Of The Pass-Through Deduction, Opportunity Zones And Against Efforts To Close The Carried Interest Loophole.

Lobbying Registrant	Filing Period	Relevant Issues	Amount Spent
National Association of REALTORS	Q2 2025	H.R.1 - One Big Beautiful Bill Act; Communications with the House and Senate regarding protecting the 1031 like-kind exchange, capital gains tax; State and Local Tax deduction (SALT); 199A Deduction	\$16,080,000
National Association of Home Builders	Q2 2025	Capital gains taxes; H.R. 1, The One Big Beautiful Bill Act	\$1,189,190
NAIOP	Q2 2025	Lobbied for passage of H.R.1, the One Big Beautiful Bill Act budget and tax reconciliation measure; Lobbied to make permanent 100% full expensing of business property (bonus depreciation); Lobbied to make permanent the IRS Section 199A 20% deduction for small and individually owned businesses; Lobbied to extend deferred gain recognition date and other changes in the Opportunity Zones program; Lobbied to maintain current capital gains tax treatment for carried interest compensation.	\$341,647
National Multifamily Housing Council, Inc.	Q2 2025	NMHC supports making permanent individual tax rates and the 20 percent qualified business income tax deduction that expire at the end of 2025; NMHC believes that carried interest should be treated as a long-term capital gain if the underlying asset is held for at least one year; NMHC opposes requiring 100-percent recapture of depreciation deductions as ordinary income for real estate	\$2,720,000
TOTAL:			\$20,330,837

In September 2024, Data From The U.S. Census Bureau's 2023 American Community Survey Found That Nearly 50% Of American Renters Are Cost-Burdened, Including 56.7% Of Black Households, With 2024 Data Finding That Rental Costs Continued To Rise 2.7% YoY From 2023.

In September 2024, Data From The U.S. Census Bureau's 2023 American Community Survey Revealed Nearly 50% Of All American Renters Are Cost-Burdened—When Someone Has To Spend 30% Or More Of Their Income On Housing—As Black Renter Households Were More Cost-Burdened, With 4.6 Million (56.2%) Paying More Than 30% Of Income.

September 2024: Data From The U.S. Census Bureau's 2023 American Community Survey (ACS) Revealed That Over 21 Million Renter Households Have Spent More Than 30% Of Their Income On Housing Costs, Which Represents Nearly 50% Of 42.5 Million Renters Who Are Cost-Burdened By Housing Costs. "Over 21 million renter households spent more than 30% of their income on housing costs in 2023, representing nearly half (49.7%) of the 42.5 million renter households in the United States for whom rent burden is calculated. Although the median ratio of income-to-housing costs for renters remained unchanged from 2022 at 31%, there are differences in the income-to-housing cost ratio when comparing across householder's race. That's according to newly available data tables released today from the 2023 American Community Survey (ACS), 1-year estimates." [Census Bureau, [09/12/24](#)]

- **Households Are Considered Cost-Burdened When They Spend Over 30% Of Their Income On Rent Or Mortgage Payments According To The U.S. Department Of Housing And Urban Development, With Those Who Spend Over 50% Considered "Severely Cost-Burdened."** "Households are considered cost-burdened when they spend more than 30% of their income on rent, mortgage payments, and other housing costs, according to the U.S. Department of Housing and Urban Development (HUD). Households spending more than 50% of their income on housing costs are considered severely cost-burdened." [Census Bureau, [09/12/24](#)]

Meanwhile, Black Renter Households Were More Cost-Burdened, As "4.6 Million (56.2%) Paid More Than 30% Of Their Income On Housing Costs In 2023." "Within Black or African American alone renter households, or households where the householder identified as being only Black or African American, 4.6 million (56.2%) paid more than 30% of their income on housing costs in 2023. Another 2.0 million (54.7%) Some Other Race alone renter households were cost-burdened." [Census Bureau, [09/12/24](#)]

In September 2025, Subsequent Data Showed That Rental Costs Continue To Burden Americans, As The Median Gross Rent Increased 2.7% YoY With Median Income That Went To Rent Remaining Unchanged At 31%.

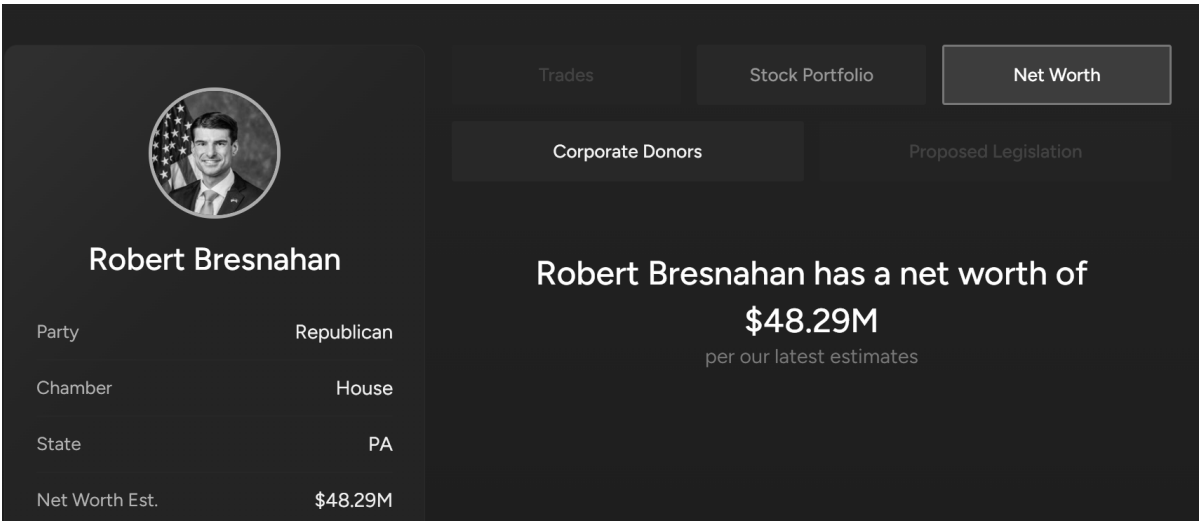
September 2025: New ACS Data Revealed That The Median Gross Rent Increased 2.7% From \$1,448 In 2023 To \$1,487 In 2024, With The Median Percentage Of Income That Went To Rent Staying Unchanged At 31%. "Just as costs for homeowners have increased, so have costs for renters. According to the ACS, median gross rent (rent plus the cost of utilities) increased 2.7% from \$1,448 in 2023 (adjusted for inflation) to \$1,487 in 2024. Despite this rise in cost, the median percentage of income going towards rent did not increase in 2024, staying at 31%." [U.S. Census Bureau, [09/11/25](#)]

Rep. Rob Bresnahan (R-PA)

Rep. Rob Bresnahan (R-PA)—Who Inherited His Family's Construction Company Kuharchik—Sold It To Canadian Private Equity Firm CAI Capital Partners, Which Earned Him Up To \$5 Million In Capital Gains And Dividends In 2023 Alone, With Bresnahan Ultimately Amassing A Net Worth Of Approximately \$48.3 Million.

Per Quiver Quantitative, Rep. Rob Bresnahan (R-PA) Has An Estimated Net Worth Of \$48.3 Million.

As Of August 12, 2025, Rep. Rob Bresnahan (R-PA) Has An Estimated Net Worth Of \$48.3 Million:



[Quiver Quantitative, accessed [08/12/25](#)]

According To His 2025 New Filer Report, Rep. Bresnahan Held Up To \$25 Million In Kuharchik Construction, Which, Along With Bresnahan-Tied Wyoming Electric & Signal, Were Acquired By Canadian Private Equity Fund CAI Capital Partners In July 2023.

Rob Bresnahan Was CEO Of Kuharchik Construction As Of November 2023, When He Announced His Congressional Campaign. “Fifty years after his grandfather, Walt Kuharchik, founded Kuharchik Construction in Exeter, Pennsylvania, CEO Robert Bresnahan announced his run for Pennsylvania's 8th Congressional District. Kuharchik Construction became a member of the National Electrical Contractors Association (NECA) in 1973 and established a foothold in Northeastern Pennsylvania.” [National Electrical Contractors Association, [11/23/23](#)]

In His Most Recent Financial Disclosure, Bresnahan Reported Up To \$25 Million In Kuharchik Construction, Held Through Holding Companies:

Asset	Owner	Value of Asset	Income Type(s)	Income Current Year to Filing	Income Preceding Year
[...]					
KUHCON Investments, Inc. ⇒ MWE Group Holdings, LP ⇒ Kuharchik Construction, LLC [OL]		\$5,000,001 - \$25,000,000	None		
LOCATION: Exeter, PA, US					
DESCRIPTION: Interest in Kuharchik Construction, LLC at the close of the reporting period is held through holding companies as disclosed.					

[Rep. Bresnahan Candidate Report, [08/13/25](#)]

- **Bresnahan Disclosed This In His 2024 New Filer Report, Filed August 13, 2025:**

FILING INFORMATION

Filing Type: New Filer Report
Filing Year: 2024
Filing Date: 08/13/2025

[Rep. Bresnahan Candidate Report, [08/13/25](#)]

Bresnahan Previously Reported Nearly \$170,000 In Salary From Kuharchik Construction Inc. In 2023 And Over \$63,000 For January 1, 2024 Through July 14, 2024—Bresnahan Also Reported \$189,000 In Salary From Wyoming Electric & Signal Inc. In 2023:

SCHEDULE C: EARNED INCOME

Source	Type	Amount Current Year to Filing	Amount Preceding Year
Wyoming Electric & Signal, Inc.	Salary	N/A	\$189,000.00
Kuharchik Construction, Inc	Salary	\$63,121.93	\$167,039.25

[Rep. Bresnahan Candidate Report, [08/13/24](#)]

In July 2023, Kuharchik Construction And Wyoming Electric Were Acquired By Private Equity Firm CAI Capital Partners, Based In Canada:

In conjunction with the first close, Fund VII completed its first transaction. Its investment in Midwestern Electric ("MWE"), a CAI Capital Partners VI LP portfolio company, will support MWE's partnership with Kuharchik Construction, Inc. and Wyoming Electric & Signal, Inc. (collectively "Kuharchik"). Like MWE, Kuharchik is a specialized electrical infrastructure services provider that focuses on the maintenance and installation of traffic signals, streetlights, and intelligent transport systems. Based in Exeter, PA, Kuharchik services the state of Pennsylvania with a proven track record spanning decades. **Kuharchik is led by Robert Bresnahan, Jr. who has retained a meaningful equity stake in the combined business and will continue managing operations in Pennsylvania.**

[CAI Capital Partners, [07/19/23](#)]

- **CAI Capital Partners Portfolio Company Midwestern Electric Acquired Kuharchik Construction and Wyoming Electric & Signals.** "Cooley advised Midwestern Electric (MWE), a portfolio company of Canada-based private equity firm CAI Capital Partners and a provider of electrical infrastructure services, on its acquisition of Kuharchik Construction and Wyoming Electric & Signals (collectively Kuharchik)." [Cooley, [07/26/23](#)]

Kuharchik Construction Was Founded By Bresnahan's Grandparents, And After He Was Appointed To Serve As Its CFO At Just 19, He Inherited The Business Following Graduation From College, Launching His Political Career Just Months After The Firm Was Bought By PE Firm CAI Capital Partners.

Prior To Its Acquisition, Kuharchik Construction Was Owned By Bresnahan's Family, With Bresnahan Being Appointed To Serve As Its Chief Financial Officer At Just 19, With Him Inheriting The Business After Graduating College:

Cartwright has fended off previous challengers who had questionable ties to the district. **Bresnahan**, by contrast, was born and raised in the area and he now leads the local business built by his grandparents, Kuharchik Construction.

Instead of a carpetbagger, Cartwright has cast **Bresnahan** as something else unwelcome in this region: a multi-millionaire who sold out local workers.

Bresnahan became chief financial officer in his family’s company at 19, and owner after college. Democratic attack ads have labeled him a “rich kid” in a hard hat who inherited opportunity and flipped it for profit after he sold Kuharchik to a Canadian private equity firm last year.

[Bloomberg, [10/09/24](#)]

Bresnahan Became CEO Of Kuharchik Construction. “Fifty years after his grandfather, Walt Kuharchik, founded Kuharchik Construction in Exeter, Pennsylvania, CEO Robert Bresnahan announced his run for Pennsylvania’s 8th Congressional District. Kuharchik Construction became a member of the National Electrical Contractors Association (NECA) in 1973 and established a foothold in Northeastern Pennsylvania.” [National Electrical Contractors Association, [11/23/23](#)]

Just Months After He Sold His Family’s Business, Bresnahan Announced He Would Challenge Democratic Rep. Matt Cartwright. “Republican venture capitalist Rob Bresnahan announced on Nov. 9 that he will mount a 2024 challenge to Democratic Pennsylvania U.S. Rep. Matt Cartwright and promised to end inflation if elected. He told a political website that day that his plans include infrastructure investments quite reminiscent of President Joe Biden’s 2021 bipartisan infrastructure law.” [The Pennsylvania Independent, [11/13/23](#)]

Previously, In 2023, Bresnahan Earned \$1 Million To \$5 Million In Capital Gains And Dividends Compensation Through Kuharchik Construction.

In 2023, Bresnahan Reported Kuharchik Constructioned Earned Him Between \$1 Million And \$5 Million In Compensation Through A Combination Of Capital Gains And Dividends:

Kuharchik Construction, LLC [OL]	None	Capital Gains, Dividends	\$1,000,001 - \$5,000,000	\$1,000,001 - \$5,000,000
LOCATION: Exeter, PA, US				

[Rep. Bresnahan Candidate Report, [08/13/24](#)]

Bresnahan Also Disclosed He Is The Founder Of RPB Ventures, A Property Development Firm That Has Flipped Properties Throughout Pennsylvania.

Bresnahan Was The Founder And President Of RPB Ventures, LLC, Which Has Purchased Numerous Properties, Seeking To Flip And Turn Into Retail And Apartments.

Bresnahan Disclosed He Was The Founder And President Of RPB Ventures, LLC When Filing For His Congressional Campaign In November 2023. "Bresnahan, the founder and president of RPB Ventures LLC, registered his candidacy with the Federal Election Commission on Oct. 2, but waited five weeks to formally announce." [The Pennsylvania Independent, [11/13/23](#)]

In His 2024 New Filer Report, Filed August 2025, Bresnahan Disclosed Managing Member Roles For Several RPB Ventures Entities:

Managing Member	RPB Ventures Pittston, LLC
Managing Member	RPB Ventures Miners SB LLC
Managing Member	RPB Ventures Pittston III
Managing Member	RPB Ventures, LLC

[Rep. Bresnahan Candidate Report, [08/13/25](#)]

According To His Campaign's Website, Bresnahan Founded RPB Ventures To "Invest Back Into The Communities That Raised Him" And Rehabilitate Downtown Pittston, PA Buildings:

Not one to rest on his laurels, Rob Bresnahan founded **RPB Ventures** to invest back into the communities that raised him. Rehabilitating historic buildings in Downtown Pittston, breathing life back into downtown and providing innovative spaces for other local entrepreneurs to chase their dreams.

[Rob For PA, accessed [08/04/25](#)]

In January 2022, The Sunday Dispatch Reported Bresnahan Acquired A Property Located At 14 S. Main St, Pittston, PA, Flipping The Property By Adding A Third Story, Seeking To Fill Two Floors With Residents And The Bottom Floor With A Retailer:

Taking all the knowledge he's gained over the last 12 years, he has branched out, creating **RPB** Ventures, a company to develop, rehab, build and market properties.

Knowing he needed to find a property to develop on Main Street, Pittston was key for Bresnahan. A family friend owned an outdated building that was ready for the wrecking ball until he decided to put in an offer to buy the building and resurrect the structure.

After negotiations and many hurdles, Bresnahan acquired the building at 14 S. Main St., also known as the Black Building, next to Marc's Tattoo, in 2019.



The photo shows 14 S. Main St., Pittston, before remodel on the left, and after with a third story added. Building owner Robert Bresnahan Jr. will be looking for a retailer for the first floor as well as occupants on the second and third floors containing four apartments.

[The Sunday Dispatch, [01/15/22](#)]

During 2023, Rep. Bresnahan Reported Owning 13 Properties Valued At Least \$8.9 Million That Generated \$430,000 Or More In Rental Income, Dividends, And Capital Gains, As He Also Sold Two Rental Properties Valued At Least \$200,000 Or More.

In 2023, Rep. Bresnahan Owned 13 Properties Valued At Least \$8.9 Million That Generated \$430,000 In Income Through A Combination Of Rent, Dividends, And Capital Gains.

Property / Business Entity	Owner	Minimum Value	Minimum Income Amount	Income Type
214 Wyoming Ave LLC, Wyoming PA	Self	\$250,001	\$15,001	Rent
Haven at P83 LLC, Peoria, AZ	Self	\$15,001	\$2,501	Dividends, Rent
KCI Office Building, Exeter, PA	Self	\$1,000,001	\$50,001	Rent
R2D1 LLC Wyoming Borough Property	Self	\$250,001	\$2,501	Rent
Haven at Arrowhead Property, Phoenix, AZ	Self	\$15,001	\$5,001	Dividends, Rent
Haven at Town Center, Glendale, AZ	Self	\$100,001	\$5,001	Dividends, Rent
Thomas Property, Phoenix, AZ	Self	None	None	Capital Gains, Interest, Rent
Miners Property Pittston City, PA	Self	\$5,000,000	\$100,000	None
Pittston Building III, Pittston, PA	Self	\$1,000,001	None	None

Pittston Building IV, Pittston, PA	Self	\$500,001	None	None
Pittston Building, Pittston, PA	Self	\$500,001	\$50,001	Rent
Pittston Building II, Pittston, PA	Self	\$100,001	None	None
Wyoming Bank, Wyoming, PA	Self	\$250,001	None	None
TOTAL SELF INCOME AMOUNT:		\$8,980,011.00	\$230,007	

[Rep. Bresnahan Candidate Report, [08/13/24](#)]

Meanwhile, Rep. Bresnahan Also Earned \$200,000 After The Sale Of Two Properties In Wyoming, PA.

Property / Business Entity	Owner	Minimum Income Amount	Income Type
321 Wyoming Property, Wyoming, PA	Self	\$100,000	Sale
Wyoming Ave Lot, Wyoming, PA	Self	\$100,000	Sale
TOTAL SELF INCOME AMOUNT:		\$200,000	

[Rep. Bresnahan Candidate Report, [08/13/24](#)]

27% Of Renters In Pennsylvania's Eighth Congressional District Face A Severe Financial Burden, As The Average Wage Of \$15.45 In The District's Most Populated Cities Is Not Enough To Afford A One Or Two Bedroom Apartment.

According To Data Collected By The Comprehensive Housing Affordability Strategy (CHAS) 27% Of Renters In Pennsylvania's Eighth Congressional District Face A Severe Financial Burden, With Renters In The Most Populated Scranton—Wilkes-Barre Earning A Mere \$15.45 In Average Wages, With \$16.42 Needed To Afford A One Bed Apartment.

According To Data Collected By The Comprehensive Housing Affordability Strategy (CHAS), 27% Of Renters In Pennsylvania's Eighth Congressional District Have A Severe Financial Burden, Including 82% Of Renters At 30% Of The Area Median Income (AMI) And 43% With A Rent Of 31% To 50% Of The AMI:

DISTRICT-LEVEL RENTER STATISTICS

	Total Renter Households	Severely Burdened Households*	% with Severe Burden		Affordable and Available Rental Units Per 100 Households	Surplus/ (Deficit) of Affordable and Available Rental Units
Income at or below 30% of AMI	4,424	3,628	82%	Income at or below 30% of AMI	23	-3,425
Income between 31% and 50% of AMI	3,880	1,681	43%	Income at or below 50% of AMI	41	-4,889
Income between 51% and 80% of AMI	4,426	396	9%	Income at or below 80% of AMI	81	-2,436
All Renter Households	21,273	5,764	27%			

Renters make up 18% of all households in the District

Source: 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) data

[National Low Income Housing Coalition, [2024](#)]

Meanwhile, Renters Across Scranton—Wilkes-Barre, The Most Populated Area Of Pennsylvania's 8th Congressional District, Would Need To Earn An Average Hourly Wage Of \$16.42 To Afford A 1 Bed Apartment And Nearly \$20 To Afford A Two Bedroom Apartment, With The Area's Average Wage Only \$15.45 Per Hour:

REGIONAL RENTAL AFFORDABILITY STATISTICS

Metropolitan Statistical Areas (MSAs) and Counties in Districts	Total Renter Households	AMI	30% of AMI	Rent Affordable at 30% of AMI	One Bdrm Fair Market Rent	One Bdrm Housing Wage	Two Bdrm Fair Market Rent	Two Bdrm Housing Wage	Hours at Minimum Wage for Two Bdrm	Avg Renter Wage
Scranton—Wilkes-Barre MSA	76,197	\$83,000	\$24,900	\$623	\$854	\$16.42	\$1,039	\$19.98	110	\$15.45
East Stroudsburg MSA	12,589	\$103,500	\$31,050	\$776	\$1,119	\$21.52	\$1,470	\$28.27	156	\$14.59
Pike County HMFA	3,721	\$96,000	\$28,800	\$720	\$1,255	\$24.13	\$1,649	\$31.71	175	\$11.75
Wayne County	3,565	\$79,300	\$23,790	\$595	\$850	\$16.35	\$998	\$19.19	106	\$13.70

[National Low Income Housing Coalition, [2024](#)]

Meanwhile, Rep. Bresnahan Has Already Received A Combined \$23,000 From Housing Industry Groups That Lobbied Congress On The Big Beautiful Betrayal Since Being Elected To Congress In 2024.

Meanwhile, Rep. Bresnahan Has Already Taken A Staggering \$23,000 From Housing Industry Groups That Lobbied Congress In The Lead Up To The Passage Of The Big Beautiful Betrayal.

PAC Contributor	Amount
National Association of REALTORS	\$12,000
National Association of Home Builders	\$10,000
NAIOP	\$0
National Multifamily Housing Council, Inc.	\$1,000
TOTAL: \$23,000	

*Amount includes money contributed to sponsored leadership PAC

Rep. Thomas Kean Jr. (R-NJ)

According To Rep. Thomas Kean's (R-NJ) 2023 Financial Disclosure, He And His Wife Owns At Least 3 Properties That Generates \$10,000 Or More In Potential Rental And Partnership Income.

Rep. Thomas Kean (R-NJ) Has An Estimated Net Worth Of \$13.3 Million, Per Quiver Quantitative, With Approximately \$8.6 Million Tied To Stock And Hedge Fund Holdings, With An Additional \$1.2 Million In Real Estate Investments.

As Of August 26, 2025, Rep. Thomas Kean (R-NJ) Has An Estimated Net Worth Of \$13.3 Million:

Thomas H. Kean, Jr. has a net worth of \$13.38M
per our latest estimates

[Quiver Quantitative, accessed [08/26/25](#)]

Rep. Kean And His Wife Owns At Least Two Properties Held Within Two LLCs That Generates At Least \$10,002 In Rental And Partnership Income.

Property / Business Entity	Owner	Minimum Value	Minimum Income Amount	Income Type
Sharon Arms Associates LLC, Apartment Complex in Robbinsville, NJ	Self	\$15,001	\$5,001	Rent
Greener By Design, LLC, Partnership in New Brunswick, NJ	Spouse	\$500,001	None	
Sharon Arms Associates, LLC, Partnership in Roseland, NJ	Self	\$15,001	\$5,001	Partnership
TOTAL SELF INCOME AMOUNT:		\$530,003	\$10,002	

[Thomas Kean 2023 Financial Disclosure, [08/13/24](#)]

In 2024, Rep. Kean Continued To Earn \$20,000 Or More In Potential Pass-Through Rental Income And A Combination Of Dividends And Interest From His Spouse's Small LLC.

Property / Business Entity	Owner	Minimum Value	Minimum Income Amount	Income Type
Sharon Arms Associates, LLC, Apartment Complex in Robbinsville, NJ	Self	\$15,001	\$5,001	Rent
Greener By Design, LLC	Self	\$500,001	\$15,001	Dividends, Interest, Business Income
TOTAL SELF INCOME AMOUNT:		\$515,002	\$20,002	

[Rep. Thomas Kean Jr. 2024 Financial Disclosure, [08/13/25](#)]

22% Of Renters In New Jersey's Seventh Congressional District Face A Severe Financial Burden, As The Average Wage Of \$27.15 In The District's Most Populated City Of Newark Is Not Enough To Afford A One Or Two Bedroom Apartment.

According To Data Collected By The Comprehensive Housing Affordability Strategy (CHAS), 22% Of Renters In New Jersey's Seventh Congressional District Face A Severe Financial Burden, With Renters In The Most Populated City Of Newark Only Earning An Average \$27.15 Wage, When Nearly \$31 Is Needed To Afford A One Bed Apartment.

According To Data Collected By The Comprehensive Housing Affordability Strategy (CHAS), 22% Of Renters In New Jersey's Seventh Congressional District Face A Severe Financial Burden, Including 70% Of Renters With Income At Or Below 30% Of Area Median Income (AMI) And 34% Of Renters Between 31% And 50% Of AMI:

New Jersey 7th District
Representative: Thomas Kean

CONGRESSIONAL DISTRICT HOUSING PROFILE



DISTRICT-LEVEL RENTER STATISTICS

	Total Renter Households	Severely Burdened Households*	% with Severe Burden		Affordable and Available Rental Units Per 100 Households	Surplus/ (Deficit) of Affordable and Available Rental Units
Income at or below 30% of AMI	13,397	9,343	70%	Income at or below 30% of AMI	29	-9,561
Income between 31% and 50% of AMI	8,977	3,033	34%	Income at or below 50% of AMI	45	-12,220
Income between 51% and 80% of AMI	9,995	910	9%	Income at or below 80% of AMI	81	-6,101
All Renter Households	60,709	13,515	22%			

Renters make up 23% of all households in the District

Source: 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) data

[National Low Income Housing Coalition, [2024](#)]

Meanwhile, Renters In The Most Populated City Of Newark Would Need To Earn A Wage Of \$30.58 And \$36.85 To Afford A One And Two Bedroom Apartment Respectively; The Average Wage In This Area Is Only \$27.15:

REGIONAL RENTAL AFFORDABILITY STATISTICS

Metropolitan Statistical Areas (MSAs) and Counties in Districts	Total Renter Households	AMI	30% of AMI	Rent Affordable at 30% of AMI	One Bdrm Fair Market Rent	One Bdrm Housing Wage	Two Bdrm Fair Market Rent	Two Bdrm Housing Wage	Hours at Minimum Wage for Two Bdrm	Avg Renter Wage
Newark HMFA	315,974	\$130,300	\$39,090	\$977	\$1,590	\$30.58	\$1,916	\$36.85	97	\$27.15
Middlesex-Somerset-Hunterdon HMFA	148,334	\$146,200	\$43,860	\$1,097	\$1,807	\$34.75	\$2,276	\$43.77	116	\$27.11
Warren County HMFA	12,083	\$115,100	\$34,530	\$863	\$1,277	\$24.56	\$1,540	\$29.62	78	\$16.77

[National Low Income Housing Coalition, [2024](#)]

Rep. Thomas Kean Has Routinely Met With The New Jersey Association Of REALTORS, Including In March 2024 When He Praised Them For Serving The Interests Of Private Property Owners, Also Meeting With Them Just Weeks Before Voting To Back The Big Beautiful Betrayal.

Just Weeks Before Voting To Back The Big Beautiful Betrayal, Rep. Kean Met With The New Jersey Association Of REALTORS And Discussed Issues Including "Self-Employed Real Estate Professionals, Stabilizing Housing Prices," And "Advancing The Dream Of Homeownership."

On June 04, 2025, Rep. Kean Met With The New Jersey Association Of REALTORS, And Claimed They Discussed "Key Priorities Like Supporting Self-Employed Real Estate Professionals, Stabilizing Housing Prices, Revitalizing Communities, And Advancing The American Dream Of Homeownership":



[Rep. Thomas Kean Jr. via X, [06/04/25](#)]

Rep. Kean Previously Hosted The Group At His DC Office In March 2024, Where He Boasted The Group "Serve[s] As A Leading Advocate For The Real Estate Industry And Private Property Owners."

In March 2024, Rep. Kean Hosted The New Jersey Association Of REALTORS At His DC Office And Boasted That The Group "Serve[s] As A Leading Advocate For The Real Estate Industry And Private Property Owners":



[Rep. Thomas Kean Jr. via X, [03/08/24](#)]

Rep. Kean Has Taken At Least \$55,750 From Housing Industry Groups That Lobbied Congress In The Lead Up To The Passage Of The Big Beautiful Betrayal.

Meanwhile, Rep. Kean Has Taken At Least \$55,750 From Housing Industry Groups That Lobbied Congress In The Lead Up To The Passage Of The Big Beautiful Betrayal.

PAC Contributor	Amount*
National Association of REALTORS	\$36,250
National Association of Home Builders	\$8,500
NAIOP	\$0
National Multifamily Housing Council, Inc.	\$11,000
TOTAL: \$55,750	

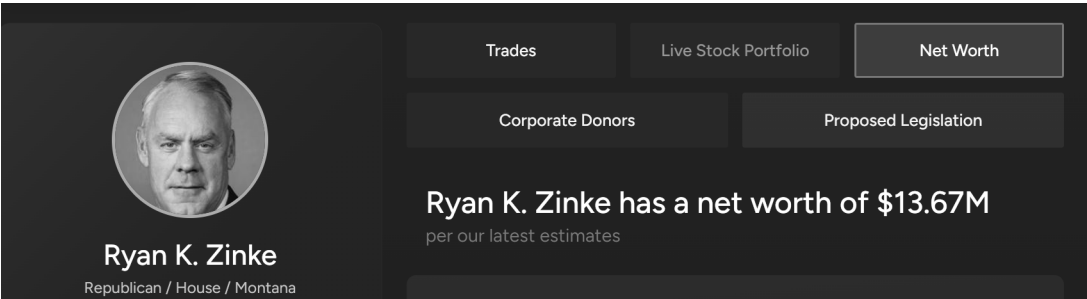
*Amount includes money contributed to sponsored leadership PAC

Rep. Ryan Zinke (R-MT)

According To His 2023 Financial Disclosure, Rep. Ryan Zinke (R-MT) Reported He And His Wife Owned At Least 8 Properties Valued At Least \$9 Million That Generated \$77,500 In Potential Pass-Through Rental Income.

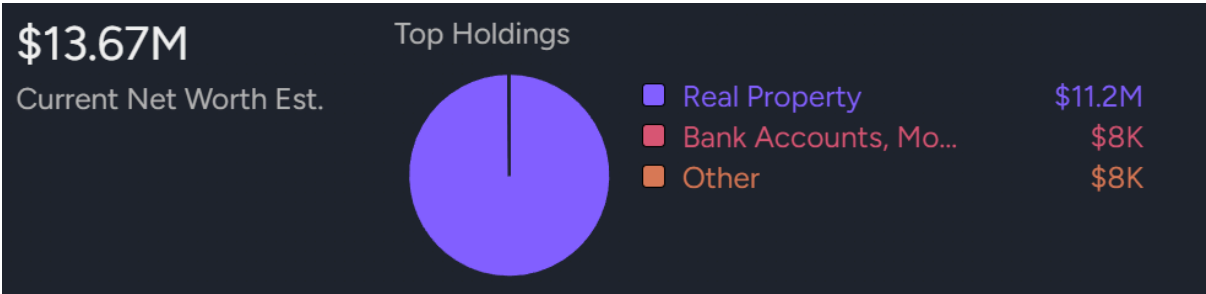
As Of August 2025, Rep. Ryan Zinke (R-MT) Has An Estimated Net Worth Of \$13.7 Million, \$11.2 Million Of Which Is Tied To Real Property.

As Of August 12, 2025, Rep. Ryan Zinke (R-MT) Has An Estimated Net Worth Of \$13.7 Million:



[Quiver Quantitative, accessed 08/12/25]

Quiver Quantitative Estimates The Majority Of This Net Worth, Is Tied To \$11.2 Million In Real Property:



[Quiver Quantitative, accessed 08/12/25]

In 2023, Rep. Ryan Zinke And His Wife Reportedly Owned 8 Properties Valued At Least \$9 Million That Generated \$77,500 Or More In Potential Pass-Through Rental Income.

Property / Business Entity	Owner	Minimum Value	Minimum Income Amount	Income Type
Bay Point Whitefish, MT, (Rental Unit)	Self	\$500,001	\$2,501	Rent
Double Tap LLC Whitefish, MT, (affordable housing)	Jointly Held	\$500,001	\$5,001	Rent
Family Auto and Art Collection	Jointly Held	\$250,001	None	None
Hand Property, Santa Barbara, CA	Spouse	\$1,000,001	None	None

(Hand Family Estate Property)				
LC Hand Holdings LLC	Spouse	\$5,000,001	\$50,001	Rent
Snowfrog LLC Whitefish, MT (Whitefish Family Property)	Jointly Held	\$1,000,001	\$5,001	Rent
Undeveloped Property in Flathead County, MT	Spouse	\$250,001	None	Capital Gains
Whitefish Property, MT	Jointly held	\$500,001	\$15,001	Rent
TOTAL SELF INCOME AMOUNT:		\$9,000,008	\$77,505	

[Rep. Ryan Zinke 2023 Financial Disclosure, [06/18/24](#)]

In 2024, Rep. Zinke Reported He And His Wife Earned \$125,000 Or More In Rental Income And Capital Gains.

Property / Business Entity	Owner	Minimum Value	Minimum Income Amount	Income Type
Bay Point Resort Unit Whitefish MT, Rental Unit, 300 Bay Point Drive Unit 15	Spouse	\$500,001	\$15,001	Rent
Double Tap LLC, Whitefish, MT, affordable housing	Jointly held	\$500,001	\$5,001	Rent
Family Property Whitefish MT	Jointly Held	\$500,001	N/A	Capital Gains
Hand Family Property	Spouse	\$1,000,001	N/A	None
LC Hand Holdings, LLC, Santa Barbara, CA, rental property and nature preserve	Spouse	\$5,000,001	\$100,001	Rent
Snowfrog LLC, Whitefish MT	Jointly Held	\$1,000,001	\$5,001	Rent
Undeveloped Property Flathead County, 100 Luper Road, Whitefish, MT	Spouse	\$250,001	N/A	Capital Gains
TOTAL SELF INCOME AMOUNT:		\$8,750,007	\$125,004	

[Rep. Ryan Zinke 2024 Financial Disclosure, [05/17/25](#)]

SCHEDULE E: POSITIONS

Position	Name of Organization
Partner	Continental Divide International (CDI) LLC MT
Partner	Snowfrog LLC Whitefish MT
Partner	Double Tap LLC Whitefish MT

[Rep. Ryan Zinke 2024 Financial Disclosure, [05/17/25](#)]

22% Of Renters In Montana's First Congressional District Face A Severe Financial Burden, As The Average Wage Of \$17.85 In The District's Most Populated City Of Missoula Is Not Enough To Afford A One Or Two Bedroom Apartment.

According To Data Collected By The Comprehensive Housing Affordability Strategy (CHAS), 22% Of Renters In Montana's First Congressional District Face A Severe Financial Burden, With Renters In The Most Populated City Of Missoula Only Earning An Average Wage Of \$17.85, When \$19 Is Needed To Afford A One Bed Apartment.

According To Data Collected By The Comprehensive Affordability Strategy (CHAS), 22% Of Renters In Montana's First Congressional District Face A Severe Financial Burden, Including 73% Of Renters Earning Income At Or Below 30% Of Area Median Income (AMI) And 26% Of Renters Earning Between 31% And 50% Of AMI:

Montana 1st District
Representative: Ryan Zinke

CONGRESSIONAL DISTRICT HOUSING PROFILE



DISTRICT-LEVEL RENTER STATISTICS

	Total Renter Households	Severely Burdened Households*	% with Severe Burden		Affordable and Available Rental Units Per 100 Households	Surplus/ (Deficit) of Affordable and Available Rental Units
Income at or below 30% of AMI	14,544	10,617	73%	Income at or below 30% of AMI	26	-10,763
Income between 31% and 50% of AMI	12,210	3,218	26%	Income at or below 50% of AMI	63	-10,019
Income between 51% and 80% of AMI	14,733	693	5%	Income at or below 80% of AMI	95	-2,186
All Renter Households	66,115	14,756	22%			

Renters make up 32% of all households in the District

Source: 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) data

[National Low Income Housing Council, [2024](#)]

Meanwhile, Renters In The Most Populated City Of Missoula Would Need To Earn A Wage Of \$19 And \$23.13 To Afford A One And Two Bedroom Apartment Respectively; The Average Wage In This Area Is Only \$17.85:

REGIONAL RENTAL AFFORDABILITY STATISTICS

Metropolitan Statistical Areas (MSAs) and Counties in Districts	Total Renter Households	AMI	30% of AMI	Rent Affordable at 30% of AMI	One Bdrm Fair Market Rent	One Bdrm Housing Wage	Two Bdrm Fair Market Rent	Two Bdrm Housing Wage	Hours at Minimum Wage for Two Bdrm	Avg Renter Wage
Missoula MSA	20,774	\$90,200	\$27,060	\$677	\$988	\$19.00	\$1,203	\$23.13	90	\$17.85
Gallatin County	18,502	\$109,000	\$32,700	\$818	\$999	\$19.21	\$1,275	\$24.52	95	\$21.38
Flathead County	10,826	\$88,400	\$26,520	\$663	\$823	\$15.83	\$1,081	\$20.79	81	\$15.87
Silver Bow County	4,502	\$79,100	\$23,730	\$593	\$723	\$13.90	\$932	\$17.92	70	\$13.40
Ravalli County	4,256	\$85,600	\$25,680	\$642	\$718	\$13.81	\$928	\$17.85	69	\$12.12
Lake County	3,381	\$76,600	\$22,980	\$575	\$743	\$14.29	\$934	\$17.96	70	\$13.14
Lincoln County	2,151	\$59,700	\$17,910	\$448	\$806	\$15.50	\$905	\$17.40	68	\$15.25

[National Low Income Housing Council, [2024](#)]

A February 2022 Interior Department Inspector General Report Found Former Interior Secretary Ryan Zinke Violated His Ethics Agreement After Communications And Personal Meetings Were Set Up With Then-Halliburton Board Chair David Lesar To Discuss A Project To Create A Commercial Development On Land Adjacent To A Vacant Lot Owned By Zinke He Eyed As A Potential Spot For Opening A Microbrewery.

In February 2022, Ryan Zinke Was Found To Have Violated An Ethics Agreement During His Short Tenure As Interior Secretary After The Interior Department's Inspector General Concluded He Used His Position To Discuss A New Commercial Development With Then-Halliburton Board Chair David Lesar That Would Have Been Adjacent To A Vacant Lot He Controlled Through A Family-Run Non-Profit, Opening The Possibility Of Opening A Microbrewery.

February 2022: The U.S. Interior Department's Inspector General Released A Report That Detailed How Former Secretary Ryan Zinke Violated Ethics Obligations Over His Land Dealings With A Halliburton Executive That Were Brought To Light During Zinke's Tenure In The First Trump Administration.

"Former Interior Secretary Ryan Zinke violated ethics obligations in his land dealings with a Halliburton executive, the Interior Department's internal watchdog said in a report released Wednesday. The report from the department's inspector general confirms a series of issues POLITICO brought to light in 2018 during Zinke's tenure as former President Donald Trump's Interior Secretary." [POLITICO, [02/16/22](#)]

Zinke Allegedly Used His Ties To Then-Chair Of Halliburton David Lesar And Other Developers To Create A Commercial Development Known As "95 Karrow," On Land Adjacent To a Lot Owned By Zinke That Was Controlled Through A Family-Run Nonprofit That Zinke Eyed As A Location For A Microbrewery. "These issues include Zinke's attempts to aid Halliburton's then-chair David Lesar and other developers in creating a commercial development known as 95 Karrow on land adjacent to a vacant lot in Montana that Zinke controlled through a family-run nonprofit foundation, a deal that would have led to Zinke potentially running a microbrewery on the site." [POLITICO, [02/16/22](#)]

Texts And Emails Showed Zinke Spoke To Halliburton Between August 2017 And July 2018, Also Meeting With Lesar And Other Developers In Zinke's D.C. Office. "The negotiations, which included emails and text messages from Zinke to developers between August 2017 and July 2018, also involved meetings with Lesar and other developers in Zinke's office at Interior's D.C. headquarters even as the department was charged with overseeing Halliburton's activities on federal land." [POLITICO, [02/16/22](#)]

The Inspector General Ultimately "Concluded Zinke Did Not Comply With Obligations In His Ethics Agreement, Recusal Memorandum And Accompanying Documents." "The inspector general concluded Zinke did not comply with obligations in his ethics agreement, recusal memorandum and accompanying documents. The investigation determined Zinke made 'inaccurate and incomplete statements' when discussing his involvement in foundation-related matters because he had "extensive and in-depth involvement with the 95 Karrow project developers" in the months after he resigned as president of the foundation and from its board." [POLITICO, [02/16/22](#)]

In August 2024, Rep. Zinke Joined NBC Montana To Discuss His Views On The Housing Affordability Crisis And Claimed Many Homeless People "Choose This Lifestyle" And Blamed High Permitting Costs For Inflation, Saying That The "Government Is Not Always The Right Solution."

In August 2024, Rep. Zinke Joined NBC Montana News To Discuss His Views On Housing, Where He Said That Many Homeless People "Choose This Lifestyle" And Blamed Inflation And High Permitting Costs For Unaffordable Housing And Claimed The Private Sector Could Play A Better Role Than The Government.

August 2024: Rep. Zinke Joined NBC Montana To Discuss His Views On The Homeless And Affordable Housing Where He Claimed That Many Homeless People "Choose This Lifestyle" And Argued Property Owners "Have Rights, Too." "Congressman Ryan Zinke stopped by NBC Montana Today on Wednesday to talk about homelessness, affordable housing, carbon emissions, energy, border security, and his residency. [...] 'Certainly in Montana, with the homelessness issue, there are people who need a hand up, absolutely, but there are also people that are mentally ill, that have checked out, that are on drugs, who choose this lifestyle,' Zinke said. 'Property owners, business owners, we have rights, too,' Zinke said. 'Our cities need to be safe.' [NBC Montana, [08/28/24](#)]

Zinke Also Blamed Inflation And High Permitting Costs For The Housing Affordability Crisis And Claimed That The Private Sector Also Has A Role To Play, Arguing "Government Is Not Always The Right Solution." "On the topic of affordable housing, Zinke said inflation and high permitting costs play a role. 'Government is not always the right solution,' Zinke said. 'There's the private sector too, lowering the cost in the private sector so builders can build a house. It goes back to the fundamentals. You cannot have high inflation. You cannot have interest rates high. You cannot have building costs high, energy costs high. A lot of this is fundamentally at the basis of our economy we need to change.' [NBC Montana, [08/28/24](#)]

Rep. Zinke Has Received \$42,000 In Career Contributions From The National Association Of REALTORS and The National Association Of Home Builders; Both Groups Heavily Lobbied Congress To Back The Big Beautiful Betrayal.

Meanwhile, Rep. Zinke Has Taken At Least \$42,000 From Housing Industry Groups That Lobbied Congress During The Lead Up To The Passage Of The Big Beautiful Betrayal.

PAC Contributor	Amount*
National Association of REALTORS	\$22,000
National Association of Home Builders	\$20,000
NAIOP	\$0
National Multifamily Housing Council, Inc.	\$0
TOTAL: \$42,000	

*Amount includes money contributed to sponsored leadership PAC

Rep. Rob Wittman (R-VA)

According To Rep. Rob Wittman's (R-VA) 2023 And 2024 Financial Disclosures, He And His Wife Owned Two Rental Properties Valued At Least \$1.1 Million That Generates \$105,000 Or More In Potential Pass-Through Rental Income.

As Of August 2025, Rep. Rob Wittman (R-VA) Has An Estimated Net Worth Of Approximately \$5.5 Million, With \$3.2 Million Tied To Real Estate Investments And Over \$1.6 Million In Mutual Funds And Stock.

Robert J. Wittman has a net worth of \$5.55M

per our latest estimates

[Quiver Quantitative, accessed [08/27/25](#)]

Quiver Quantitative Estimates That \$3.2 Million Of Wittman's Net Worth Is Tied To Real Property, With A Combined \$1.6 Million Tied To Mutual Funds And Stocks:



[Quiver Quantitative, accessed [08/12/25](#)]

According To Rep. Wittman's 2023 Financial Disclosure, He And His Wife Owned Two Rental Properties Valued At Least \$1.1 Million And Generated \$105,000 Or More In Potential Pass-Through Rental Income Annually.

Property / Business Entity	Owner	Minimum Value	Minimum Income Amount	Income Type
Rental House - Nags Head, NC	Jointly Held	\$1,000,001	\$100,001	Rent
Rental Property - Montross, VA	Jointly Held	\$100,001	\$5,001	Rent
TOTAL SELF INCOME AMOUNT:		\$1,100,002	\$105,002	

[Rep. Rob Wittman 2023 Financial Disclosure, [08/13/24](#)]

In 2024, Rep. Wittman And His Wife Continued To Earn Over \$105,000 In Rental Income.

Property / Business Entity	Owner	Minimum Value	Minimum Income Amount	Income Type
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Rental House - Nags Head, NC	Jointly Held	\$1,000,001	\$100,001	Rent
Rental Property - Montross, VA	Jointly Held	\$100,001	\$5,001	Rent
TOTAL SELF INCOME AMOUNT:		\$1,100,002	\$105,002	

[Rep. Rob Wittman 2024 Financial Disclosure, [08/13/25](#)]

20% Of Renters In Virginia's First Congressional District Face A Severe Financial Burden, As The Average Wage Of \$19.16 In The District's Most Populated Cities Is Not Enough To Afford A One Or Two Bedroom Apartment.

According To Data Collected By The Comprehensive Housing Affordability Strategy (CHAS), 20% Of Renters In Virginia's First Congressional District Face A Severe Financial Burden, With Renters In The Most Populated Cities Of Virginia Beach And Norfolk Only Earning An Average Wage Of \$19.16, When \$24.75 And \$28.71 Is Needed To Afford A One And Two Bed Apartment, Respectively.

According To Data Collected By The Comprehensive Housing Affordability Strategy (CHAS), 20% Of Renters In Virginia's First Congressional District Face A Severe Financial Burden, Including 79% Of Renters Earning Income At Or Below 30% Area Median Income And 38% Of Those With Income Between 31% And 50% Of AMI:

Virginia 1st District
Representative: Robert Wittman

CONGRESSIONAL DISTRICT HOUSING PROFILE



DISTRICT-LEVEL RENTER STATISTICS

	Total Renter Households	Severely Burdened Households*	% with Severe Burden		Affordable and Available Rental Units Per 100 Households	Surplus/ (Deficit) of Affordable and Available Rental Units
Income at or below 30% of AMI	9,389	7,435	79%	Income at or below 30% of AMI	23	-7,218
Income between 31% and 50% of AMI	8,130	3,089	38%	Income at or below 50% of AMI	46	-9,472
Income between 51% and 80% of AMI	13,191	923	7%	Income at or below 80% of AMI	91	-2,690
All Renter Households	59,942	11,877	20%			

Renters make up 24% of all households in the District

Source: 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) data

[National Low Income Housing Coalition, [2024](#)]

Meanwhile, Renters In The Most Populated Cities Of Virginia Beach And Norfolk Would Need To Earn A Wage Of \$24.75 And \$28.71 To Afford A One And Two Bedroom Apartment Respectively; The Average Wage In This Area Is Only \$19.16:

Metropolitan Statistical Areas (MSAs) and Counties in Districts	Total Renter Households	AMI	30% of AMI	Rent Affordable at 30% of AMI	One Bdrm Fair Market Rent	One Bdrm Housing Wage	Two Bdrm Fair Market Rent	Two Bdrm Housing Wage	Hours at Minimum Wage for Two Bdrm	Avg Renter Wage
Virginia Beach-Norfolk-Newport News HMFA	256,830	\$100,700	\$30,210	\$755	\$1,287	\$24.75	\$1,493	\$28.71	96	\$19.16
Richmond MSA	170,881	\$110,300	\$33,090	\$827	\$1,365	\$26.25	\$1,532	\$29.46	98	\$22.31
Westmoreland County	1,835	\$83,900	\$25,170	\$629	\$897	\$17.25	\$1,113	\$21.40	71	\$10.84
Essex County	1,474	\$66,600	\$19,980	\$500	\$839	\$16.13	\$1,041	\$20.02	67	\$13.41
Lancaster County	933	\$90,700	\$27,210	\$680	\$898	\$17.27	\$1,114	\$21.42	71	\$15.72
Richmond County	890	\$86,100	\$25,830	\$646	\$895	\$17.21	\$1,110	\$21.35	71	\$18.93
Middlesex County	738	\$94,100	\$28,230	\$706	\$915	\$17.60	\$1,202	\$23.12	77	\$17.62

[National Low Income Housing Coalition, [2024](#)]

Meanwhile, Rep. Wittman Has Taken A Staggering \$138,000 From Housing Industry Groups That Lobbied Congress In The Lead Up To The Passage Of The Big Beautiful Betrayal.

Meanwhile, Rep. Wittman Has Taken A Staggering \$138,000 From Industry Groups That Lobbied Congress In The Lead Up To The Passage Of The Big Beautiful Betrayal.

PAC Contributor	Amount*
National Association of REALTORS	\$65,000
National Association of Home Builders	\$26,000
NAIOP	\$0
National Multifamily Housing Council, Inc.	\$47,000
TOTAL: \$138,000	

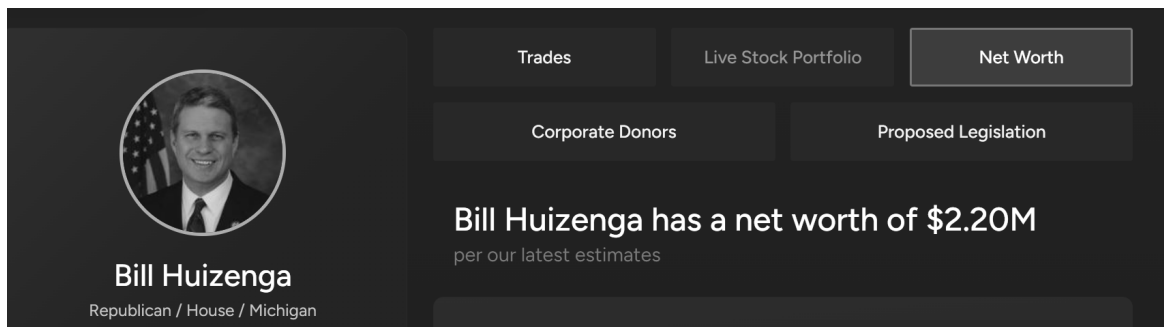
*Amount includes money contributed to sponsored leadership PAC

Rep. Bill Huizenga (R-MI)

Rep. Bill Huizenga (R-MI) Has An Estimated Net Worth Of \$2.2 Million, With \$1.1 Million In Ownership Interest And \$750,000 Or More Held In Real Estate Investments.

Rep. Bill Huizenga (R-MI) Has An Estimated Net Worth Of \$2.2 Million, With \$1.1 Million In Ownership Interest And An Additional \$750,000 In Real Estate Investments.

As Of August 12, 2025, Rep. Bill Huizenga (R-MI) Has An Estimated Net Worth Of Approximately \$2.2 Million:



[Quiver Quantitative, accessed [08/12/25](#)]

According To Quiver Quantitative, Rep. Huizenga Is Estimated To Have \$1.1 Million Tied To Ownership Interest And \$750,000 In Real Estate Properties:



[Quiver Quantitative, accessed [08/12/25](#)]

In 2023, Rep. Bill Huizenga (R-MI) Reportedly Owned A Rental Property Valued At Over \$500,000 That Earned Him \$5,000 Or More In Potential Pass-Through Rental Income Annually—Huizenga Continued To Hold This Property In 2024, But Did Not Report Rental Income From It.

In His 2023 Financial Disclosure, Rep. Huizenga Reported Owning A Rental Property Valued At Over \$500,000 That Drew Him \$5,000 Or More In Potential Pass-Through Rental Income:

Property / Business Entity	Owner	Minimum Value	Minimum Income Amount	Income Type
Lakeridge Residence, 50% Interest, Ottawa, MI	Self	\$500,001	\$5,001	Rent
TOTAL SELF INCOME AMOUNT:		\$500,001	\$5,001	

[Rep. Bill Huizenga 2023 Financial Disclosure, [08/12/24](#)]

Rep. Huizenga Continued To Report Holding The Same Property In His 2024 Disclosure, But Did Not Report Rental Income From It:

Lakeridge Residence [RP]	\$500,001 - \$1,000,000	None
LOCATION: Holland / Ottawa, MI, US		

[Rep. Bill Huizenga 2024 Financial Disclosure, [06/30/25](#)]


23% Of Renters In Michigan's Fourth Congressional District Face A Severe Financial Burden, As The Average Wage Of \$18.30 In The District's Most Populated City Of Kalamazoo Is Not Enough To Afford A Two Bedroom Apartment.

According To Data Collected By The Comprehensive Housing Affordability Strategy (CHAS), 23% Of Renters In Michigan's Fourth Congressional District Face A Severe Financial Burden, With Renters In The Most Populated City Of Kalamazoo Only Earning An Average Wage Of \$17.85, When \$19 Is Needed To Afford A Two Bed Apartment.

According To Data Collected By The Comprehensive Housing Affordability Strategy (CHAS), 23% Of Renters In Michigan's Fourth Congressional District Face A Severe Financial Burden Including 70% Of Renters With Income At Or Below 30% Of Area Median Income (AMI) And 23% Of Those With An AMI Between 31% And 50%:

Michigan 4th District Representative: Bill Huizenga

CONGRESSIONAL DISTRICT HOUSING PROFILE



DISTRICT-LEVEL RENTER STATISTICS

	Total Renter Households	Severely Burdened Households*	% with Severe Burden		Affordable and Available Rental Units Per 100 Households	Surplus/ (Deficit) of Affordable and Available Rental Units
Income at or below 30% of AMI	20,867	14,614	70%	Income at or below 30% of AMI	35	-13,626
Income between 31% and 50% of AMI	16,757	3,883	23%	Income at or below 50% of AMI	66	-12,809
Income between 51% and 80% of AMI	19,410	474	2%	Income at or below 80% of AMI	97	-1,704
All Renter Households	83,993	19,160	23%			

Renters make up 28% of all households in the District

Source: 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) data

[National Low Income Housing Coalition, 2024]

Meanwhile, Renters In The Most Populated City Of Kalamazoo Would Need To Earn A Wage Of \$20.33 To Afford A Two Bedroom Apartment;The Average Wage In This Area Is Only \$18.30:

REGIONAL RENTAL AFFORDABILITY STATISTICS										
Metropolitan Statistical Areas (MSAs) and Counties in Districts	Total Renter Households	AMI	30% of AMI	Rent Affordable at 30% of AMI	One Bdrm Fair Market Rent	One Bdrm Housing Wage	Two Bdrm Fair Market Rent	Two Bdrm Housing Wage	Hours at Minimum Wage for Two Bdrm	Avg Renter Wage
Kalamazoo-Portage MSA	38,068	\$102,500	\$30,750	\$769	\$878	\$16.88	\$1,057	\$20.33	79	\$18.30
Holland-Grand Haven HMFA	23,664	\$102,800	\$30,840	\$771	\$1,115	\$21.44	\$1,260	\$24.23	94	\$16.59
Niles-Benton Harbor MSA	17,153	\$85,700	\$25,710	\$643	\$811	\$15.60	\$1,065	\$20.48	79	\$16.95
Battle Creek MSA	15,032	\$77,200	\$23,160	\$579	\$854	\$16.42	\$1,038	\$19.96	77	\$18.78
Allegan County	6,630	\$92,200	\$27,660	\$692	\$838	\$16.12	\$1,101	\$21.17	82	\$15.29
Van Buren County	5,878	\$76,600	\$22,980	\$575	\$734	\$14.12	\$964	\$18.54	72	\$13.39

As Of September 2025, Rep. Huizenga Is Also A Member Of The Congressional Real Estate Caucus—Huizenga Started His Career As A Realtor According To A Caucus Bio And The Caucus Received Numerous Endorsements From Industry Including The National Association Of REALTORS, National Association Of Home Builders, And National Multifamily Housing Council.

Rep. Huizenga Is Also A Member Of The Recently Relaunched Congressional Real Estate Caucus, With A Bio Pointing To His Career As A Realtor After Graduating College.

Rep. Bill Huizenga Is A Member Of The House Congressional Real Estate Caucus. [U.S. House Congressional Real Estate Caucus roster, accessed [09/10/25](#)]

The Bipartisan Congressional Real Estate Caucus Was Recently Relaunched In January 2025.
[Rep. Mark Alford, [01/22/25](#)]

According To His Caucus Bio, Rep. Huizenga Was A "Realtor And Entrepreneur" After Graduating College:

After college, Bill began his career as a Realtor and entrepreneur.

[Bill Huizenga biography, accessed [09/10/25](#)]

At Its Launch, The Caucus Received Numerous Endorsements From Real Estate And Housing Groups Including: The National Association Of REALTORS, National Multifamily Housing Council, And National Association Of Home Builders.

The Caucus Was Endorsed By Numerous Real Estate And Housing Industry Groups Including: The National Association Of REALTORS, National Multifamily Housing Council, And National Association Of Home Builders:

This caucus is being supported by the following groups:

- The National Association of Realtors® (NAR),
- National Multifamily Housing Council (NMHC)
- National Apartment Association (NAA)
- Real Estate Technology and Transformation Center (RETTTC)
- US Mortgage Insurers (USMI)
- National Association of Home Builders (NAHB)
- American Land Title Association (ALTA)
- National Association of Hispanic Real Estate Professionals (NAHREP)
- American Property Owners Alliance (APOA)
- Leading Builders of America

[Rep. Mark Alford, [01/22/25](#)]

And According To The National Association Of REALTORS, The Industry Group Boasted It "Led Efforts To Relaunch The Bipartisan Congressional Caucus":

Capitol Pulse: February Advocacy Update

NAR's Government Advocacy Team continues to build strong relationships with the new 119th Congress and Administration.

NAR led efforts to **relaunch the bipartisan Congressional Real Estate Caucus**, which has already grown to 52 members. The caucus, tasked with developing legislation to address home supply and affordability, launched at the end of last year with just four members.

[REALTOR Party, [02/13/25](#)]

Rep. Huizenga Has Taken A Staggering \$322,240 From Housing Industry Groups That Spent A Combined \$20.3 Million While Lobbying On Issues Including The Big Beautiful Betrayal.

Meanwhile, Rep. Huizenga Has Taken A Staggering \$322,240 From Housing Industry Groups That Spent A Combined \$20.3 Million On Lobbying In The Lead Up To The Passage Of The Big Beautiful Betrayal.

PAC Contributor	Amount
National Association of REALTORS	\$125,240
National Association of Home Builders	\$109,000
NAIOP	\$1,000
National Multifamily Housing Council, Inc.	\$87,000
TOTAL: \$322,240	

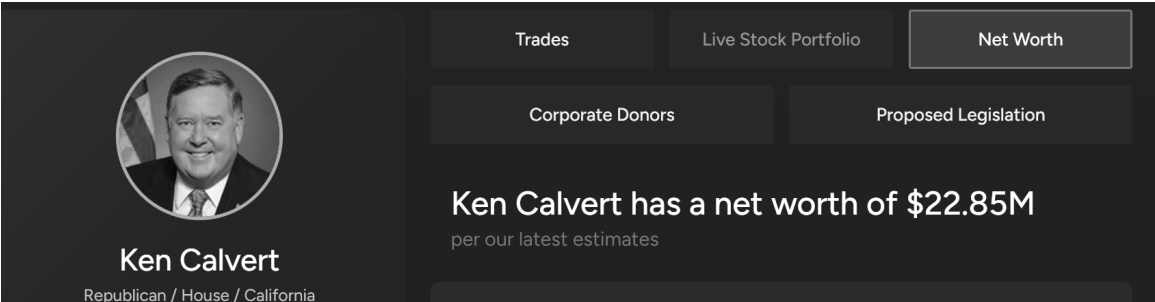
*Amount includes money contributed to sponsored leadership PAC

Rep. Ken Calvert (R-CA)

According To Rep. Ken Calvert's (R-CA) 2024 Annual Report, He Owned At Least 14 Rental Properties Valued At Least \$7.9 Million That Generated Him \$322,500 Or More In Potential Pass-Through Rental Income.

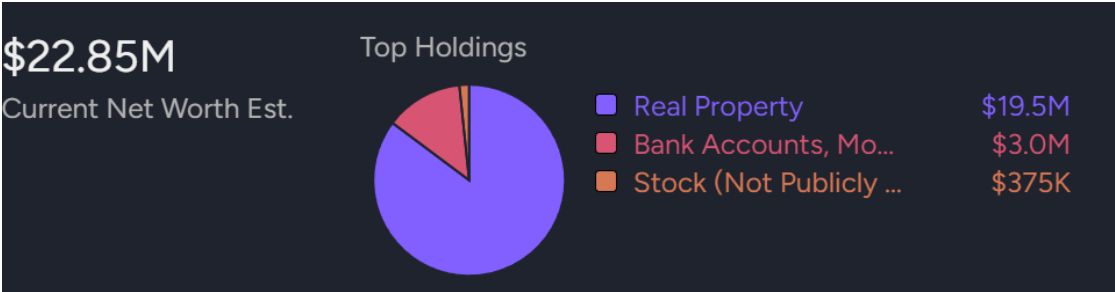
Quiver Quantitative Estimates That Rep. Ken Calvert (R-CA) Has An Estimated Net Worth Of \$22.9 Million, The Majority Of Which Is Tied To \$19.5 Million In Real Estate Investments.

As Of August 12, 2025, Rep. Ken Calvert (R-CA) Has An Estimated Net Worth Of Approximately \$22.9 Million:



[Quiver Quantitative, accessed 08/12/25]

Quiver Quantitative Estimates Rep. Calvert Has Up To \$19.5 Million Tied To Rental Properties, Making Up The Majority Of His Net Worth:



[Quiver Quantitative, accessed 08/12/25]

In 2024, Rep. Calvert Reported At Least \$7.9 Million In Assets Tied To At Least 14 Rental Properties That Generated Him At Least \$322,500 In Potential Pass-Through Rental Income.

Property / Business Entity	Owner	Minimum Value	Minimum Income Amount	Income Type
103 N. Lincoln, Corona, CA, 33.3% interest	Self	\$100,001	\$15,001	Rent
1065 E. 3rd, Corona, CA	Self	\$1,000,001	\$50,001	Rent
1075 E. 3rd St, Corona, CA	Self	\$1,000,001	\$50,001	Rent

1210 and 1212 E. 6th, Corona, CA, automotive repair center	Self	\$250,001	\$15,001	Rent
1500 Lyon, Santa Ana, CA	Self	\$100,001	\$2,501	Rent
22622 S. Gilbert Rd, 20% interest in mini storage refinanced in 2022	Self	\$1,000,001	\$50,001	Rent
330 Sherman Way	Self	\$500,001	\$15,001	Rent
501 & 503 E. 6th St, commercial rental 33.3% interest	Self	\$250,001	\$15,001	Rent
624 E. Grand, Corona, CA, 50% interest in commercial rental	Self	\$500,001	\$15,001	Rent
63 W. Grand, 100% interest in commercial rental	Self	\$500,001	\$15,001	Rent
Eagle Valley (raw land), undeveloped parcel, 50% ownership	Self	\$250,001	None	Rent
Lake Pleasant, 23550 North Pleasant Parkway, Peoria, AZ	Self	\$500,001	\$15,001	Rent
Limonite, Mira Loma, CA	Self	\$1,000,001	\$50,001	Rent
Northeast Corner 8th & Main, 33.3% interest in building and commercial rental	Self	\$1,000,001	\$15,001	Rent
TOTAL SELF INCOME AMOUNT:		\$7,950,014	\$322,513	

[Rep. Ken Calvert 2024 Financial Disclosure, [05/14/25](#)]

California's 41st Congressional District Consists Of Popular Cities Including Palm Springs And Riverside, Where The Average Monthly Cost Of Rent For A 1 Bedroom Apartment Is 14% And 11% Above The Country's Average Cost, As 60% Of Residents In Calvert's District Face Unaffordable Housing Costs With 4,000 Experiencing Homelessness Or Seeking Housing Help.

Rep. Ken Calvert Represents California's 41st Congressional District, Including Cities Such As Riverside And Palm Springs, Where 60% Of Renters Face Unaffordable Housing Costs, With Over 4,000 Residents Experiencing Homelessness.

Rep. Ken Calvert Represents California's 41st Congressional District, Which "Stretches Across Riverside County Including Corona, Norco, Lake Elsinore, Wildomar, Canyon Lake, Menifee, Calimesa, Palm Springs, Palm Desert, Rancho Mirage, La Quinta, Indian Wells, and portions of Eastvale and Riverside." [Rep. Ken Calvert, accessed [09/08/25](#)]

According To The California Budget & Policy Center, Over 4,000 Residents In California's 41st Congressional District Experienced Homelessness Or Sought Housing Help, With 60% Of Renters

Facing An Affordability Crisis. "Housing is core to dignity, health, and economic stability. Yet, 60% of renters in CA-41 face unaffordable housing costs — the primary driver of housing insecurity and homelessness. In 2023 alone, 4,050 Californians experiencing homelessness engaged with service providers in CA-41. Key programs like the Continuum of Care Program are vital regional initiatives working to end and prevent homelessness in every congressional district. Housing Choice Vouchers — though significantly oversubscribed — help ensure residents can secure, afford, and maintain stable housing. Cutting these programs would mean the families, children, individuals, and seniors who rely on these essential supports would not be able to stay in their homes, increasing the risk of homelessness for many Californians." [California Budget & Policy Center, [February 2025](#)]

To Help With High Housing Costs, Nearly 3,000 Residents In California's 41st Congressional District Received Federal Housing Vouchers In 2023, With The Average Rental Assistance Voucher Valued At About \$1,200:

Housing and Homelessness Supports in California's 41st Congressional District

Number of People Experiencing Homelessness Who Accessed Services	4,050
Federal Spending on Continuum of Care (2023)	\$5.0 million
Number of Federal Housing Vouchers in Use	2,931
Average Rental Assistance from Housing Voucher	\$1,212

Source: Budget Center analysis of California Homelessness Data Integration System data (2023), and US Department of Housing and Urban Development Continuum of Care Awards and Housing Choice Voucher Dashboard data (2023) • [Embed](#) • [Download image](#)



[California Budget & Policy Center, [February 2025](#)]

While The Average Monthly Rent In The U.S. Is \$1,575 For A 1 Bedroom Apartment, The Average Monthly Rent In Palm Springs And Riverside, CA Are 14% And 11% Above The Average Rent, Respectively.

According To Data Collected By Zillow Rentals, The Average Monthly Rent For A 1 Bedroom Apartment In The U.S. Is \$1,575. [Zillow, accessed [09/08/25](#)]

In Palm Springs, CA, The Average Monthly Rent For A 1 Bedroom Apartment Is \$1,800 Or 14% Above The Average Rent In The U.S. [Zillow, accessed [09/08/25](#)]

In Riverside, CA, The Average Monthly Rent For A 1 Bedroom Apartment Is \$1,750, Or 11% Above The Average Rent In The U.S. [Zillow, accessed [09/08/25](#)]

Rep. Calvert—The Subject Of A 2024 House Ethics Complaint Over His Failures To Properly Disclose Several Real Estate Property Purchases—Has A Long History Of Using Earmarking To Benefit His Investments, With Calvert Receiving A 79% Return On An Investment In 2005 And The Lawmaker Using His Time On The House Appropriations Committee To Secure \$100 Million In Earmarks For His District Since 2022.

In October 2024, The American Prospect Published A Piece Detailing Rep. Calvert's Hypocrisy On Earmarks, As He Had Previously Invested In Real Estate That Personally Benefitted Him After He Passed Numerous Projects To Boost Returns On Investments.

October 2024: Rep. Calvert Was The Subject Of An Investigative Piece From The American Prospect Detailing His History Of Using Earmarks To Benefit Communities Where He Holds Real Estate Investments Despite His Rhetoric That Claimed Lawmakers Should Not Receive Money For Projects "He Personally Benefitted From." "'If you heard a lawmaker spent taxpayer money on projects he personally benefited from, you'd probably say that's wrong, if not worse.' That leads off a damning news segment about Rep. Ken Calvert (R-CA), the longest-serving member of the California congressional delegation. It goes on to describe two instances where Calvert, a longtime real estate investor, inserted earmarks into transportation spending bills that personally benefitted his real estate holdings." [The American Prospect, [10/03/24](#)]

- According To Investopedia, "Earmarking Is A Longstanding And Controversial Practice In The U.S. Congress, Where Parties Have Historically Won Support For Contentious Votes By Allocating Funds For Projects In Particular Members' Districts." "Earmarking is a longstanding and controversial practice in the U.S. Congress, where parties have historically won support for contentious votes by allocating funds for projects in particular members' districts. Absent such earmarking, funds are apportioned to agencies of the executive branch, which decide what specific projects to spend federal money on. In other moments, members have sought to win favor by revoking funding for unpopular projects." [Investopedia, accessed [09/08/25](#)]

In 2005, Calvert Voted For An Improvement Project That Connected Two Major Highways Adjacent To A Property He Had Purchased Just Three Months Prior, Calvert Ultimately Sold The Land For Nearly \$1 Million, A 79% Return On Investment. "The first, in 2005, was an improvement project for a road connecting two major highways, adjacent to a property he bought just three months before adding the earmark. Six months after that, Calvert sold the land for nearly \$1 million, earning a 79 percent profit." [The American Prospect, [10/03/24](#)]

At The Time, "Calvert's Alibi Was A Local Watchdog Report That Said The Profit Matched The Rise In Market Value For The Area; That Would Stand To Reason If The Earmark Made The Area More Valuable. The News Report Tracked Down The President Of The Organization Who Conducted The Analysis." "Calvert's alibi was a local watchdog report that said the profit matched the rise in market value for the area; that would stand to reason if the earmark made the area more valuable. The news report tracked down the president of the organization who conducted the analysis. He said he only spent ten minutes looking at it, and that Calvert 'should probably be using a better source than I am.'" [The American Prospect, [10/03/24](#)]

In 2007, Calvert Again Submitted Earmarks For A Transportation Project In Corona, CA Where He "Acknowledged That His Properties Would Benefit From The Earmark In A Letter To The House Ethics Committee" With Committee Ultimately Okaying The Request Despite Clear Conflict Of Interest. "Two years later, in 2007, Calvert submitted an earmark for a transportation hub in Corona that would raise the value

of the surrounding area; he had seven properties in the vicinity. Calvert acknowledged that his properties would benefit from the earmark in a letter to the House Ethics Committee, while asking if he could still submit it. The Ethics Committee said it was fine, as long as other local businesses benefited as well." [The American Prospect, [10/03/24](#)]

After A Moratorium On Earmarks In 2022 Expired, Rep. Calvert Used His Position On The House Appropriations Committee To Vote To Reinstate Them, Ultimately Receiving A Staggering \$100 Million In Earmarked Projects For His District Since 2022, Including \$16 Million In Transportation Projects Located Near His Properties In Palm Springs.

As Soon As A Moratorium On Earmarks Expired In 2022, Rep. Calvert Used His Position On The House Appropriations Committee To Vote To Restore Them As A Way To "Help Get Vital Bills Passed," Even Receiving Criticism From Fellow Republicans. "THE FOX NEWS SEGMENT ON CALVERT was part of a broad conservative push against earmarks, which were banned in 2011 but came back in 2022. Calvert, a member of the powerful House Appropriations Committee, voted to restore earmarks in 2022, after voting to suspend them in 2011. They returned in part because of a bipartisan argument that they help get vital bills passed. Inserting local pet projects is one thing, but doing it to benefit individual members personally is quite another. When Calvert was elevated to Appropriations, even some Republicans anonymously expressed concern that he would be placed on that committee, given past Republican struggles with ethics scandals." [The American Prospect, [10/03/24](#)]

- **As Of September 09, 2025, Rep. Calvert Is Still A Member Of The House Appropriations Committee.** [U.S. House Committee on Appropriations, accessed [09/08/25](#)]

From 2022 To 2024, Rep. Calvert Secured \$100 Million In Earmarks, Including \$16 Million In Transportation Projects Located Near His Rental Properties And Land In Palm Springs. "Calvert has secured \$100 million in earmarks just in the past two years according to the Los Angeles Times, including \$16 million in transportation projects, including a rail line connecting Los Angeles and Palm Springs, that are located near commercial rental properties, land, and residences that he owns." [The American Prospect, [10/03/24](#)]

In August 2024, End Citizens United Called On The House Ethics Committee To Investigate Why Rep. Calvert Did Not Disclose He Had Purchased Numerous Properties That Ended Up Being Near Projects Earmarked By Rep. Calvert, With His Office Later Claiming One Of The Properties "Needed Renovations" As To Why No Income Was Reported For Several Years.

In August 2024, The Nonprofit End Citizens United Urged The House Ethics Committee To Investigate Rep. Calvert After He Failed To Disclose When He Purchased Numerous Rental Properties, Including A 2021 Purchase Of Two Properties In Corona, CA That Were Near Transportation Project Funding He Secured In 2022. "In August, the group End Citizens United (which typically backs Democrats) asked the House Ethics Committee to investigate Calvert for failing to disclose when he came into possession of certain properties on financial records. For instance, in 2021 Calvert claimed to earn rental income from two properties on 6th Street in Corona without ever indicating when he purchased them on prior forms. The properties are located near some of the transportation earmarks that Calvert secured after 2022. 'The lack of information on the properties hinders the ability to determine the potential impact of nearby earmarks on the properties' value appreciation," End Citizens United writes in its request for investigation." [The American Prospect, [10/03/24](#)]

- Since Then, Calvert's Office Said "One Of The Properties Was Purchased In 2016 And That The Congressman Has An 11 Percent Stake In It" And Claimed It "Needed Renovations" To Explain Why It Didn't Receive Rental Income For Several Years. "Calvert's office has since said that one of the properties was purchased in 2016 and that the congressman has an 11 percent stake in it. They added that it needed renovations, which explains why it didn't yield rental money for several years." [The American Prospect, [10/03/24](#)]

Calvert Had Similar Inconsistencies With His Annual Disclosures, Including Failure To Include Rental Properties Purchased In Corona In 2020 And Palm Springs In 2016, With A 2021 Financial Disclosure Not Including The Palm Springs Property Despite There Being No Records Indicating He Sold The Property.

Calvert Also Failed To Report Property Purchases In Corona In 2020 And Palm Springs In 2016, With The Palm Springs Property Not Including It In His 2021 Financial Disclosure, Which Would Have Suggested He Sold This Property Although There Are No Records This Property Was Sold. "The same thing happened with two other properties, one in Corona and another in Palm Springs, in 2020 and 2016, respectively. In the case of the Palm Springs property, Calvert did not list his ownership on his 2021 form, which would appear to mean that he sold it, but there's no record of a sale, who purchased it, or for how much." [The American Prospect, [10/03/24](#)]

Rep. Calvert Has Received \$500 From A Lobbyist For the California Association Of REALTORS, An Industry Group He Met In May 2017, Posting On X "Great Meeting With CA Realtors Today To Discuss Strategies To Keep California's Housing Market Strong And Vibrant."

In May 2017, Rep. Calvert Posted A Picture Of Him Attending A Meeting With The California Association Of REALTORS And Wrote It Was "Great" "To Discuss Strategies To Keep California's Housing Market Strong And Vibrant."

May 2017: Rep. Calvert Met With The CA Association Of REALTORS "To Discuss Strategies To Keep California's Housing Market Strong And Vibrant":



[Rep. Ken Calvert via X, [05/18/17](#)]

Federal Election Commission Records Show Calvert Has Taken At Least \$500 From Jennifer Svec, The Vice President Of Policy And Advocacy For The California Association Of REALTORS And A Registered Lobbyist In The State Of California.

Review Of Federal Election Commission (FEC) Filings Show Rep. Calvert Received A \$500 Contribution From Jennifer Svec, Listed As Vice President Of Policy And Advocacy For The California Association Of REALTORS. [Federal Election Commission, [08/30/24](#)]

As Of September 2025, Svec Is Listed As A Lobbyist For The California Association Of REALTORS, Per California's Lobbying Disclosure Database:

Lobbying Activity
SVEC, JENNIFER

View:

- ☒ General Information
- ☐ Financial Activity/Filing History

Legislative Session

- ☒ 2025 through 2026
- ☐ Historical

Search alphabetically for individual lobbyists registered with the Secretary of State. Then view the lobbyist's photograph, address, telephone number, and employer information. Lobbyists either are employed directly by an organization, or they represent a lobbying firm that contracts to lobby on behalf of one or more organizations.



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ETHICS COURSE COMPLETION DATE	REGISTRATION DATE	STATUS
01/16/2025	01/01/2025	Active

LOBBYIST RELATIONSHIPS			
ENTITY	TYPE OF RELATIONSHIP	EFFECTIVE DATE	TERMINATION DATE
CALIFORNIA ASSOCIATION OF REALTORS	Employer	01/01/2025	

[Search of California lobbying disclosure database, accessed [09/10/25](#)]

Rep. Calvert Is Also A Member Of The Recently Relaunched Congressional Real Estate Caucus Which Touts His Real Estate Industry Ties—The Caucus Was Endorsed By Numerous Industry Groups Including The National Association Of REALTORS, National Association Of Home Builders, And National Multifamily Housing Council.

Rep. Calvert Is Also A Member Of The Recently Relaunched Congressional Real Estate Caucus, With A Caucus Bio Touting His 17 Years As A Small Business Owner In The Restaurant And Real Estate Industries.

Rep. Calvert Is A Member Of The House Congressional Real Estate Caucus. [U.S. House Congressional Real Estate Caucus roster, accessed [09/10/25](#)]

The Bipartisan Congressional Real Estate Caucus Was Recently Relaunched In January 2025. [Rep. Mark Alford, [01/22/25](#)]

Calvert's Caucus Bio Touts His 17 Years As A Small Business Owner In The Restaurant And Real Estate Industries. "Ken Calvert, a lifelong resident of Riverside County and 17-year small business owner in the restaurant and real estate industries, represents the 41st Congressional District of southern California." [Rep. Ken Calvert bio, accessed [09/10/25](#)]

At Its Launch, The Caucus Received Numerous Endorsements From Real Estate And Housing Groups Including: The National Association Of REALTORS, National Multifamily Housing Council, And National Association Of Home Builders.

The Caucus Was Endorsed By Numerous Real Estate And Housing Industry Groups Including: The National Association Of REALTORS, National Multifamily Housing Council, And National Association Of Home Builders:

This caucus is being supported by the following groups:

- The National Association of Realtors® (NAR),
- National Multifamily Housing Council (NMHC)
- National Apartment Association (NAA)
- Real Estate Technology and Transformation Center (RETTTC)
- US Mortgage Insurers (USMI)
- National Association of Home Builders (NAHB)
- American Land Title Association (ALTA)
- National Association of Hispanic Real Estate Professionals (NAHREP)
- American Property Owners Alliance (APOA)
- Leading Builders of America

[Rep. Mark Alford, [01/22/25](#)]

And According To The National Association Of REALTORS, The Industry Group Boasted It "Led Efforts To Relaunch The Bipartisan Congressional Caucus":

Capitol Pulse: February Advocacy Update

NAR's Government Advocacy Team continues to build strong relationships with the new 119th Congress and Administration.

NAR led efforts to **relaunch the bipartisan Congressional Real Estate Caucus**, which has already grown to 52 members. The caucus, tasked with developing legislation to address home supply and affordability, launched at the end of last year with just four members.

[REALTOR Party, [02/13/25](#)]

Meanwhile, Rep. Calvert Has Taken A Staggering \$332,500 During His Congressional Career From Industry Groups That Spent A Combined \$20.3 Million Lobbying The Federal Government In The Lead Up To The Vote On The Big Beautiful Betrayal.

Meanwhile, Rep. Calvert Has Taken A Staggering \$332,500 From Industry Groups That Spent A Combined \$20.3 Million On Lobbying In The Lead Up To The Passage Of The Big Beautiful Betrayal.

PAC Contributor	Amount*
National Association of REALTORS	\$191,000
National Association of Home Builders	\$100,500
NAIOP	\$6,500
National Multifamily Housing Council, Inc.	\$34,500
TOTAL: \$332,500	

*Amount includes money contributed to sponsored leadership PAC

ITEP Methodology

Method of Estimating Likely Range of Income

Income estimates for each lawmaker are based on Congressional financial disclosure reports, which list all sources of income above \$200. These estimates may be lower as they may not account for sources of income below \$200.

ITEP divided income into the following four categories - earned income, pass through business income, capital gains and dividend income, and other investment income - to create their compositions of income. As rental income is reported without any deductions or offsets, ITEP assumes that approximately 50 percent of the total rental income would be counted as income and should be categorized as pass through business income.

Other investment income is comprised of any interest, annuity payments, and other investment related income.

Method of Estimating Likely Range of Personal Income Tax Breaks

ITEP grouped the lawmakers into categories based on their level of total income, the composition of their income, and their state of residence.

Households who receive a third or more of their income from a pass-through business (a business that is subject to the personal income tax but not the corporate income tax) are likely to receive a significant tax cut from the new law because it makes permanent a large deduction for pass-through business income.

Households who receive a third or more of their income from capital gains and dividends are less likely to receive a large tax cut because most of that type of income is subject to a special set of income tax rates that was not changed by the 2017 law or the new law.

Finally, the new law provides much larger tax breaks to households in states with low state and local taxes (SALT). For those who live in states with high SALT, the new law in some cases results (overall) in a net increase in personal income taxes for well-off people.

Using the ITEP microsimulation model, estimates were made on the typical tax changes under the new law for households in different situations: household receiving at least a third of their income from pass-through business, households receiving at least a third or more of their income as capital gains and dividends, and households in high-SALT states vs. those in low-SALT states.

ITEP estimated the average tax change for taxpayers in different income groups in each situation and then matched each lawmaker to their income group and situation.

ITEP can therefore say, for a given lawmaker, that the typical household with the same amount of income and same type of income, who lives in a similar state (one with either low or high state and local taxes) would likely expect to see a personal income tax cut of a specific amount (within a range).

Of course, specific lawmakers could receive a tax break that is more or less than the range shown here, based on details of their situation that are unknown.

Method for Estimating Likely Range of Corporate Income Tax Breaks

ITEP also calculated the likely corporate tax break that each lawmaker would receive, indirectly, from their likely ownership of corporate assets.

Corporate income taxes are paid by corporations but indirectly they are paid by individuals, mainly the individuals who own corporate stocks and other business assets that are affected by the corporate income tax.

The benefits of a corporate tax cut (particularly in the first year it is in effect) go to the owners of corporate assets or the owners of capital generally. Certain types of income from capital (like dividends and capital gains) can be reasonably used as a proxy for ownership of capital.

Congress's official revenue estimators have projected the revenue impact of the corporate tax changes in the new law for each year. In some cases, an official estimate is reported for tax a provision that affects both corporations and pass-through businesses, and ITEP uses other information to determine how much of the tax change is a change in corporate taxes.

ITEP assumes that, for each year, the benefits of the tax break are distributed to those with capital income. For example, if the total projected revenue impact of corporate tax breaks in a given year is equal to about 1 percent of the projected capital income that year, ITEP assumes households receive (indirectly) a benefit equal to 1 percent of their capital income that year. ITEP applied the same logic to determine the benefit each lawmaker will receive next year from the corporate tax cuts under the new law.