

*"No man's life, liberty, or property are safe  
while the legislature is in session."  
Mark Twain*



## WHAT WE'RE HEARING



**Housing Emergency:** U.S. Treasury Secretary Scott Bessent said President Donald Trump might declare a national “housing emergency” sometime this Fall to cut costs and boost supply. No further details are available as of this writing, however various news outlets have reported these comments as well as President Trump’s concern about housing affordability.

**Care to Dance?** We mentioned it last month, but now that those congressional rascals are back from their summer break the annual “government shutdown dance” is getting closer. You may recall that the government is currently running on a one-year funding resolution (aka CR) that will expire on September 30th. Expect the Democrats to put up a solid fight with blame going to the Republicans if and/or when it does shut down (especially since they kind of run the place).

**Kind of a BIG Deal:** The US National Debt has hit a record \$37 trillion and as you read this it’s firmly in the rear-view mirror. [Click here to watch it go...and go, and go, and go!](#)



## WHAT WE'RE TOUCHING



**Clarifying Caring:** U.S. Rep. Barry Loudermilk (R-GA) has introduced [H.R. 1078 Respect State Housing Laws Act](#) along with forty-two co-sponsors. In the U.S. Senate, Senators Bill Hagerty (R-TN) and Cindy Hyde-Smith (R-MS) have a companion bill, S. 470. This legislation clarifies that the eviction moratorium temporarily enacted in the COVID-era [CARES Act](#) is expired and that state laws regarding evictions apply.



## WHAT WE'RE SEEING



**Drawing Funny Shapes:** Several states are moving to redraw their Congressional district maps. Ohio is constitutionally required to redraw its U.S. House districts this year. Texas recently passed a new map and Missouri’s Governor has ordered a special session of its legislature to redraw their maps. Californians will vote this Fall whether to bypass that state’s redistricting commission and adopt maps drawn by the state legislature. Somewhere, [Elbridge Gerry](#) is smiling...

(continued)

**Coerced Refunds:** Washington State Attorney General Nick Brown has entered into resolutions with several landlords in the first enforcement action under their [new rent control law](#). The landlords agreed to withdraw rent increase notices they had sent and refund any excess rent amounts that tenants paid. [Read more about it here](#).



## WHAT WE'RE SAYING



**Greet-n-Meet:** Keen readers will notice we said this last month (and for that matter, last year too) but it's important. This year is an "off year" for Congressional elections. But, there are still many other influential folks & issues on the ballot this Fall. Now is a great time to invite local council members, mayors, commissioners, and even building officials to come speak to your group. As you know local REIA meetings are often way more exciting than other groups' meetings. Having these folks at your meetings not only helps build & maintain relationships, it also helps tear down misconceptions that we're all a bunch of greedy house flippers and landlords. Remember, today's council member or township trustee could be a legislator in the near future...the political bench is always being re-stocked.



## THE SMELL TEST



**Cheap Rent for "Me Too:"** We have been closely watching the [New York City Mayor's race](#) where self-proclaimed Democratic Socialist Zohran Mamdani is the odds-on favorite to win in the Fall - as he is the Democrat candidate in the one-party city. However, one of his challengers, none other than former Governor Andrew Cuomo, has shared with the world that the wealthy Mamdani just happens to live in a rent-stabilized apartment in Queens. Cuomo said on X that Mamdani is a "rich person stealing affordable housing from the poor" Cuomo says he will propose a new law called "Zohran's law," - that "will keep the rich out of New York's affordable housing." Here's a novel idea - How about just doing away with [rent control](#) altogether??? It clearly does more harm than good...wherever it's been tried, it's failed.

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