

# Washington Report

---

April 1, 2025



# Meet the Presenter

**Eric Oberdorfer**

**Director of Policy and Legislative Affairs**

eoberdorfer@nahro.org



## NAHRO 2025 Policy Priorities

America has a housing crisis, and we are helping to solve it. NAHRO's 26,500 members play a vital role in providing homes to more than 8 million people nationwide: seniors, veterans, working families, children, persons with disabilities, and more. NAHRO members include public housing agencies (PHAs), community development groups, business partners, and thousands of dedicated professionals. Members build homes, manage properties, and revitalize economies in communities of all sizes and types, including rural, suburban, and urban areas across the United States. Streamlined programs and responsible funding is critical to their continued success, and **our housing crisis cannot be solved without them.**

# Overview

- Slim Congressional Margins
- Reconciliation Package
- FY 2025 Funding
- FY 2026 Funding
- New Administration, New HUD
- Where does this leave us as we think about our funding **today**
- Precedent vs. unprecedented



# NAHRO'S PRESIDENTIAL TRANSITION DOCUMENT



## Presidential Transition Report



### Executive Summary

Founded in 1933, the National Association of Housing and Redevelopment Officials (NAHRO) represents more than 26,000 housing and community development providers and professionals who manage affordable homes for more than 8 million people nationwide. NAHRO's membership includes public housing agencies (PHAs) and community development organizations that are essential for addressing the nation's housing affordability and supply crises. Despite chronic underfunding, **NAHRO members are well equipped to equitably meet local housing needs by acting as developers, landlords, and service providers.** They represent communities of all sizes, demographics, and geography, including in rural, suburban, and metropolitan areas. This transition report provides policy recommendations to the incoming administration on how to address the affordable housing crisis.



#### NAHRO's key recommendations for the incoming administration include:

- 1 Strengthening rental assistance programs
- 2 Preserving existing affordable units
- 3 Increasing the supply of affordable housing in vibrant communities

#### Program-specific examples include:

- To better support both residents and landlords, the Housing Choice Voucher (HCV) program needs improvements in Fair Market Rent calculations and full funding for administrative fees.
- To maintain and preserve public housing units, which provide homes to over 1.6 million people in 886,235 units nationwide (37% of which are headed by seniors and 34% of which house children), adequate funding, including funding to address the capital needs backlog, is essential.
- To expand affordable housing options, we must increase the use of Project-Based Vouchers (PBV), boost funding for the HOME Investment Partnerships program, and strengthen the Low-Income Housing Tax Credit (LIHTC).



These recommendations both address our housing crisis, and direct investments, jobs, and improved financial outcomes for low-income families in communities nationwide.

- Strengthen and Improve Rental Assistance Programs
  - Preserve Existing Affordable Units
  - Increase Affordable Housing Supply
    - Build Vibrant Communities
      - End Homelessness
      - Promote Upward Mobility
    - Ease the Regulatory Reporting Process
- Provide Necessary Resources to American Indian, Alaska Native, and Hawaiian Homeland Communities
  - Support Disaster Recovery Efforts
  - Build a Stronger, More Efficient HUD



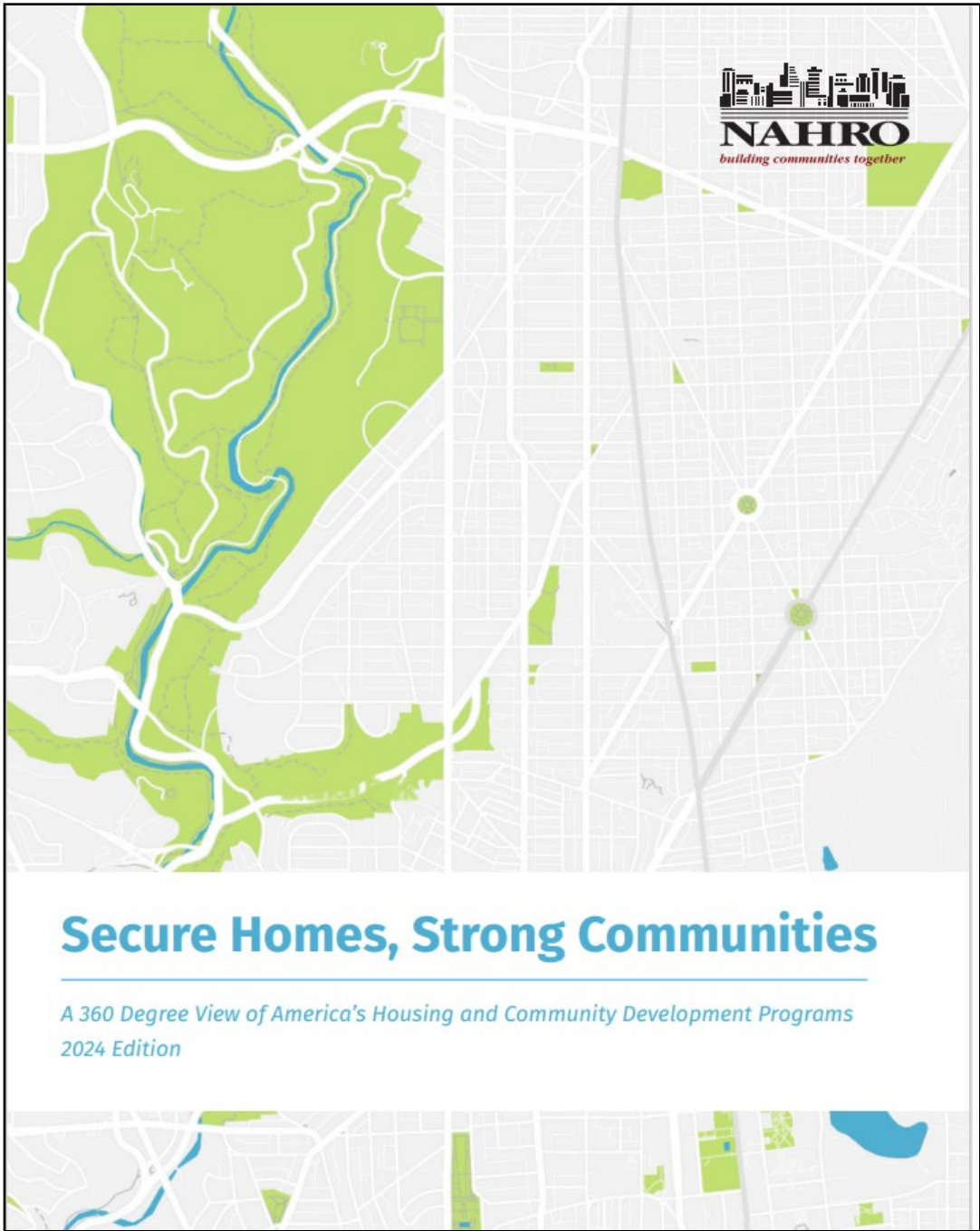
## NAHRO 2025 Policy Priorities

America has a housing crisis, and we are helping to solve it. NAHRO's 26,500 members play a vital role in providing homes to more than 8 million people nationwide: seniors, veterans, working families, children, persons with disabilities, and more. NAHRO members include public housing agencies (PHAs), community development groups, business partners, and thousands of dedicated professionals. Members build homes, manage properties, and revitalize economies in communities of all sizes and types, including rural, suburban, and urban areas across the United States. Streamlined programs and responsible funding is critical to their continued success, and our housing crisis cannot be solved without them.

# 2025 Policy Priorities

- Prioritize adequate and responsible funding to solve the nation's housing crisis
- Preserve existing affordable units
- Strengthen and improve rental assistance programs
- Increase the supply of affordable housing in vibrant communities
  - Promote local solutions
  - Support successful program implementation





# THE NAHRO 360 WHO WE SERVE AND THE IMPACT WE HAVE



# Illinois



## 2023 Funding for Select HUD Programs

Office of Public & Indian Housing		Office of Community Planning & Development	
	IL		IL
Housing Choice Voucher Housing Assistance Payments	\$1,057M	Community Development Block Grant	\$160M
Housing Choice Voucher Admin Fees	\$107M	HOME Investments Partnership Program	\$60M
Public Housing Capital Fund	\$160M	Homelessness Assistance Grants	\$172M
Public Housing Operating Fund	\$265M	Housing Trust Fund	\$15M
Choice Neighborhoods	\$1M		

### 99,373 Families with a Housing Choice Voucher

Average family size: 2.2 people

**31%**

With an elderly head  
of household/spouse

**22%**

With a member  
with a disability

**39%**

With  
children

*Estimated Reduction  
in Families Served*

**- 12,925**

FY25 House Bill

**- 2,891**

FY25 Senate Bill

### 35,336 Families Living in Public Housing

Average family size: 1.9 people

**38%**

With an elderly head  
of household/spouse

**22%**

With a member  
with a disability

**30%**

With  
children



### 25,832 Individuals Experiencing Homelessness

### 113,710 Low Income Housing Tax Credit Units

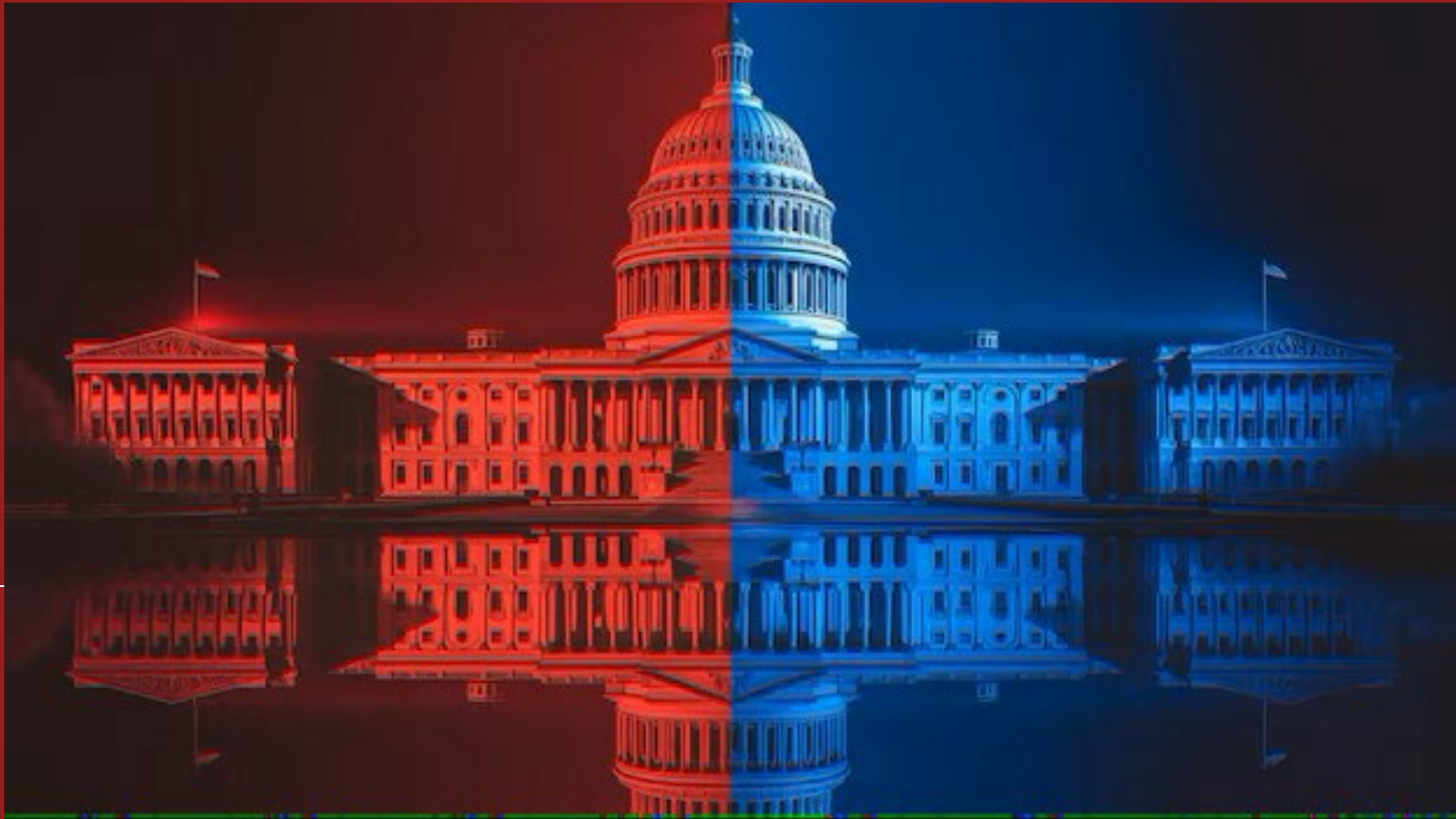
National Association of Housing and Redevelopment Officials  
630 Eye Street NW, Washington D.C. 20001 | www.nahro.org



February 2025



- Provides an overview of key federal housing programs at the state and territory level
  - Flyers for all 50 States, the District of Columbia, Guam, Puerto Rico, and the Virgin Islands
- A resource for your organization to help emphasize the importance of these programs in your state



**Welcome to the 119<sup>th</sup> Congress**





# House Republicans

➤ **Speaker Mike Johnson (R-LA)**

➤ **House Majority**  
**220-215/217-215/220-215**

➤ **United Republican Control of Washington**

➤ **Slim Majority Politics**

➤ **One Step Reconciliation**



# Senate Republicans

➤ **Majority Leader John Thune (R-SD)**

➤ **Replacing Mitch McConnell**

<sup>if</sup> ➤ **Navigating a 53-47 Majority**

➤ **Senate Independence of Trump**

➤ **2-Step Reconciliation**



# House Democrats

➤ **Minority Leader Hakeem Jeffries (D-NY)**

➤ **Razor Thin House Majority Gives Democrats Leverage**

➤ **Democrat Unity Messaging in the Minority**

➤ **Democrat Leadership Vacuum**

➤ **Chess Moves for 2025**



# Senate Democrats

➤ **Minority Leader Chuck Schumer (D-NY)**

➤ **Senate Minority Politics**

➤ **Democrat Unity Messaging in the Minority**

➤ **Democrat Leadership Vacuum**

➤ **Democrats Check on the Trifecta**

# Political Realities

- Republicans are on the clock
  - 2 Year Terms in the House
  - Conventional Wisdom: Midterm Backlash
  - Campaign Season Shortens Window of Opportunity
- Debt Ceiling
- FY 2026 Appropriations
  - OMB guidance
  - Skinny budget



# A NEW ADMINISTRATION A DIFFERENT HUD



- Secretary confirmed as HUD Secretary on 2/5/24
  - Confirmed on 55-44 vote
  - Former Chair for Education Opportunity at the America First Policy Institute
  - Formerly led the White House Opportunity and Revitalization Council in Trump’s first administration
- Additional political appointees
  - Andrew Hughes, Deputy Director (nominated)
  - Ben Hobbs, PIH (PDAS)
  - David Woll, CPD (PDAS), now General Counsel nominee
  - John Gibbs, PD&R (PDAS)



# PRIORITIES FOR THE NEXT TWO YEARS



- **The last few weeks**

- Funding freeze in January
- Calls for staffing reductions
- DOGE
- Halting of Equal Access Rule
- HOME rule delayed until 4/20/25
- Affirmatively Furthering Fair Housing Revisions



# PRIORITIES FOR THE NEXT TWO YEARS



- HUD Priorities
  - Revisiting Fair Housing regulations
  - Converting public housing
  - Scaling back programs
    - Budget cuts
    - Housing First policies
  - Changes in leadership positions
  - (Re)introduce restrictions on undocumented immigrant access to federal housing assistance
    - Mixed Status Families
- Potential places to work together:
  - Streamlining and regulatory relief



# Ongoing HUD Activities



- HIP/HOTMA
- BABA
- NSPIRE-V
- Fair Housing
- Mixed-Status Families
- HOME Final Rule
- Equal Access Rule
- PHAS/SEMAM
- 30-Day Rule

**NSPIRE-V**

**October 1, 2025**

# PUBLIC HOUSING



➤ **1.57** million individuals live in Public Housing

➤ **881,741** units under an Annual Contributions Contract

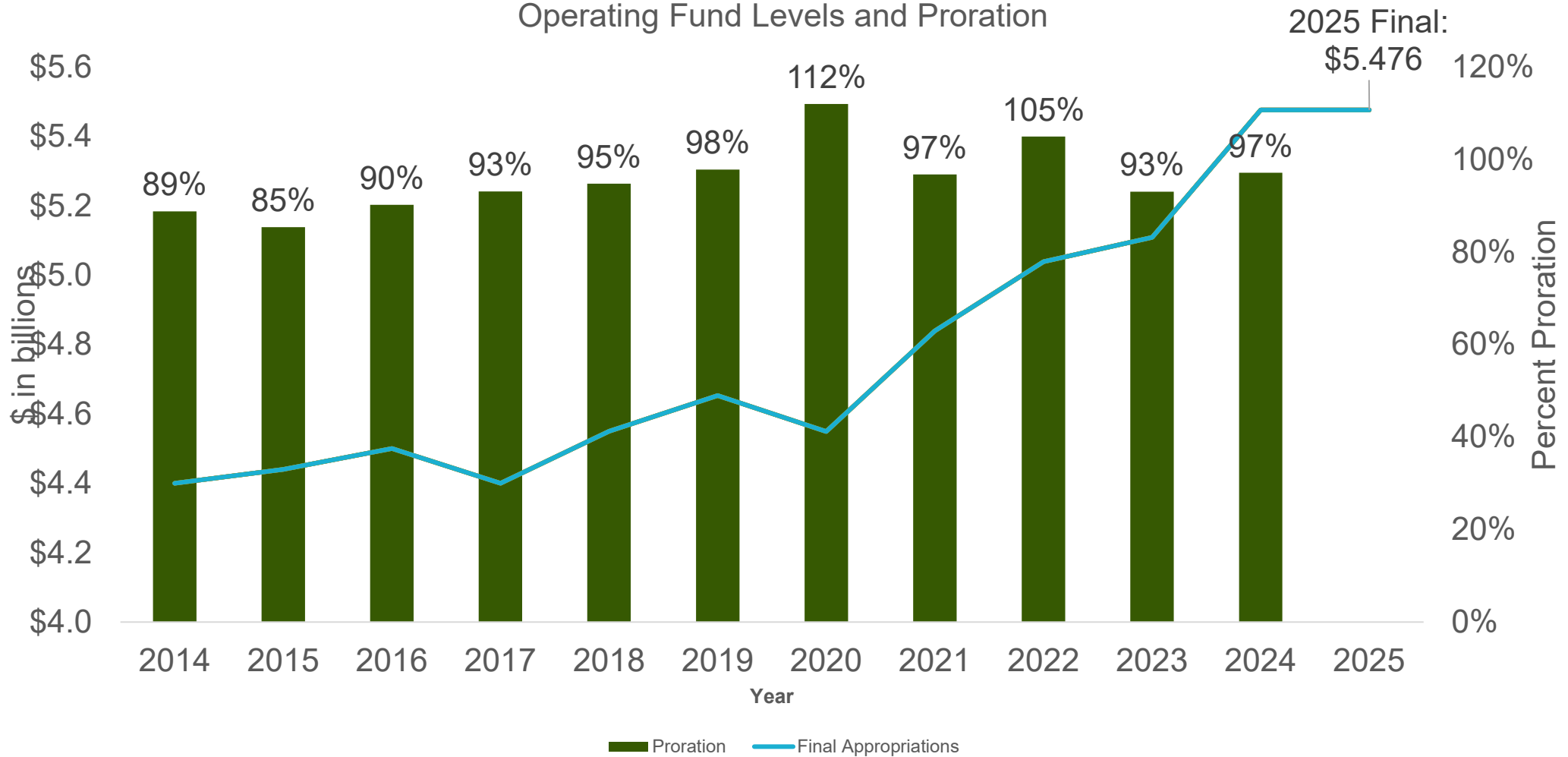
➤ **34%** of households have at least one child living in the unit

➤ **37%** of households include a head or spouse 62 years old or older

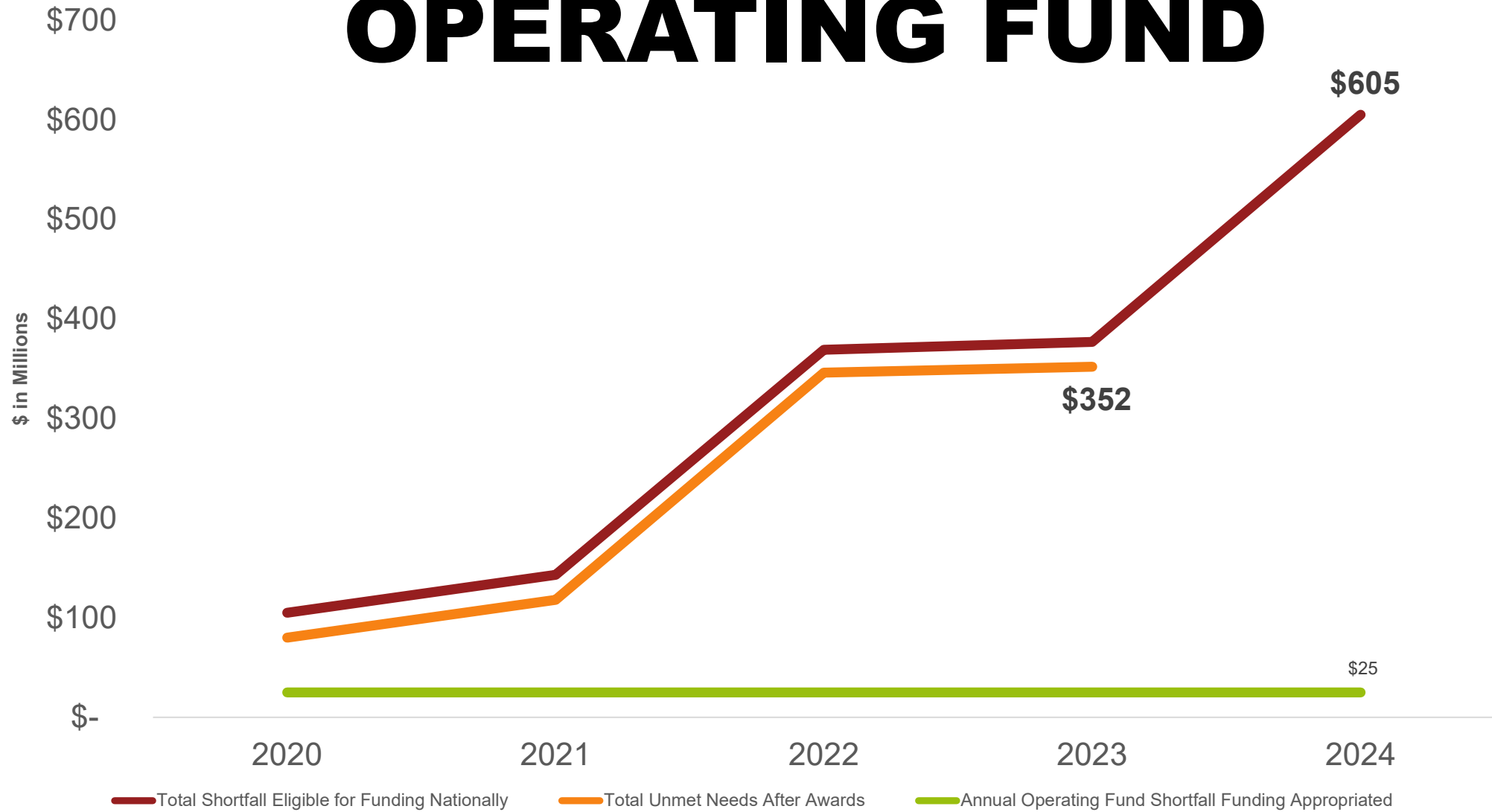
➤ **23%** of households include at least one individual with a disability

# OPERATING FUND

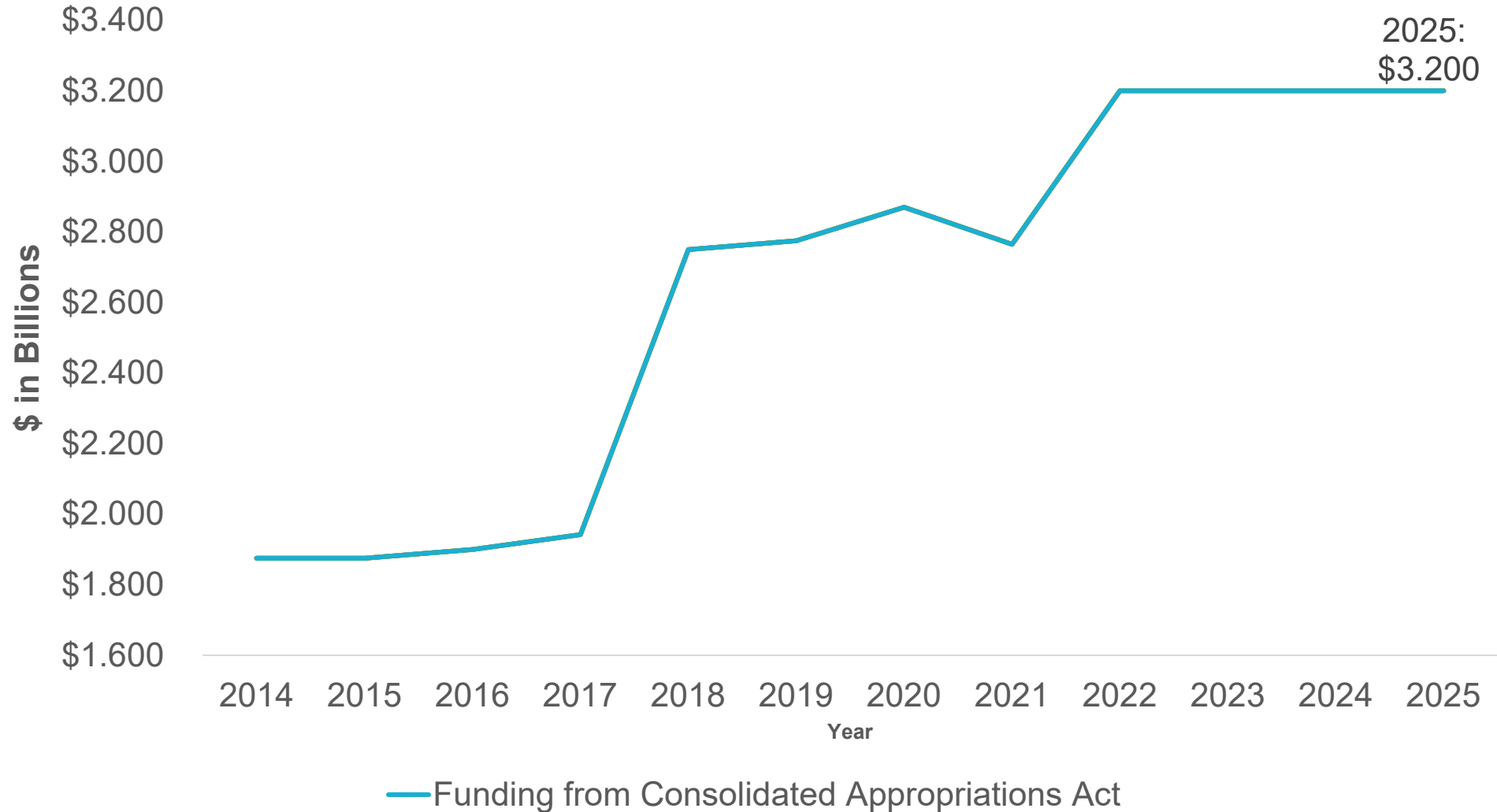
Operating Fund Levels and Proration



# OPERATING FUND



# CAPITAL FUND



# Project- Based Rental Assistance

➤ 2 million people live in PBRA units

➤ 1.32 million PBRA households under ACC

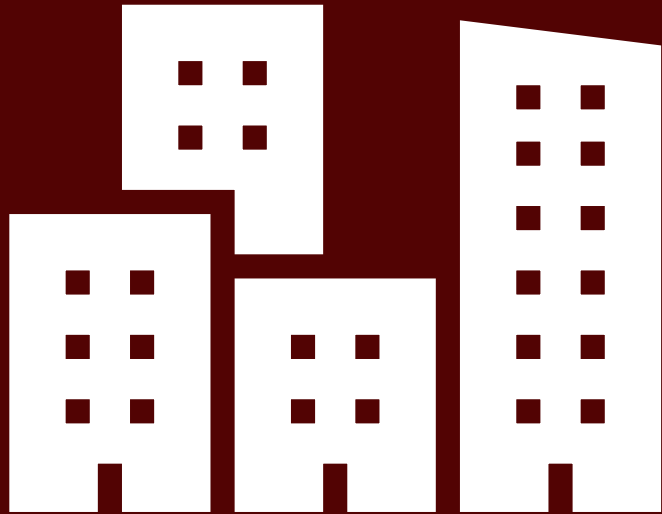
➤ Funding (in millions)

➤ FY 24 Enacted: \$16,010

➤ FY25 Enacted: \$16.49 billion  
- \$480 million increase

➤ Should be enough to cover all renewals with carryover of \$400m from FY 24

# HOUSING CHOICE VOUCHERS



➤ **2.3 million** HCV households

➤ **77%** are extremely low-income households

➤ **38%** have at least one child in the unit

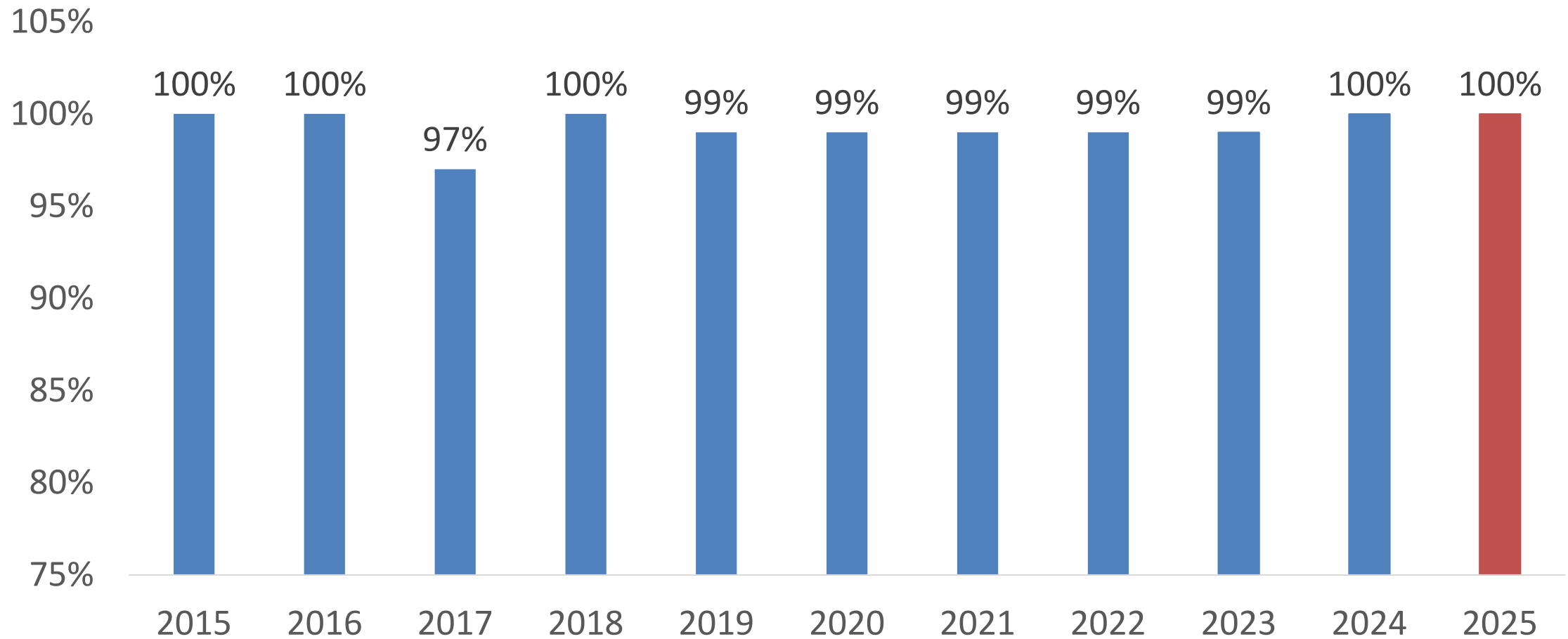
➤ **33%** of households include a head or spouse 62 years old or older

➤ **26%** of households include at least one individual with a disability

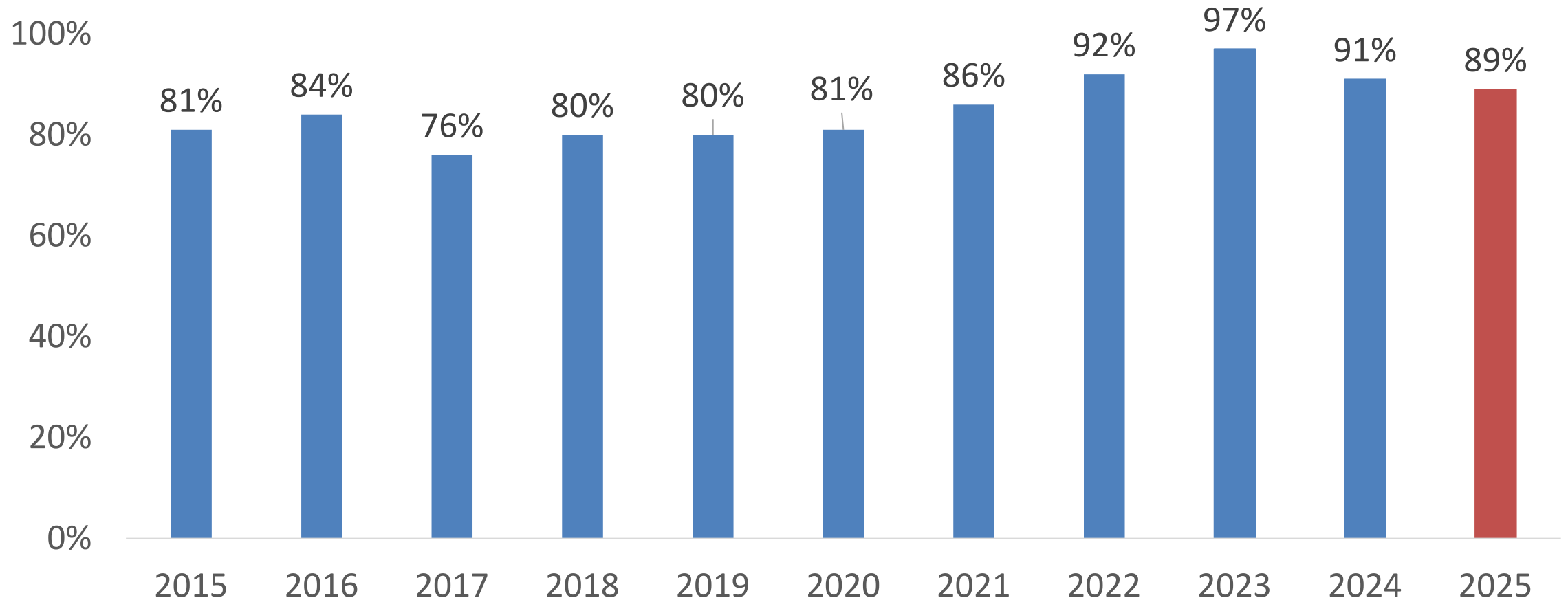
# FY 2025 – Voucher Funding

Voucher account (in millions)	FY 23 Enacted	FY 24 Enacted	FY 25 Enacted
HAP Renewals	\$26,402	\$28,491	\$32,145
Administrative Fees	\$2,778	\$2,771	\$2,771

# HCV HAP PRORATION

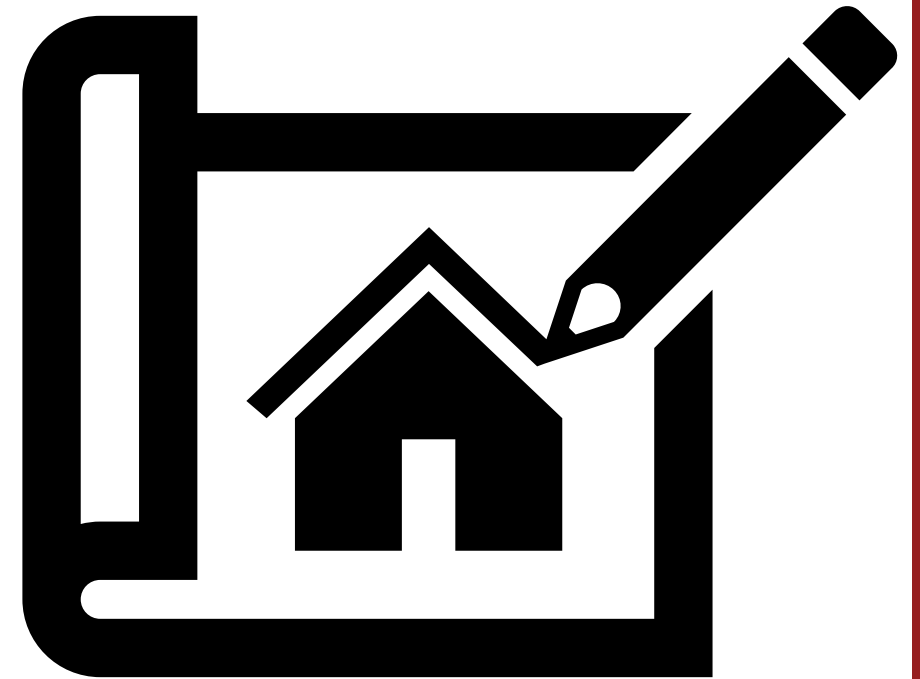


# HCV ADMIN FEE PRORATION



# Save Emergency Housing Vouchers

- Funding to run out in CY 2026
- 60,365 families at risk of losing assistance
- Notice 2025-07
  - Stop issuing on 3/8/25



# Community Development



➤ More than **\$170 billion** in **CDBG** funds awarded since it's start

➤ **1,256 CDBG** grantees in fiscal year 2024

➤ **54 million** people benefitted over **20 years** by **CDBG** infrastructure activities

➤ **\$39.8 billion** invested into **HOME** projects since fiscal year 1992

➤ **1.3 million** affordable units constructed using **HOME** funds

➤ Level funding for CNI - \$75  
➤ Bigger proposed cuts from House

# FY 25 Community Development Funding

CPD Programs	FY 23 Enacted	FY 24 Enacted	FY 25 Enacted
Homeless Assistance Grants	\$3,633	\$4,051	\$4,051
CDBG	\$3,300	\$3,300	\$3,300
HOME	\$1,500	\$1,250	\$1,250

*IN MILLIONS*

**Eric Oberdorfer**  
**Director of Policy and  
Legislative Affairs**  
eoberdorfer@nahro.org

**Tushar Gurjal**  
**Senior Policy Manager**  
tgurjal@nahro.org

**Steven Molinari**  
**Policy Analyst**  
smolinari@nahro.org

**Gabriel Smith**  
**Legislative Affairs  
Analyst**  
gsmith@nahro.org

**Andrew Van Horn**  
**Policy Analyst**  
avanhorn@nahro.org

**Richa Goel**  
**Policy & Legislative  
Affairs Data Analyst**  
rgoel@nahro.org