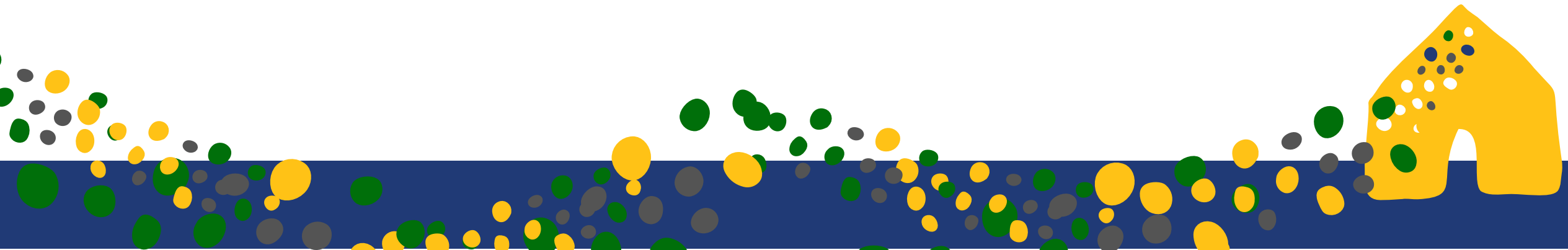


Navigating Uncertain Times at the Federal Level



Navigating Uncertain Times at the Federal Level

- Richard Cho, Mannatt, Phelps and Phillips, LLP
- Tashmia White, Corporation for Supportive Housing





Navigating Uncertain Times at the Federal Level

RICHARD CHO

MAY 21, 2025

HUD Under the Biden Administration

- ▶ **Expanded rental assistance**, issued more new Housing Choice Vouchers in a single term than has been issued in over 20 years. Created two new homelessness-specific housing voucher programs: Emergency Housing Vouchers and Stability Vouchers.
- ▶ **Awarded historic levels of homelessness assistance grants** to assist people experiencing homelessness, including a first-ever package of grant and vouchers specifically focused on unsheltered and rural homelessness
- ▶ **Strengthened Fair Housing protections**, restored Equal Access rule protecting trans people, finalized discriminatory effects rule, combatted housing discrimination on the basis of gender and sexual identity
- ▶ **Provided regulatory waivers** to reduce barriers to housing assistance (vouchers) people for people experiencing homelessness

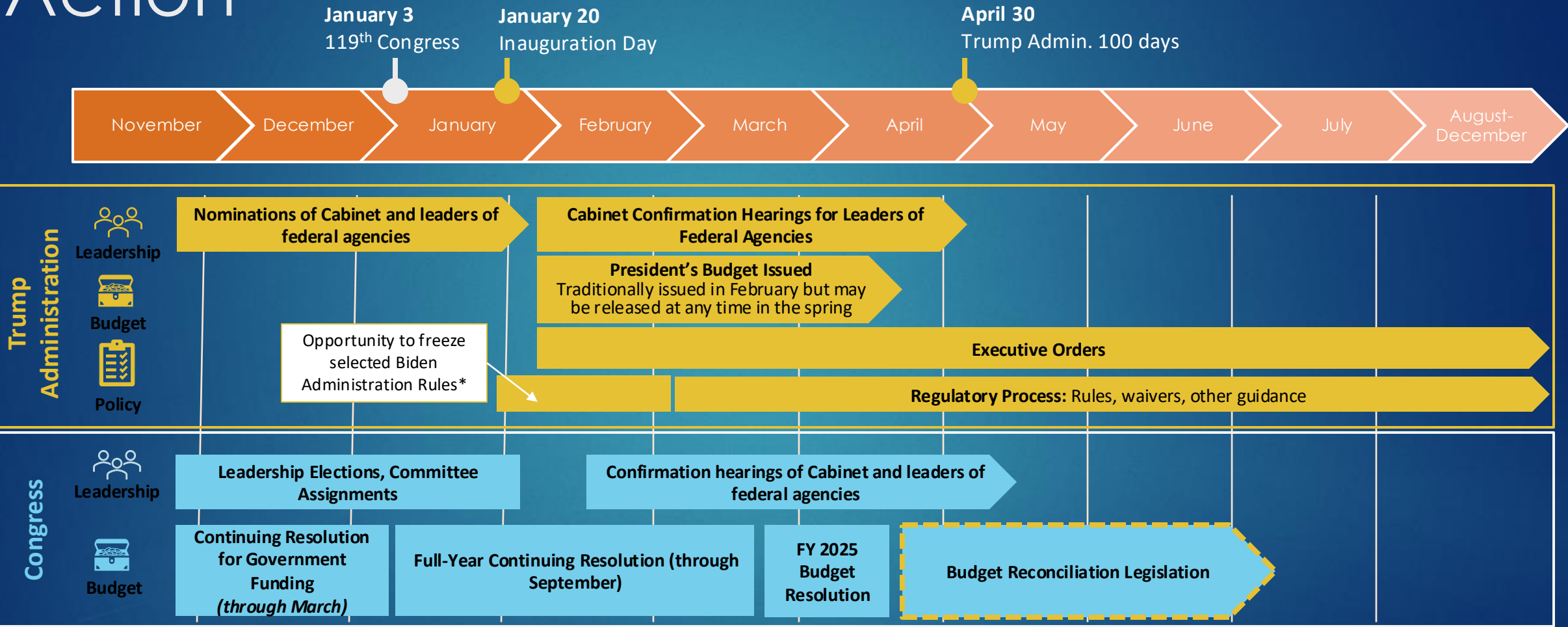
New Administration Priorities and Tendencies

- ▶ **Extending and expanding tax cuts** totaling \$5.3 trillion over ten years
- ▶ **Cutting federal spending** and reducing the size of government
- ▶ **Combatting immigration**, including among asylum seekers and certain refugees
- ▶ **Combatting equity initiatives**, prohibiting DEI and racial equity initiatives, gender equity
- ▶ **Ending gender affirming care, curbing abortion rights**
- ▶ **Exerting executive branch authority**, including to silence and intimidate opposition and dissent
- ▶ **Transactional policymaking**, including making quid pro quo deals

Types of Federal Action

Branch	Action	Description
Executive (White House, Agencies)	Executive Orders	Direct agencies on how to carry out a law; can initiate rulemaking process. Can not change a law (statute).
	Rulemaking and Enforcement	Create regulations on how a law will be carried out and enforced. Requires public review and must comply with existing statutes.
	Administer Funding and Programs	Directly provide funding, oversee programs, provide technical assistance.
Congress	Authorize Programs	Create new federal programs.
	Taxation, Budget, and Federal Spending (Appropriations)	Determine how to spend federal funding and provide funding for federal programs.
	Direct Executive Branch to Undertake Certain Actions	Can require federal agencies to take certain actions.
	Make Other Laws Under Federal Jurisdiction	Set policy on national security, to regulate interstate commerce, uphold civil rights
Judicial	Review Executive Branch Actions	Through litigation, can determine if White House or federal agencies are following federal laws.
	Review Constitutionality of Congressional, state actions, or private matters	Through litigation, can determine if Constitution is being violated.

Timeline for Executive and Legislative Action



**A new administration can issue a “regulatory freeze” memo directing agencies to delay issuing unpublished rules, reconsider proposed but not yet final rules, and/or delay effective dates for published final rules*

Executive Branch Actions to Date

General

- Numerous Executive Orders on immigration, gender identity, DEI, abortion, authorizing Department of Government Efficiency, dismantling federal agencies, freezing rulemaking
- OMB “funding freeze” memo (now rescinded)

HUD

- Terminated Fair Housing grants (under litigation)
- End HUD enforcement of Equal Access rule, discriminatory effects, Housing First
- Terminated Green and Resilient Retrofit Grants
- Terminated Section 4 and Community Compass Technical Assistance (partially reversed)
- Added new terms and conditions to Continuum of Care (homelessness) grant agreements
- Reductions in workforce, closure of field offices
- President’s FY 2026 “Skinny” Budget Request to Congress includes proposals to cut HUD funding, and changing Housing Choice Vouchers to a block grant

Congressional Actions to Date

- ▶ **Full Year Continuing Resolution** – On March 10, 2025, Congress passed a full year Continuing Resolution to keep the government funded through September 30, 2025, which largely maintains FY 2024 spending levels with a few anomalies.
- ▶ **Budget Resolution** – The first step to enacting the President's agenda on taxes, immigration, and energy is for the House and Senate need to pass identical Budget Resolutions.
 - ▶ The Senate passed a budget resolution on April 5.
 - ▶ On April 10, the House adopted Senate budget resolution.
- ▶ **Budget Reconciliation** – Congress is in the process of trying to pass a budget reconciliation bill ("big beautiful bill") to enact Administration priorities on taxes/spending cuts, border/immigration, and energy.

Budget Reconciliation

- ▶ **Budget Reconciliation** is a means by which Congress can pass bills that involve the federal budget (taxation and spending) with just a simple majority in the Senate. It has been used by both parties to carry out agendas when there are slim majorities in the Senate. This is the vehicle by which the new Administration will seek to pursue its agenda on **taxes, immigration, and energy** (the “big beautiful bill”).
- ▶ The budget resolution adopted by Congress on April 10 sets a target for the extension and expansion of the 2017 Tax Cuts and Jobs Act (many of which expire in 2025) to **cut taxes by \$5.3 trillion over nine years**.
- ▶ The resolution also requires **\$1.5 trillion in federal spending cuts**, of which \$715 billion would come from Medicaid, \$300 billion from SNAP, and the remainder through cuts to other federal programs.
- ▶ No direct impacts on HUD programs. May includes increases and improvements in Low Income Housing Tax Credits.

FY 2026 Budget

- ▶ President's budget is just a request and list of priorities. Congress must then pass spending bills through Appropriations process.
- ▶ President's "Skinny" Budget calls for 44% reduction in HUD's budget, which would largely come from cuts to Tenant Based Rental Assistance (Housing Choice Voucher Program) along with other cuts. The Administration has not yet provided its full budget request so we do not yet have details on proposals.
- ▶ Following the full budget request, Congressional Appropriations committees will be negotiating spending bills. Over the last few years, Congress has not passed full budgets on time and has used Continuing Resolutions (CRs) to keep the government funded. This is likely to be the case again.

Potential Impacts of Cuts to HUD Programs



Rental Assistance

Housing Choice Vouchers already underfunded, waitlists frozen, some PHAs in shortfall

Loss of funding would mean termination of assistance and evictions for some or all of the 2 million households, and loss of rental income for 78,000 landlords



Homelessness Assistance

Homelessness is at an all-time high due to rising number of people becoming homeless every year

Loss of funding would mean ending of programs, evictions of thousands of people with disabilities from permanent supportive housing



Other Grants (HOME, CDBG, Disaster)

Cities, towns, and counties would lose funding for local infrastructure and affordable housing projects

Lack of funding to help disaster victims with longer-term housing and recovery efforts

Time To Get Active

Tashmia “Mia” Bryant



Here's What You Can Do



**External: Education
Outreach and Advocacy**

**Internal: Organizational Preservation
and Risk Assessment and Prevention**

Internal: Practice and Program Implementation

External: Education, Outreach, and Advocacy



Stay Informed

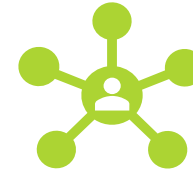
Know your local and federal representatives, policies that are/will impact your work, and stay abreast of case law and litigation regarding housing related issues

Vet all information received for accuracy and validity



Let Your Voice Be Heard

Share quantitative and qualitative data with elected officials about the impact your programs have on your community, how policy is affecting your work, and the threat budget cuts and hostile policy present



Connect With the Field

Share what you are seeing and hearing with your local, state, and national partners

External: Education, Outreach, and Advocacy: Ways to Engage

**Share written testimony
(facts and stories)**

**Have a clear
message/ask**

**Attend open forums
and hearings**

**Call representatives
that cover your
jurisdiction;
constituents are
prioritized over non-
constituents**

**Track your elected
official's stance on
issues and voting
records**

**Stay engaged,
persistent, and
informed**

Your Voice Matters

Hope=You

- ▶ Many actions that HUD and DOGE have taken have been stayed or reversed due to litigation, Congressional letters, protests
- ▶ Members of Congress fight for federal programs like Medicaid because of calls from constituents.
- ▶ If you care about the unaffordability of housing or rising homelessness, you should make your voice heard.
- ▶ Concrete stories of how funding cuts are harming people and communities help members of Congress and the media to sway public opinion and decision-makers.

Internal: Organizational Preservation and Risk Assessment and Prevention



Asset Map: Assess
your current funding
landscape



Strengthen your
grants management
practices



Connect with current
and new fund
partners on current
and future
collaboration



Internal: Practice and Program Implementation

01

Housing First: Program participants are ready right now

02

Cultural shift: Homeless services are a starting point – they are not permanent or long-term

03

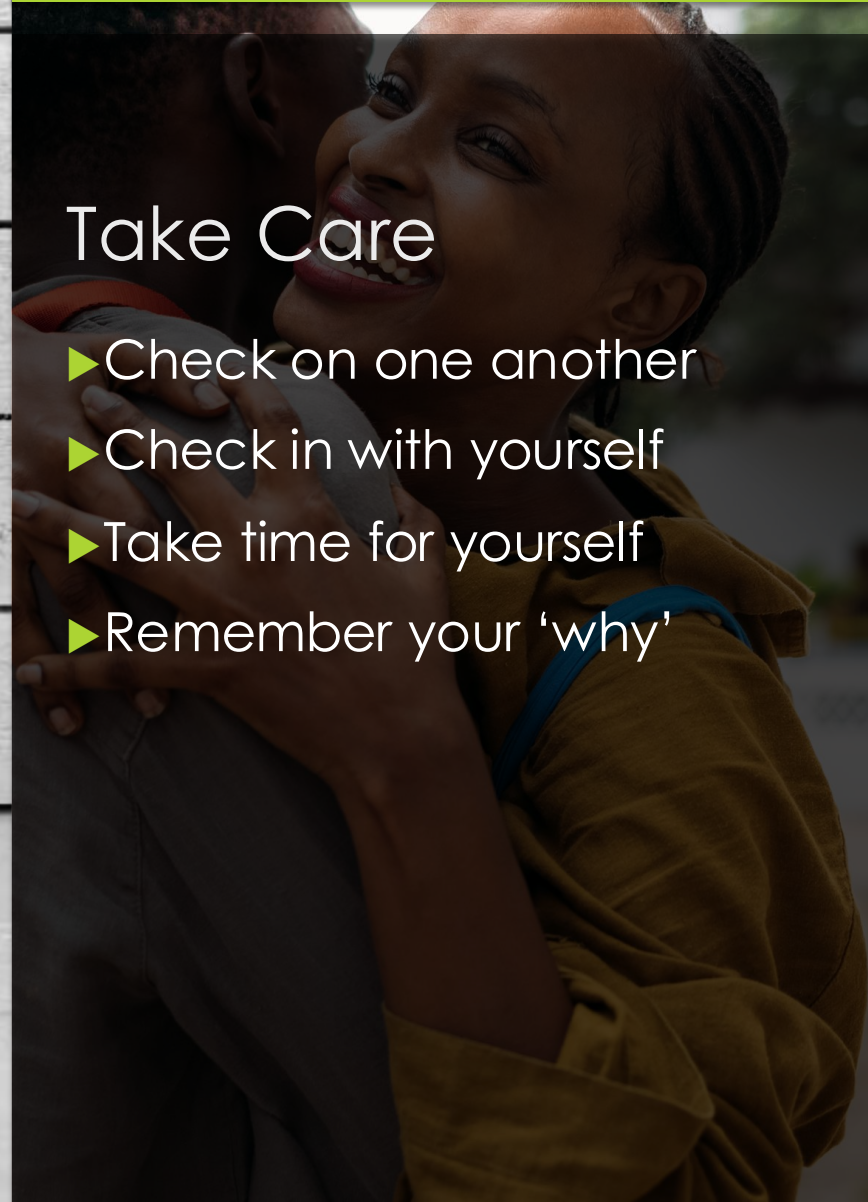
Diverse Partnerships: Connect program participants with diverse community services to support long-term, sustainable stability

- Faith-based partners
- Cross-sector partners
- Services that are volunteer-based or have varying funding sources



Take Care

- ▶ Check on one another
- ▶ Check in with yourself
- ▶ Take time for yourself
- ▶ Remember your 'why'





Thank you!

Tashmia “Mia” Bryant

Tbryant.consulting@gmail.com

Thank You!

For any questions email
info@cceh.org

Visit our website cceh.org

