

OREGON HOUSING AND COMMUNITY SERVICES

Federal Impacts to Housing



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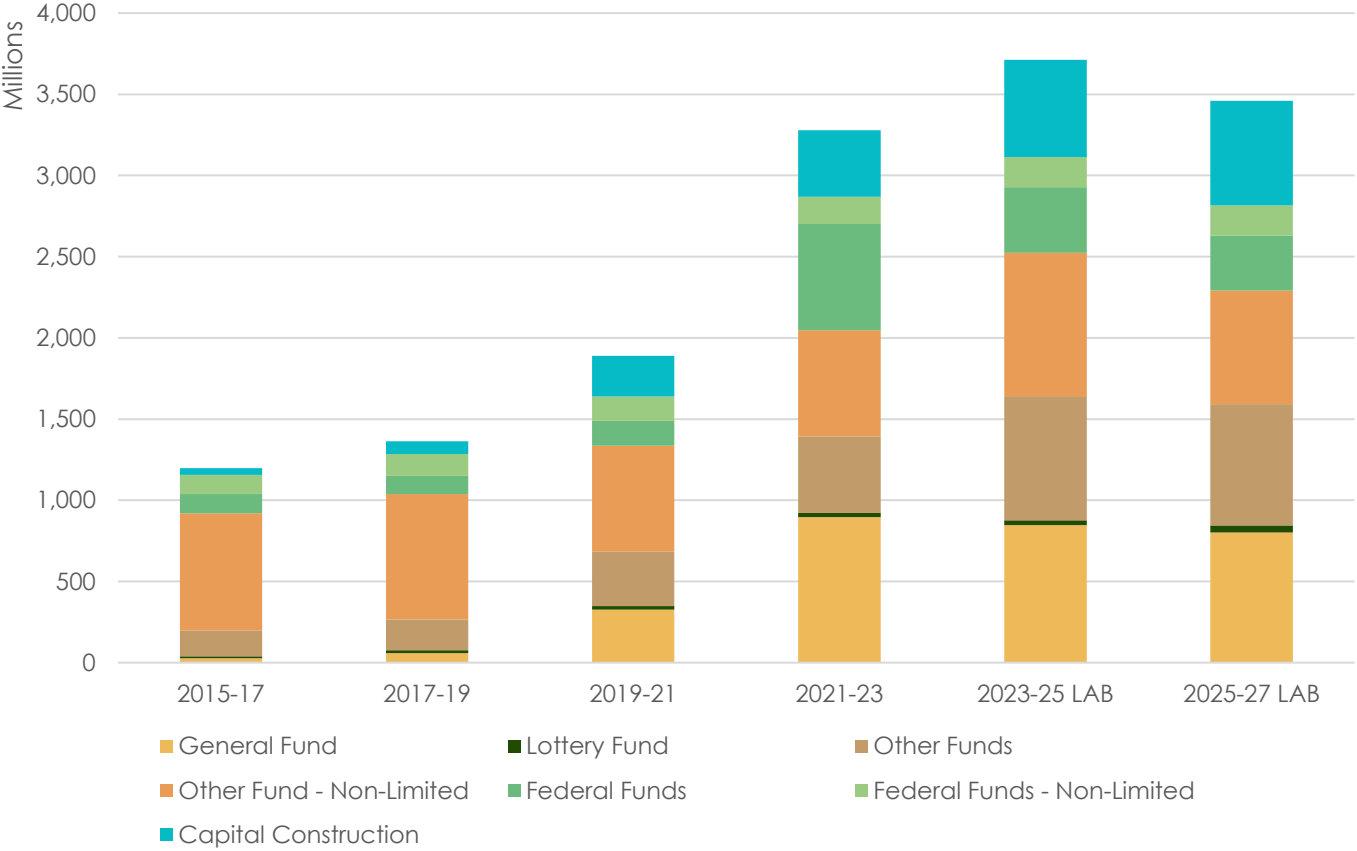
Senate Housing and Development Committee

NOV 2025 OHCS FEDERAL CHANGES

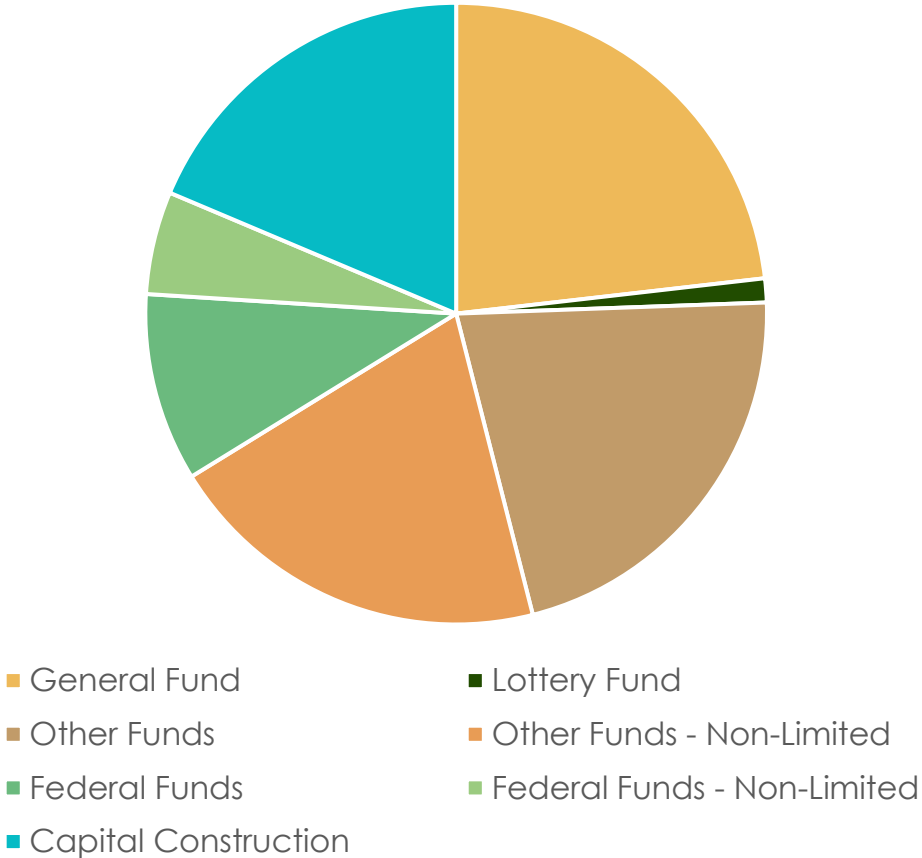
Share of Federal Funding



OHCS Agencywide Funding (in millions)



25-27 Funding Sources



What We Know Re: Shutdown

- Majority of Federal Funds to OHCS are obligated and were accessible during the shutdown.
- Furloughing of federal staff put select projects on pause
 - Contract signing
 - Project/study certification
- Impacts to programs were most likely to come when funding ran out
- Negotiation means FY25 funding levels were sustained aside from select agency budgets (USDA)



Federal Housing Funding

What resources does Oregon receive and who administers them?



Oregon's Federal Programs



- OHCS Passthrough
 - Production
 - LIHTC, HOME, HOPWA, Section 811 and 202, HTF, ReOregon, HUD-811 PRA
 - Services
 - LIHEAP, ESG, DOE-WAP, CSBG, ReOregon
- Non-OHCS (other agencies, housing authorities, nonprofits, etc.)
 - Production
 - Public Housing Fund, Native American Programs, USDA Rural Housing Service (Section 538, 515, 521, 502, etc.)
 - Services
 - Section 8, Fair Housing Grants, Self-Sufficiency, Native American Programs, USDA Rural Housing Service, CDBG, PATH, Runaway and Homeless Youth, HUD-VASH, Continuum of Care, Supportive Services for Veteran Families

Oregon's Federal Programs cont.



- Other Partnerships/Specialty Programs
 - FEMA Grants
 - New Markets Tax Credit
 - Opportunity Zones
 - HUD TANF cross-programs: CARES Act/ESG-CV
 - Competitive grants (HUD, DOJ, etc.) to CDFIs, non-profits, etc.
- **Bottom line:** federal money for housing is divided amongst many different entities in Oregon, and changes to programs will be felt by more than just OHCS.

ROAD to Housing Act 2025

- Supply boost and deregulation
 - Public welfare investment
 - NEPA streamlining
 - Innovation Fund
 - Pre-reviewed designs, transit incentives, adaptive reuse
 - FHA loan limit revisions
 - Inspection Reform
- Manufactured housing
- HUD land use and zoning guide
- Program reform
 - Disaster Recovery
 - HOME
 - Rural Housing Service
 - Moving to Work
 - Homelessness Solutions
- Veteran Housing
 - VA Home Loan Awareness
 - VA Loan Informed Disclosure
 - Housing Disabled Veterans

What OHCS is Monitoring

H.R. 1, ROAD to Housing Act, Proposed Agency Budgets,
Executive Changes



Resources

- [OHCS Federal Actions Updates](#)
- [Federal Budget Proposals](#)
- [ODOJ Litigation Tracker](#)
- [List of OHCS Federally Funded Programs](#)



Reference Slides

Proposed Budget Bills, H.R. 1, EOs, and other Executive Changes



Federal Programs - OHCS



Program	Details
HOME Investment Partnerships	Production, tenant support
Housing Opportunities for Persons with AIDS	Production
Section 811, 811-PRA, 202	Production
Low-Income Housing Tax Credit (4%,9%)	Production
Preservation and Reinvestment Initiative	Preservation
ReOregon	Disaster recovery finance

Program	Details
Weatherization Assistance Program	Services
Community Services Block Grant (partial)	Services
Emergency Solutions Grants	Services, shelter support
Low-Income Heat Energy Assistance Program	Services
Bipartisan Infrastructure Law	Production

Federal Programs – Non-OHCS



Program	Details
Public Housing	Production
Rural Housing Service (538, 515, 521, 502, etc.)	Production
CDBG	Production
Native American Block Grant	Services, production
Section 8	Services
Fair Housing Grants	Services
Self-Sufficiency	Services
PATH	Services
HUD-VASH	Services

Program	Details
Runaway and Homeless Youth	Services
Continuum of Care	Services
Supportive Services for Veteran Families	Services

Specialty Programs	Details
New Markets Tax Credit	Production
Opportunity Zones	Production
FEMA Grants	Disaster recovery
Competitive Grants	Range of activities

Budget Proposals – HUD



	FY 25 Enacted	Administration	House	Senate
Total HUD Budget	\$77.1 billion	\$43.5 billion	\$75.5 billion	\$80.2 billion

HUD Program	FY 25 Enacted	Administration	House	Senate
Vouchers (TBRA)	\$36 billion	Eliminated*	\$35.3 billion	\$37.4 billion
Project-Based Rental Assistance	\$16.9 billion	Eliminated*	\$17.1 billion	\$17.8 billion
Community Dev Block Grant	\$3.4 billion	Eliminated	\$3.3 billion	\$3.1 billion
Housing for the Elderly	\$931 million	Eliminated*	\$950 million	\$972 million
HOME	\$1.25 billion	Eliminated	Eliminated	\$1.25 billion
Public Housing	\$8.8 billion	Eliminated*	\$7.3 billion	\$8.4 billion

*The administration proposed consolidating these programs into two separate state block grants – grouped by use – and then cutting overall funding.

Budget Proposals – HUD



HUD Program	FY 25 Enacted	Administration	House	Senate
Housing for Persons with Disabilities	\$257 million	Eliminated*	\$262 million	\$265 million
HOPWA	\$505 million	Eliminated*	\$505 million	\$529 million
Continuum of Care	\$3.5 billion	Eliminated*	\$3.9 billion	\$4.023 billion
Emergency Solutions Grants	\$290 million	Eliminated*	\$290 million	\$290 million.
Self-Sufficiency	\$196 million	Eliminated	\$175 million	\$211 million
Native American Programs	\$1.3 billion	\$887 million	\$1.3 billion	\$1.4 billion
Fair Housing Grants	\$86 million	\$26 million	\$28.5 million	\$72 million

*The administration proposed consolidating these programs into two separate state block grants – grouped by use – and then cutting overall funding.

Budget Proposals – HHS, USDA



Program	FY 25 Enacted	Administration	House	Senate
Rural Housing Service (USDA)	\$2.5 billion	\$3.7 billion	\$3.8 billion	\$3.7 billion
Community Services Block Grant (HHS)	\$770 million	Eliminated	\$810 million	\$770 million
Low-Income Home Energy Assistance (HHS)	\$4.025 billion	Eliminated	\$4.035 billion	\$4.045 billion
State and Community Energy Programs (DOE)	\$432 million	Eliminated	\$250 million	No Bill

Additional programs not listed here also pass through or compliment OHCS programs, such as HHS's TANF.

H.R. 1 – One Big Beautiful Bill Act



Program	Appropriation	Action Taken
Low-Income Housing Tax Credit	\$12 million*	Expanded
Opportunity Zones	N/A	Expanded
Energy Efficient Tax Credits	\$104 billion	Unobligated Funds Rescinded
Green and Resilient Retrofit	\$138 million	Unobligated Funds Rescinded
Mortgage Interest Deduction	\$37 million	Extends Limits

Executive Orders & Changes

- EO – Emergency Price Relief on Housing
- EO – Crime and Disorder
- Elimination of select AFFH rules
- Federal Lands for Housing
- Discussion of Fannie Mae & Freddie Mac Privatization
- Tariffs
 - In 2018 – Canadian lumber tariffs added approx. \$9,000 to the cost of construction for a single-family home.
- Staffing changes
- Discussions of program changes