Urban Institute Housing and Communities Division

# The Federal Role in Housing in the US

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# Agenda

- How does the federal government support housing?
- Using data to understand housing in your community

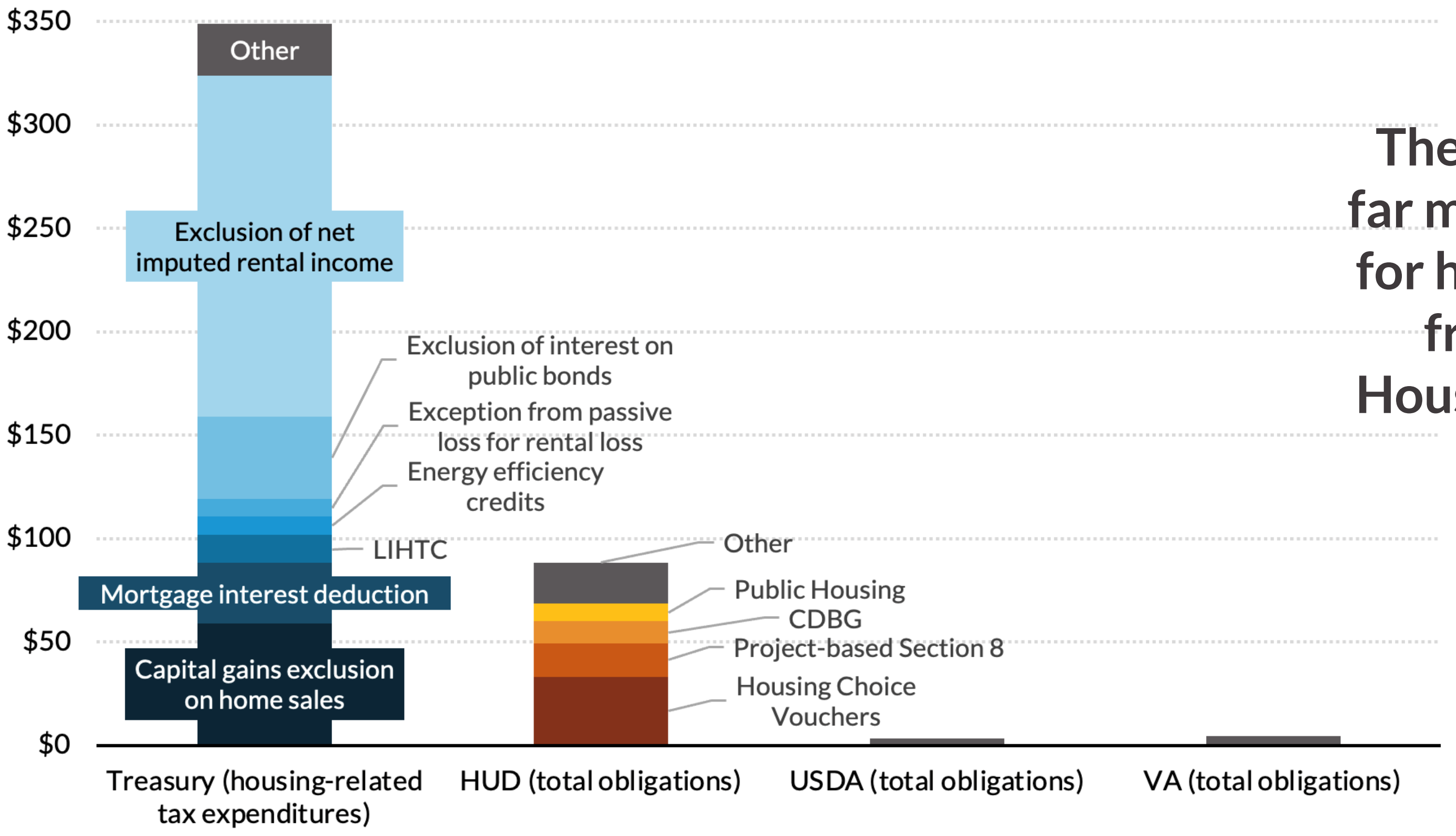
# How Does the Federal Government Support Housing?

# Beyond HUD: How does the federal government support housing?

| Investment Type | Description | Examples |
|---|---|---|
| Grants and contracts | Distributed to state and local public housing authorities, nonprofits, and private owners to reduce private housing costs. | • HUD public housing<br>• HUD project- or tenant-based rental assistance<br>• HUD Continuum of Care program |
| Low-interest loans | Provide home financing options at lower interest rates and at a cheaper cost than private banks. | • USDA loans for homeowners and developers |
| Securitizing, insuring, and guaranteeing of housing-related debt | Reduce the cost and risk of investment in housing, particularly for homeownership, though also for multifamily rental buildings. | • Mortgages purchased by Fannie Mae or Freddie Mac<br>• USDA loan guarantees |
| Tax expenditures | Reduce federal revenues but subsidize housing investment. | • Tax credits, deductions, exclusions, and deferrals for homeowners or property owners |

# HUD is just a small component of housing expenditures

*Federal tax expenditures and budgetary obligations, by agency, fiscal year 2024*



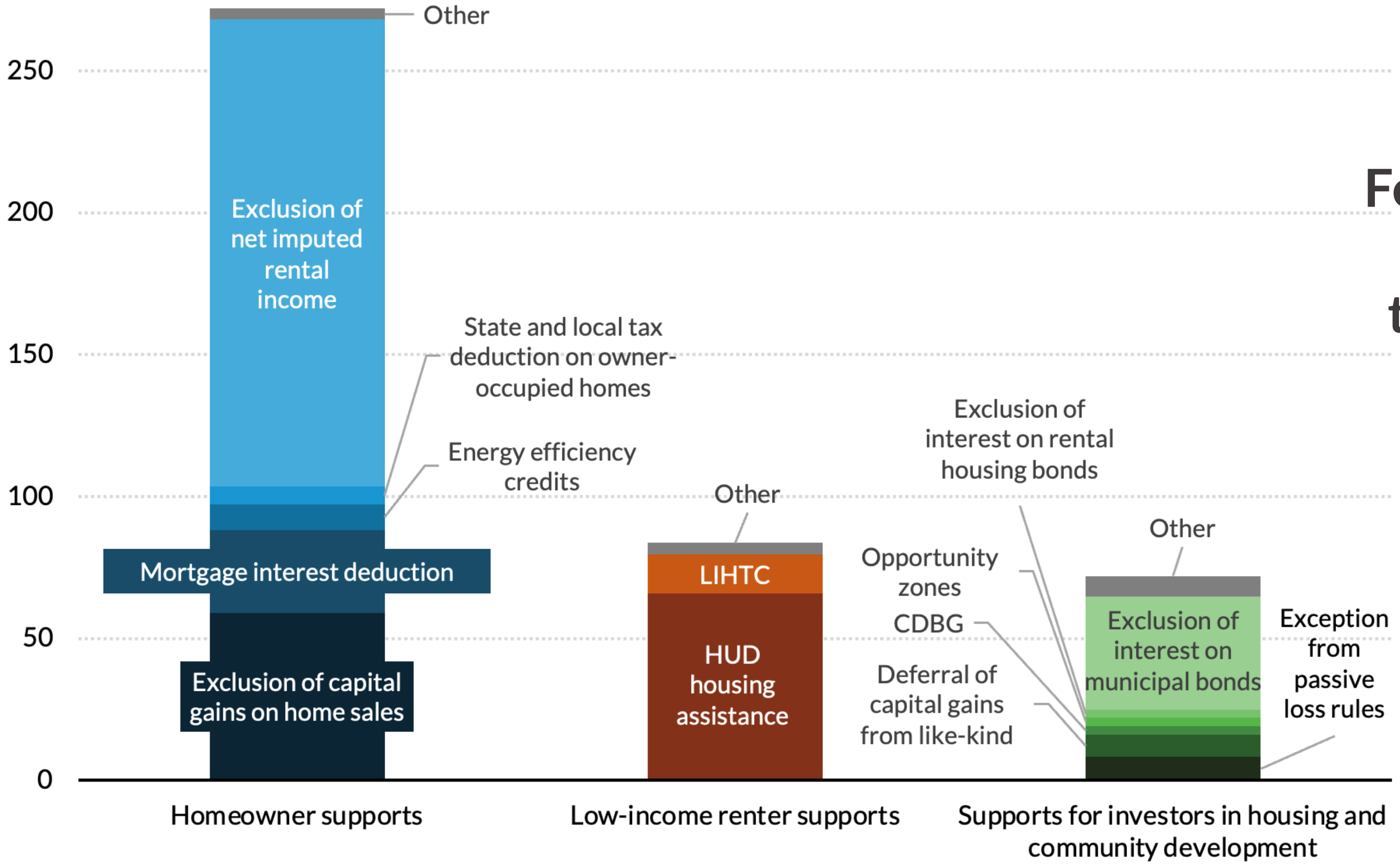

**The federal government spends far more on providing tax benefits for housing than it does on grants from the US Department of Housing and Urban Development (HUD).**

# How does the federal government support housing?

- Federal supports subsidize households at a **range of incomes and assist both renters and homeowners**
  - Both affordable and market-rate housing
- Federal housing supports **vary in their mechanism**
  - Unit or project-based vs. tenant- or homeowner-based
- Supports vary across housing types, including **single-family homes and multifamily apartments**

# Our data show federal housing support helps everyone

*Federal tax expenditures and budgetary obligations, by type and support, fiscal year 2024*




**Federal housing policy benefits are disproportionately weighted toward homeowners rather than low-income renters.**

# Federal supports complement and/or rely on each other

- Developers often **rely on multiple federal supports** to fulfill various roles in project financing and funding
  - One-third of the more than 80,000 rental housing projects with federal affordable project-based housing supports **used more than one**
  - At least one-quarter of reported LIHTC units is occupied by households that **also use Housing Choice Vouchers**
- State and local government resources are also used in combination with federal supports

# ROAD to Housing Act updates

- Congress enacted the first major housing legislation in many decades this year: **the ROAD to Housing Act**
- The legislation includes some key elements that could impact housing supply and affordability:
  - It makes manufactured housing more feasible by **eliminating the "chassis requirement"**
  - It rewards and punishes cities and counties **based on housing supply growth** through the CDBG program
  - It makes financing certain projects **more feasible**
- To achieve the goals of the legislation, Congress will have to support localities and states

# Using Local Data to Understand Housing

# We compiled publicly available data sources that include local information on federal housing

## Navigating Federal Housing Supports Using Public Data

*Filter by data source, housing metric, or geographic level. To learn more and download data, click the bolded text in the Resources column.*

Filter by Source

Filter by Housing data

Filter by Geographic level

*16 results found*

| Resources | Source | Best used for | Housing data | Years of data | Update frequency | Geographic level |
|---|---|---|---|---|---|---|
| **Home Mortgage Disclosure Act (HMDA) Data** | *Consumer Financial Protection Bureau* | Seeing who makes mortgages in your community | *Conventional and government-backed mortgages* | 2007 - 2024 | Annually | *state* *county* *census tract* |
| **Duty to Serve Multifamily Dashboard** | *Federal Housing Finance Agency* | Seeing how many multifamily units meet the government-sponsored enterprises' Duty to Serve classification in your community and whether those units are supported by other housing programs | *Government-sponsored enterprise mortgages* | 2018 - 2024 | Inconsistent | *state* |
| **Duty to Serve Single-Family Dashboard** | *Federal Housing Finance Agency* | Seeing how many single-family loans meet the government-sponsored enterprises' Duty to Serve classification in your community | *Government-sponsored enterprise mortgages* | 2016 - 2024 | Inconsistent | *state* *county* |

# Our HUD data tracker shows impacts of budget cuts nationwide for states and congressional districts

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TOPICS STORIES, DATA TOOLS, BLOGS EVENTS

DATA TOOL

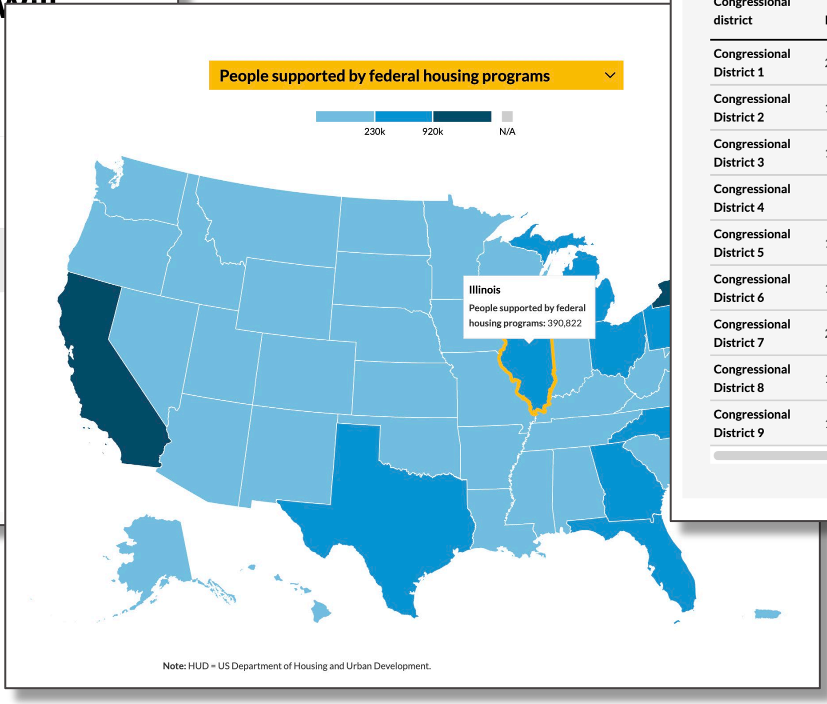
## HUD Supports Affordable Housing Nationwide. Layoffs and Budget Cuts Will Undermine That Mission.

February 21, 2025

The original version of this tool included an earlier data file, which displayed incorrect data for DC's at-large congressional district and unrounded data nationwide (corrected 2/24/2025).

During his presidential campaign, President Trump spotlighted the ongoing housing affordability crisis. With homelessness rising to record levels in 2024, the number of renters who face cost burdens higher than ever, and homebuying less affordable than it's been in decades, communities nationwide need resources to make housing more accessible for everyone.

The US Department of Housing and Urban Development (HUD) supports more than 5 million households nationwide through programs offering assistance for renters with

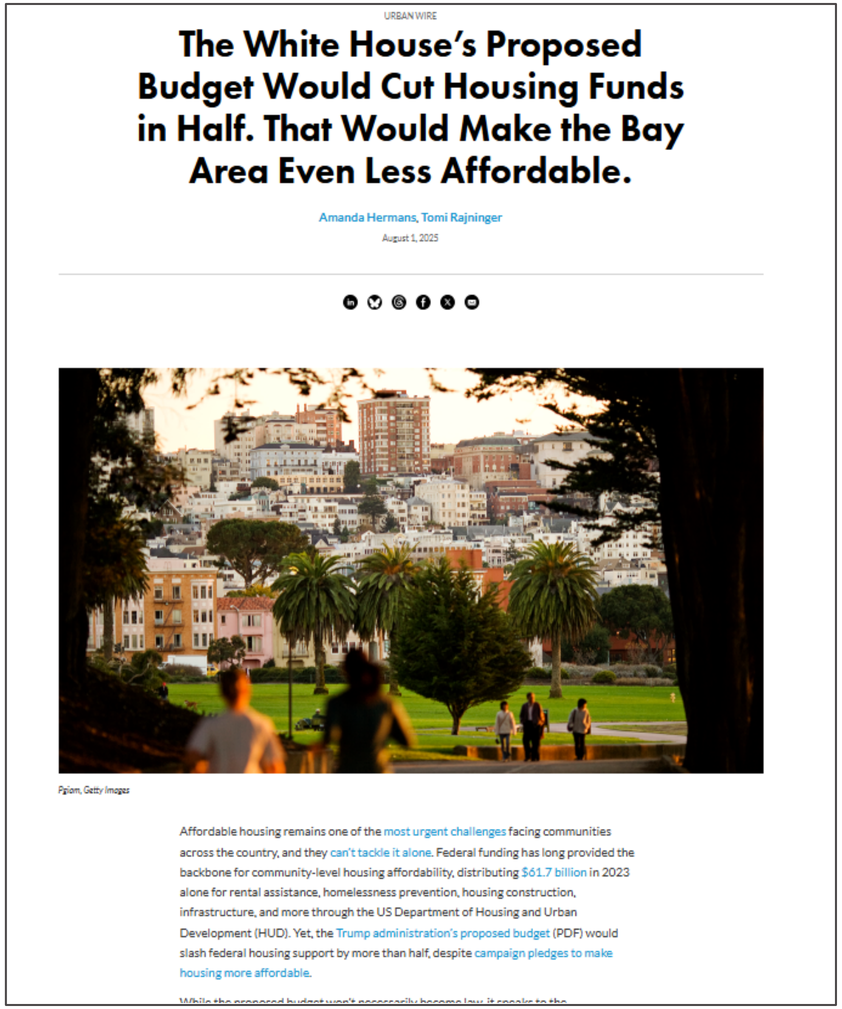



### Who currently receives HUD funding in Indiana

In Indiana, federal housing programs support 146,554 people and 89,662 households. Below, explore which HUD programs currently receive funding by congressional district.

| Congressional district | People | Households | All housing programs | Community Development Block Grant | HOME | Housing Choice Vouchers | Public Housing program |
|---|---|---|---|---|---|---|---|
| Congressional District 1 | 21,598 | 12,198 | $94,877,046 | $12,483,844 | $4,138,843 | $31,904,410 | $19,306,952 |
| Congressional District 2 | 18,170 | 10,521 | $76,582,500 | $7,453,650 | $2,900,314 | $34,551,584 | $16,291,838 |
| Congressional District 3 | 13,111 | 8,176 | $55,113,875 | $5,442,131 | $3,004,304 | $28,916,573 | $7,037,754 |
| Congressional District 4 | 9,493 | 6,222 | $36,303,720 | $4,534,119 | $2,781,517 | $14,710,832 | $19,222 |
| Congressional District 5 | 14,636 | 8,490 | $61,443,724 | $7,469,858 | $2,869,710 | $30,624,321 | $7,743,968 |
| Congressional District 6 | 11,213 | 7,295 | $98,154,481 | $6,050,700 | $2,867,553 | $31,969,229 | $5,160,159 |
| Congressional District 7 | 23,232 | 14,893 | $238,140,183 | $10,323,598 | $5,321,668 | $85,176,925 | $2,791,496 |
| Congressional District 8 | 19,205 | 12,474 | $75,769,108 | $7,507,513 | $3,060,969 | $29,228,935 | $17,817,883 |
| Congressional District 9 | 15,895 | 9,395 | $63,873,095 | $5,247,813 | $2,467,454 | $26,619,496 | $12,233,233 |

# But we can look at the local level, too



URBAN WIRE

## The White House's Proposed Budget Would Cut Housing Funds in Half. That Would Make the Bay Area Even Less Affordable.

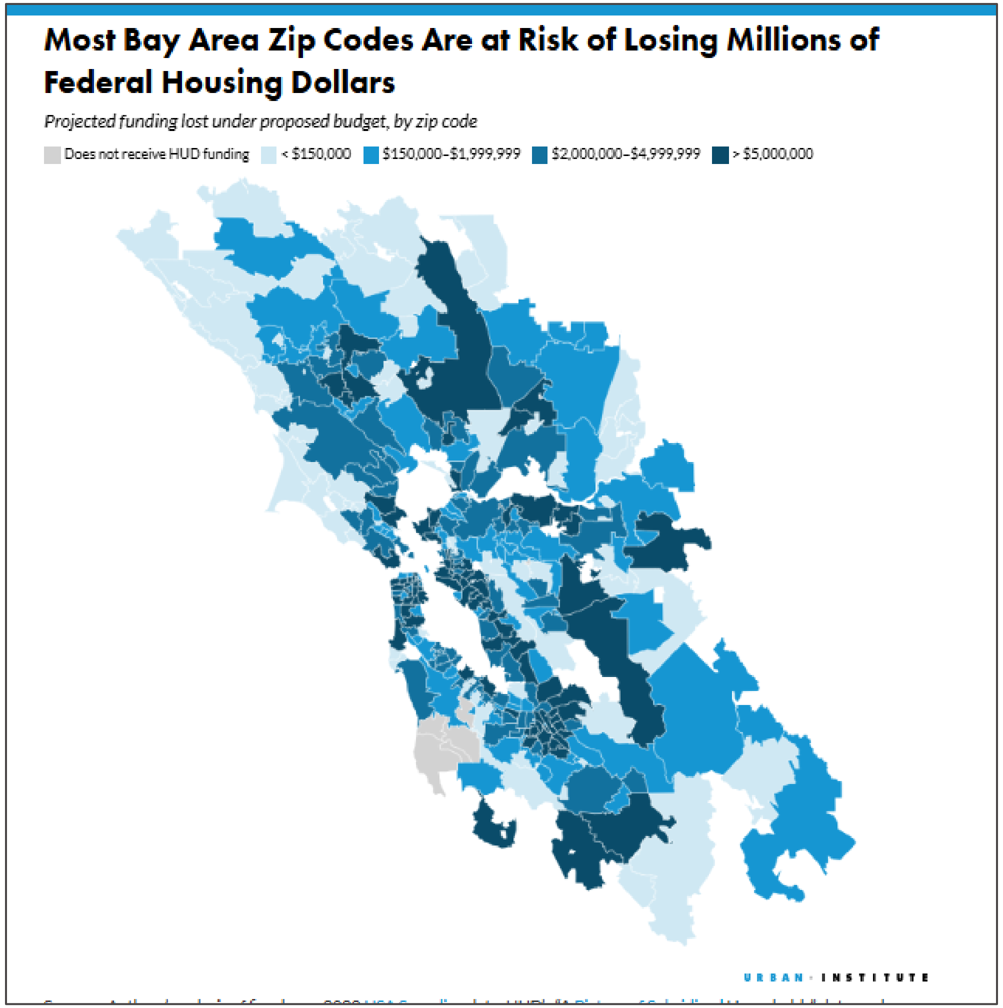
Amanda Hermans, Tomi Rajninger

August 1, 2025

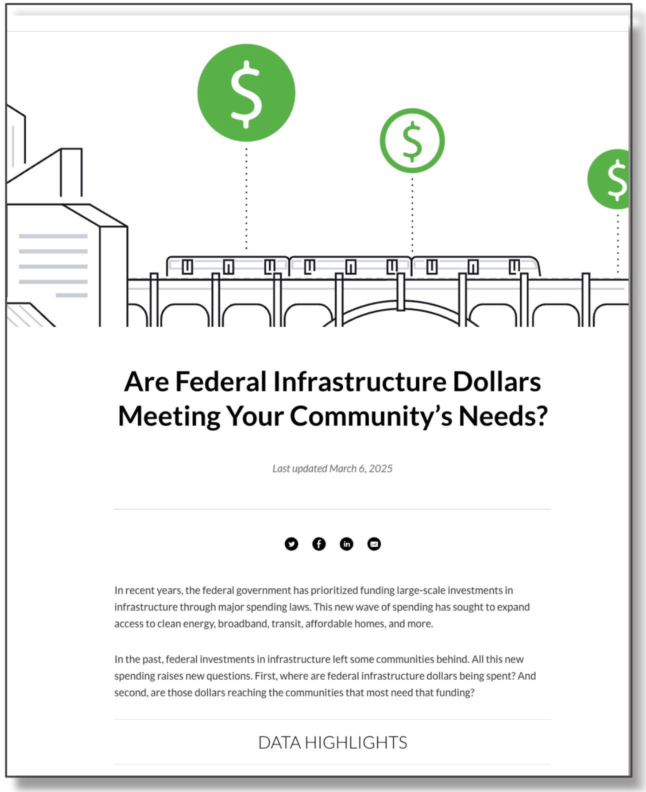
Pgiam, Getty Images

Affordable housing remains one of the most urgent challenges facing communities across the country, and they can't tackle it alone. Federal funding has long provided the backbone for community-level housing affordability, distributing $61.7 billion in 2023 alone for rental assistance, homelessness prevention, housing construction, infrastructure, and more through the US Department of Housing and Urban Development (HUD). Yet, the Trump administration's proposed budget (PDF) would slash federal housing support by more than half, despite campaign pledges to make housing more affordable.

While the proposed budget won't necessarily become law, it speaks to the



# Our federal infrastructure tool tracks federal spending

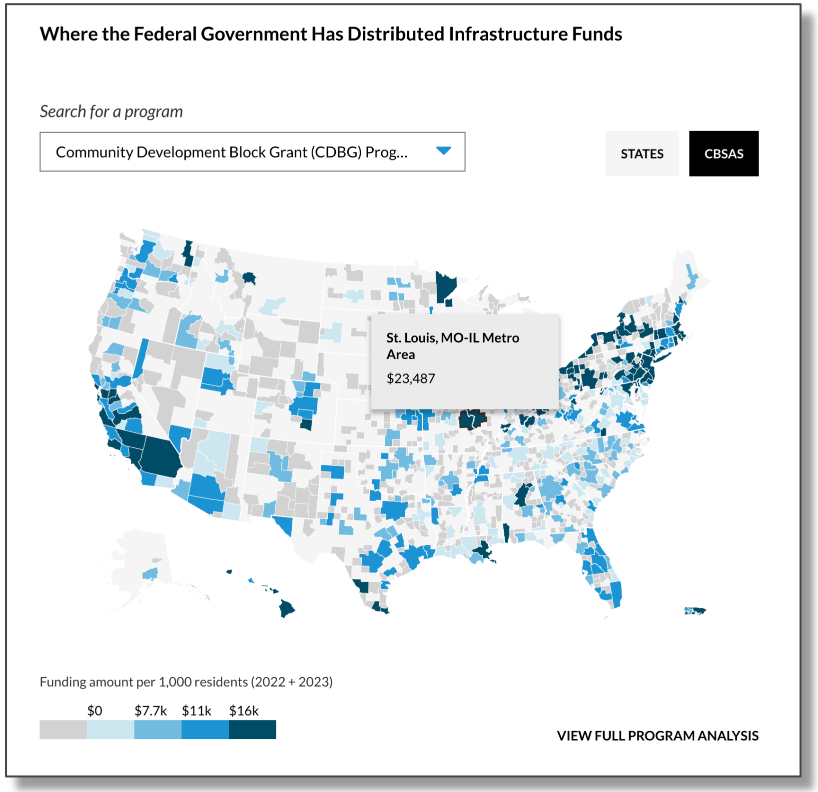

## Are Federal Infrastructure Dollars Meeting Your Community's Needs?

*Last updated March 6, 2025*

In recent years, the federal government has prioritized funding large-scale investments in infrastructure through major spending laws. This new wave of spending has sought to expand access to clean energy, broadband, transit, affordable homes, and more.

In the past, federal investments in infrastructure left some communities behind. All this new spending raises new questions. First, where are federal infrastructure dollars being spent? And second, are those dollars reaching the communities that most need that funding?

DATA HIGHLIGHTS




We include housing as a part of infrastructure.

It compares funding with indicators of need, spotlighting inequities at the local, state, and federal levels.

It will be updated this fall.

# Questions & Discussion

# Stay in touch

Have other questions or comments? Feel free to reach out.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