

PARTNERS FOR

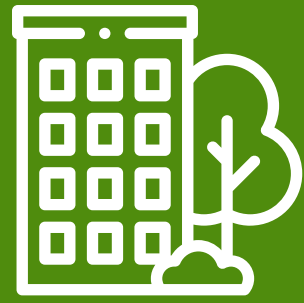
HOME

AGENGA

- Federal Updates
- GA Legislature Updates
- Local/City Updates
- DEI Discussion and Implications

FEDERAL AND LOCAL POLICY CHANGES MEETING

FEDERAL UPDATES



AFFORDABLE HOUSING IMPACT

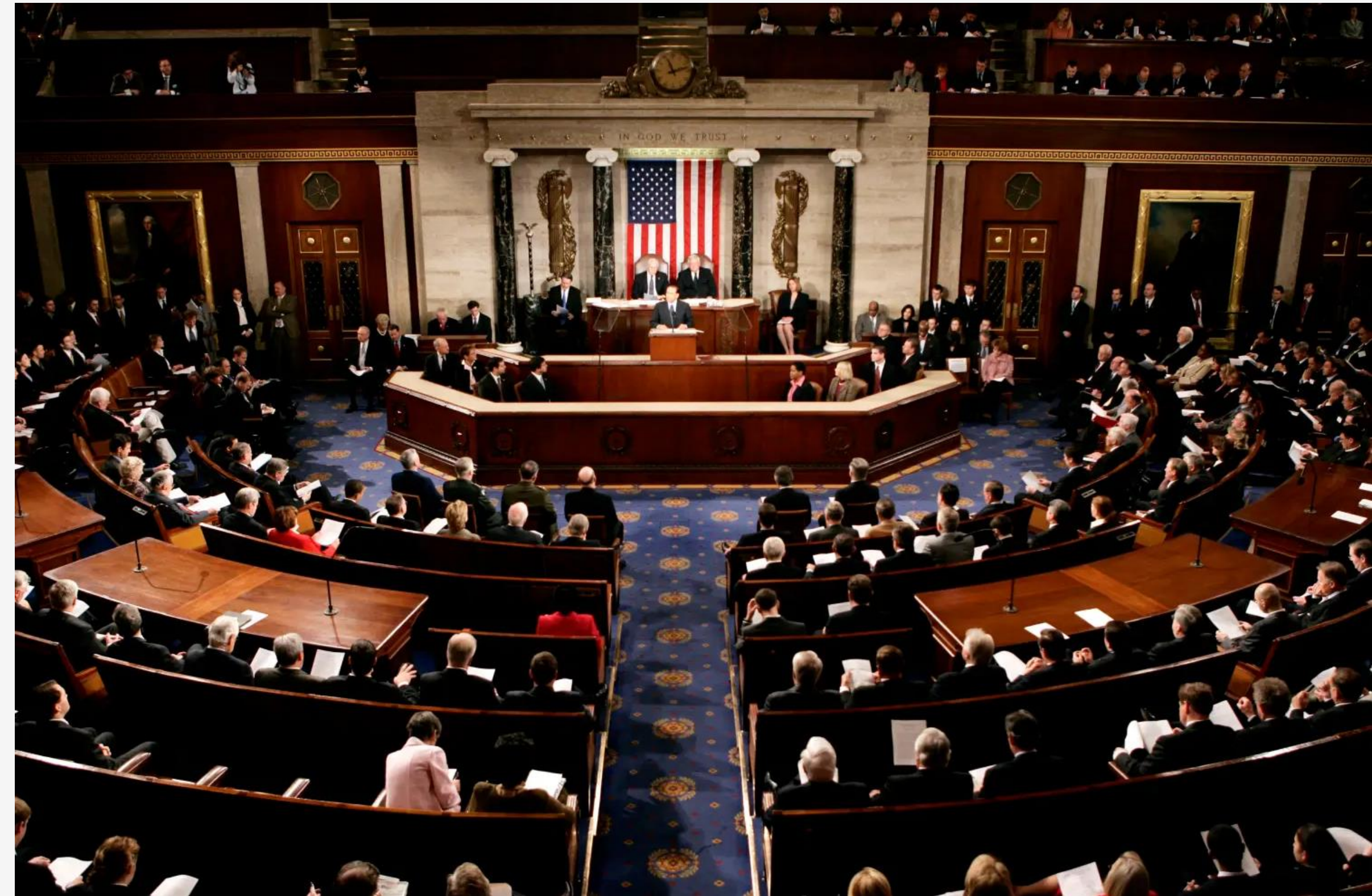
- Astronomical increase in tariffs on imported goods- could slow construction of affordable housing
- LIHTC could be impacted if Housing Choice vouchers are removed. The financial feasibility depends on vouchers at the property
- Delayed financial decision-making





PROPOSED BUDGET RECONCILIATION BILLS

- Impactful bills are approved here, and can be moved forward with 50 votes in Senate, for example:
 - American Recovery act
 - Emergency Housing Vouchers
 - Safety Net Programs
 - Potentially cutting programs, increasing state match, etc
 - Impacting 150-170 million people
 - SNAP up to \$230 billion or more
 - Food Stamps
 - Healthcare tax credits- \$800 billion or more
 - Benefits to Immigrants





APPROPRIATIONS

- The federal government is funded until March 14th, right now its not clear how the House, Senate, and President will come to an agreement on how to move forward with final appropriations agreement
- Typically, democrats have been needed to pass appropriation bills
- There could be a year-long Continuing Resolution with funding to keep status quo
 - Ex: For Housing Voucher programs, it would allow for the same funding and additional funding needed to serve more people as needed



TRUMP PLANS FOR HUD

- DOGE members have identified potential cuts
 - 50% decrease in HUD staff
 - 80% decrease in CPD staff in April
- Permanent Supportive Housing at risk
 - Narrative that PSH and Housing First is not effective
 - Homeless detention camps
 - Increased work requirements





ADVOCACY RESOURCES

- **MEDICAID**

Stuart Portman, Executive Director
State of Georgia, Department of Community Health
2 Peachtree Street, NW, Suite 36450
Atlanta, GA 303030

- **SENATORS**

Raphael Warnock
717 Hart Senate Office Building
Washington DC 20510
(202) 224-3643

Jon Ossoff
317 Hart Senate Office Building
Washington DC 205190
(202) 224-3521

Sign up for NAEH Advocacy Alerts

https://endhomelessness.org/actions/sign-alliance-advocacy-alerts/?utm_source=Master+Email+List&utm_campaign=65e5d7eb8f-EMAIL_CAMPAIGN_2025_02_14_08_53&utm_medium=email&utm_term=0_-65e5d7eb8f-270557149

Odds and Ends

- USICH Executive Director position is now vacant. Jeff Olivet is now providing TA
- SAGE has eliminated gender categories
- FY24 Award letters not out yet but also not late yet – per field office as of this morning, "things are moving forward and will be able to start processing grants in a few weeks"

DEI & EQUAL ACCESS

Understanding Federal Changes

FEDERAL DEI CHANGES

OVERVIEW

- Recent executive orders and federal guidance have shifted the landscape of DEI initiatives.
- Our goal is to navigate these changes while *maintaining our commitment to equitable services.*



KEY EXECUTIVE ORDERS IMPACTING DEI

- [Executive Order 14173](#) (Ending Illegal Discrimination and Restoring Merit-Based Opportunity).
- [Executive Order 14151](#) (Ending Radical And Wasteful Government DEI Programs and Preferencing).

Other Trump Administration [Executive Orders](#)



NAVIGATING FEDERAL CHANGES

- Ensure programs comply with federal, state, and local **anti-discrimination laws**.
- Assess our **risk tolerance** in publicizing DEI efforts.
- Mitigate risks by reviewing **website language** and avoiding trigger words.
 - Consider alternative wording:
 - Example: Using **“Anti-Discrimination”** instead of **“DEI”**.

PROACTIVE STEPS FOR COC PROVIDERS



EQUAL ACCESS RULE

WHAT YOU NEED TO KNOW

- The **EQUAL ACCESS RULE** ensures all individuals, regardless of gender identity or sexual orientation, have fair and equal access to HUD-funded programs. This includes protections against discrimination in housing and shelter services.
- **FAMILY SEPARATION GUIDANCE:**
 - Providers cannot deny access or separate families based on gender identity, marital status, or sexual orientation.
 - Families must be housed together unless they voluntarily choose otherwise.
 - Shelters should accommodate families as a unit, ensuring safety and support for all members.



CHANGES TO THE EQUAL ACCESS RULE

The **Equal Access Rule** is *no longer being enforced at the federal level*.

WHAT THIS MEANS:

- HUD may **no longer require** shelters to follow protections for LGBTQ+ individuals and families.
- Shelters **could deny access** or separate families based on gender identity.
- This change **creates barriers** for transgender individuals and LGBTQ+ families seeking shelter.
- Local and state non-discrimination laws **may still apply**, so providers should stay informed.

The rule applies to **all shelters and programs receiving ESG or CoC funding** from HUD.***

Programs **not funded by ESG or CoC** are **not required** to follow this rule, but federal, state or local laws may still apply.

STATE UPDATES

Updates from 2025 State Legislative Session

HB 295

What does it do?

dangerous bill moving through the Legislature backed by the [Cicero Institute](#) – a [national thinktank backed by billionaire tech entrepreneur Joe Lonsdale](#) pushing homeless criminalization legislation all across the country. HB295 proposes to do the following:

- Provides for property owners to be able to demand a refund of their property taxes if the city or county adopts a policy as a sanctuary city (new!), or adopts a policy, pattern or practice of failing to enforce criminal laws against homeless people for public camping, loitering, obstructing thoroughfares, panhandling, public intoxication or urination.
- The owner can seek compensation equal to the expenses they incurred in mitigating the effects of the city's failure to enforce criminal laws or the reduction in the FMV of their property that resulted. If the local government does not respond to the demand within 30 days, the property owner can sue.
- The bill does a lot of very unusual and extreme things to facilitate the lawsuit, including a waiver of the requirement for ante-litem notice; the city/county automatically waives their sovereign immunity; the city/county bears the burden of proof, no attorneys fees or costs can be assessed against the property owner but may be assessed against the city/county; and the owner can bring a new claim every year. ACCG and GMA are evaluating their positions on the bill. I would hope and anticipate they will oppose it, perhaps not as fully as we will.
- Regrettably, the Chair of the Committee the bill was assigned to, Public Safety and Homeland Security, Clint Crowe, is a co-signer along with the House Pro Tem, Jan Jones. The Bill passed out of Committee yesterday along party lines and is now headed to the Rules Committee.
- The Georgia Municipal Association and Association for City and County Governments testified in opposition to this bill
- Passed out of Committee last week on party lines and has been in Rules Committee since. We have submitted testimony and written opposition to the bill.

Sponsors:

Rep. Houston Gaines [R]	Rep. Rob Leverett [R]	Rep. Clint Crowe [R]
Rep. Victor Anderson [R]	Rep. Jesse Petrea [R]	Rep. Jan Jones [R]

How to Act?

Call and email the sponsors of the bill and the [House Rules Committee](#), especially Republicans. Any connection to Rules Chair, Butch Parrish, please contact him as well.

Will consider making amendments to legislation to "de-fang".

HB 183 *

***Update:**

- Tabled yesterday by the Committee unanimously.
- Only innkeepers organizations testified.
- Up to Chair whether and when to bring it back up

What does it do?

This bill would undo the Georgia Supreme Court decision granting residents at extended stay hotels the right to an eviction process as a tenant in appropriate cases, and makes all persons guests subject to summary removal without notice or due process regardless of their length of stay. HB 183 proposes summary law enforcement removal of people in extended stay hotels based on an affidavit from any agent of a motel to a sheriff with removal occurring within 5 days. There is no provision for notice to the resident or any due process if non-payment of rent is the circumstance. It is more onerous than what was enacted for squatters (who entered the property illegally) in HB 1017 that passed last year.

How to Act?

Call and email the sponsors of the bill and the [members of the House Judiciary Committee](#), especially Republicans, before the hearing and lobbying members on the ropes after the House convenes at 10 am Monday to oppose the bill.

Other Bills that May Be of Interest:

Here is a list of bills on the agenda, with links to the bills, and a brief description of what they do:

- [HB62 - Georgia HOA Accountability and Community Empowerment Act \(HACEA\); enact](#) Georgia HOA Accountability and Community Empowerment Act (HACEA); enact (Scott, Sandra, 76th)

HB 62 is a bill that none of my clients have taken a position on. It seeks to address abuses by HOAs against residents in a number of ways.

- [HB299 - Property; landlord and tenant; repeal Code Section 44-7-19, relating to restrictions on rent regulation by local governments](#) Property; landlord and tenant; repeal Code Section 44-7-19, relating to restrictions on rent regulation by local governments (Taylor, Rhonda, 92nd)

HB 299 would repeal the current state law that prohibits local government from adopting any sort of rent control provisions if they so chose.

- [HB305 - Protect the Dream Act; enact](#) Protect the Dream Act; enact (Olaleye, Phil, 59th)

HB 305 would cap the number of single family units that a REIT could own at 25 in a single county or holding a total value of \$6.25 Million in assets. 501c3 non – profits are excluded from the cap. It is aimed at the problem of out of state institutional investors acquiring large numbers of single family homes, particularly in the Atlanta region.

- [HB374 - Local government; residential rental property; establish housing management databases](#) Local government; residential rental property; establish housing management databases (Momtahan, Martin, 17th)

HB 374 would allow local governments to act to adopt a rental management database with a limited amount of information they would be permitted to collect, basically ownership and property management identity and contact information. They would not be allowed to charge a fee or seek other information.

- [HB399 - Property; require certain residential landlords to have in-state staff to manage tenant communications](#) Property; require certain residential landlords to have in-state staff to manage tenant communications (Oliver, Mary Margaret, 84th)

HB 399 would require entities owning more than 25 single family homes in Georgia to have a property manager physically located in Georgia to respond to maintenance and other concerns.

- [HB400 - Community Housing Options Increase Cost Efficiency \(CHOICE\) Act; enact](#) Community Housing Options Increase Cost Efficiency (CHOICE) Act; enact (Frye, Spencer, 122nd)

HB 400 revisits with some changes the CHOICE ACT from 2024 that was a joint effort of GMA, Homebuilders, Chamber of Commerce, Habitat for Humanity, and Realtors to provide an array of policy options that local governments could adopt to increase density and reduce barriers to housing construction and renovation that would be tied to receiving preferences in the distribution of funds by DCA based on how many of the measures they adopted. ACCG opposed the measure in 2024 and it did not advance after it passed out of Committee.

LOCAL UPDATES

COC Provider Survey Results on Federal
Funding Impact

ATLANTA COC FEDERAL FUNDING FREEZE IMPACT

TOTAL FINANCIAL IMPACT

\$38,230,684

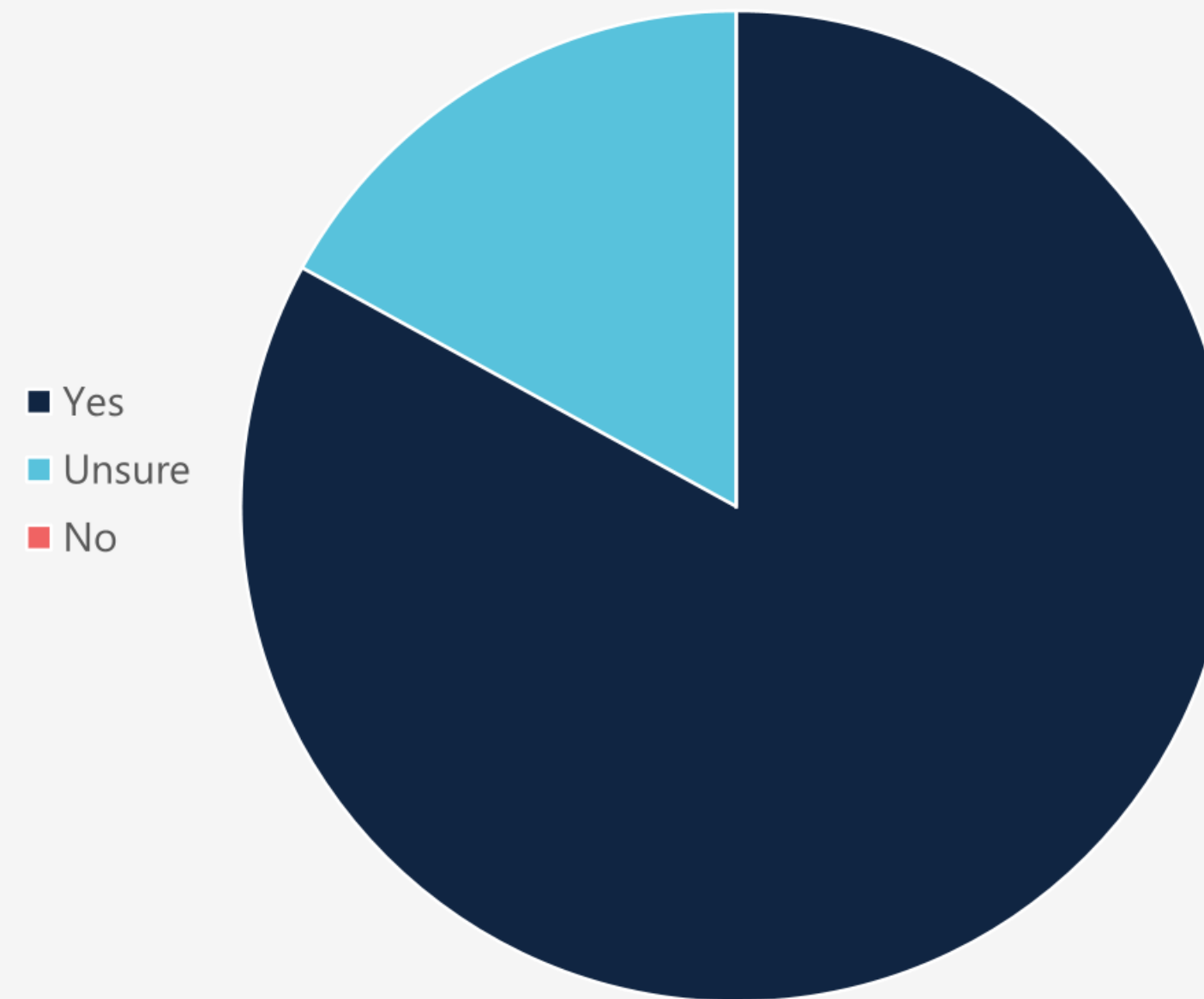
TOTAL ESTIMATED CLIENTS AFFECTED

7,000

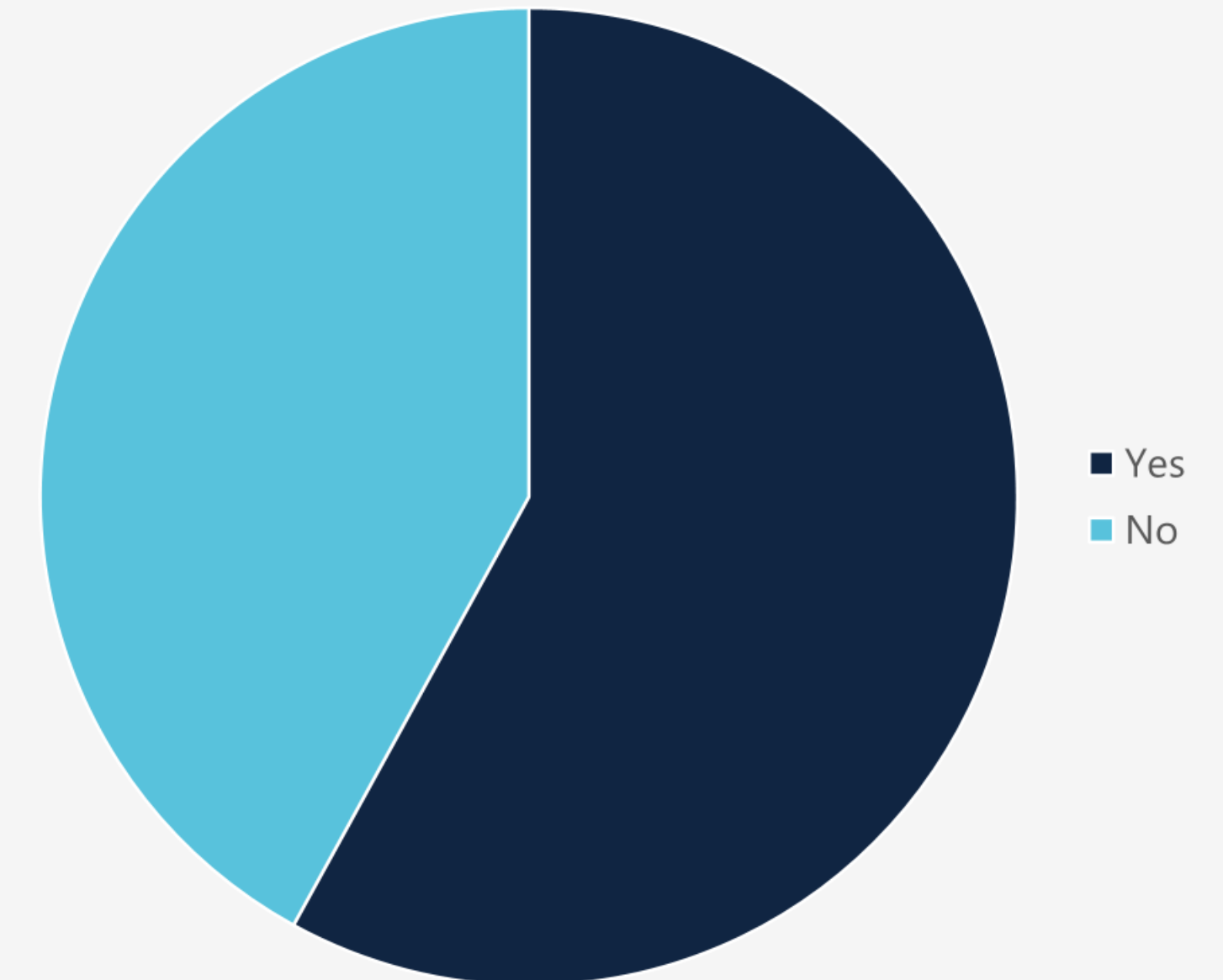
PARTNERS FOR  HOME

SERVICE DELIVERY IMPACT

- **Services Affected:** Prevention, Outreach, Emergency Shelter, Transitional Housing, Rapid Re-Housing, Permanent Supportive Housing, Healthcare Services
- **Federal funding** make up between **65 and 100%** of all organization's service budgets.
- **Private landlords** account for the housing of between **50-100%** of all clients in each organization.



83% of agencies anticipate a reduction in services or delays in meeting service goals due to potential funding freezes



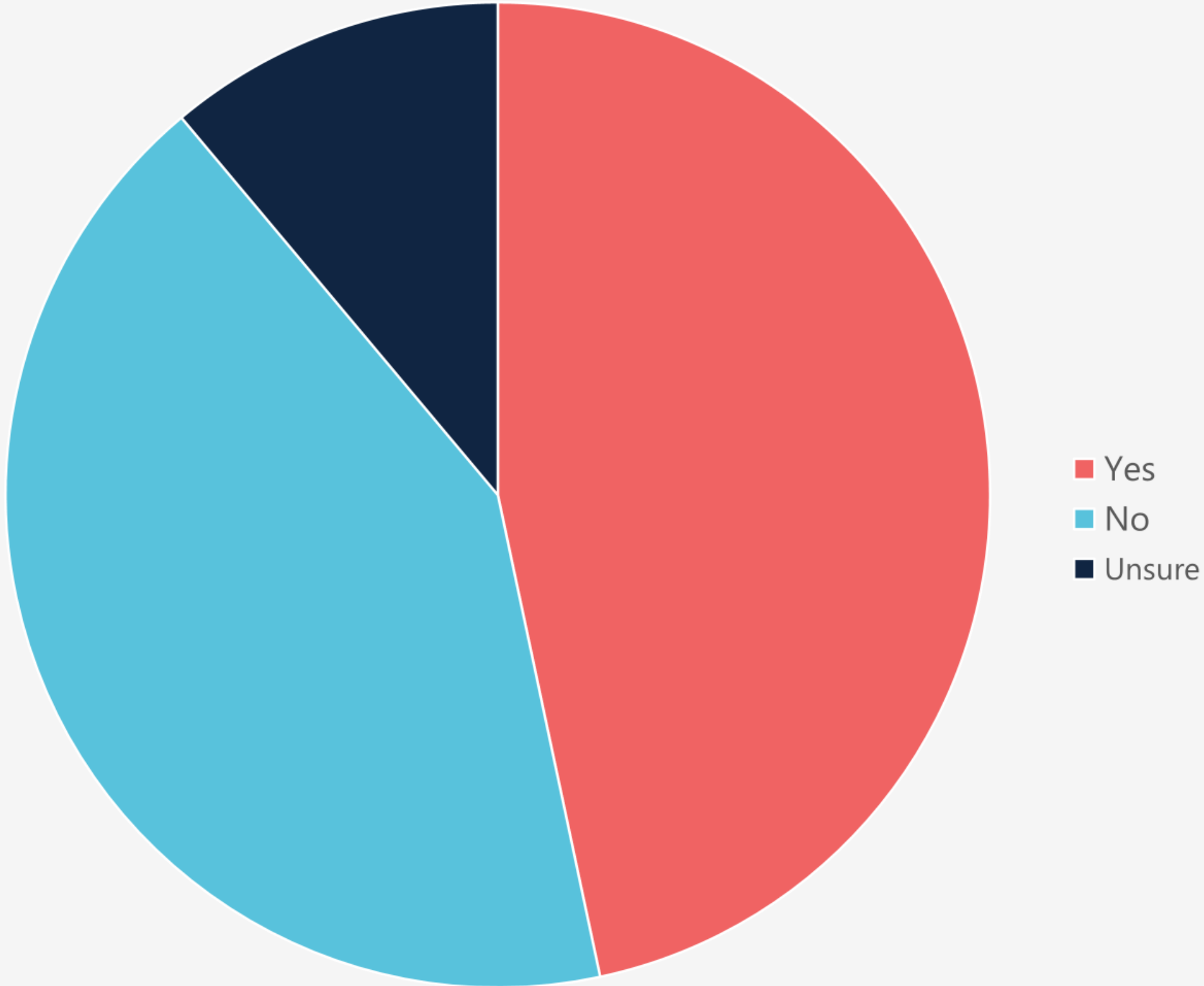
58% of agencies are worried about not being able to make payroll.

CONTINGENCY PLANS

Reported Contingency Plans: Funding in CDs, line of credit, philanthropy and donations, cash reserves. Some organizations indicated that they have exhausted all options and resources.

Support Requested from Partners for HOME/CoC: Updates on status/interpretations of federal decisions, advocacy updates, communication amongst community partners, guidance in working with landlords, assistance in using to leverage more private funding.

Agencies that Responded: Nicholas House, Partnership Against Domestic Violence, CaringWorks, Inc., Covenant House Georgia, Project Community Connections, Inc., Gateway, Travelers Aid of Metropolitan Atlanta (Dba Hope Atlanta), Our House, Youth Empowerment Success Services, Hope thru Soap, Inc., Partners For HOME



42% of agencies have a contingency plan in place.