

2025 Federal Government Shutdown Resources

On October 1st at 12:01 AM the federal government entered a shutdown. We do not know how long this will last as Congressional leaders negotiate a new budget deal.

MassNAHRO will continue monitoring the situation and working with our national partners and federal housing authorities. We will continue convening roundtables for local housing authorities with federal programs.

Our most recent roundtable was October 10th, 2025. Additional dates will be provided to MassNAHRO members.

Much of the information on this page can also be found on [NAHRO's 2025 Government Shutdown Resources page](#), which will be updated more frequently.

HUD Shutdown Contingency Plan

During a government shutdown, agencies publish contingency plans regarding how they will operate during the shutdown. The U.S. Department of Housing and Urban Development (HUD) published its shutdown plan on September 29, 2025. It can be found [here](#).

Funding

Below is an overview of the funding levels federal programs can expect during the shutdown. Up to date information can be found on NAHRO's website at the link listed above.

If you have any questions, please contact MassNAHRO staff.

Public Housing

HUD officials have stated operating fund payments will be obligated for October and November.

Capital funds that have already been obligated in the system and can be drawn down without further action or review by HUD staff should also be available.

Agencies should be able to pull funds down from eLOCCS.

Housing Choice Voucher Program

As of October 8, 2025, HUD staff have stated that they will obligate October, November, and December funding for the Housing Choice Voucher Program. This funding will be available for housing authorities at the beginning of each month, as per usual.

HUD had previously stated that October shortfalls were scheduled in the system, and HUD is working on getting November shortfalls added as well.

Some important notes from the Contingency Plans:

- As long as funds have been previously obligated, HAP, administrative fees, EHV program and Mainstream Voucher funding will be disbursed on the normal schedule, with some limited exceptions.
- Any action that requires HUD staff assistance (e.g., HAP and fee frontload requests, submission of budget revisions for EHV Program, ModRehab, Mainstream Vouchers, SRO, etc) will not be processed during the shutdown – with limited exceptions for tenant protection vouchers.
- Excepted personnel are available to assist in cases where there is an imminent threat to life or property, including families at risk of termination of assistance.

Office of Housing Programs

October HAP has been obligated for the Project-Based Rental Assistance (PBRA) Program. Multifamily programs will be able to file emergency reserve for replacement and residual receipt drawdowns.

Community Planning and Development Grants

The Office of Community Planning and Development (CPD) will continue making previously obligated funds available for CPD grantees (CDBG, HOME, HOPWA, Homeless Assistance Grants and other grant funds). If there is no need for additional action or review by HUD staff for funds to be drawn down, then grantees can draw down funds.

Rental Assistance Demonstration

You can still submit applications for RAD via the email RADApplications@hud.gov during the shutdown. However, there will be no staff reviewing applications until the shutdown is over. Some closing activity may continue, but HUD staff cannot process routine underwriting tasks during this time.

Closings on rental assistance conversions scheduled as part of the Rental Assistance Demonstration (RAD), where a Rental Assistance Demonstration Conversion Commitment (RCC) (applicable to Component 1) or a Rental Assistance Demonstration Approval (applicable to Component 2) was issued, and the closing was scheduled prior to the lapse in appropriations will continue. In addition, where the failure to close or prepare to close would threaten the property and demands an immediate response (e.g., loss of tax credits), the closing will continue.