

REIASENSE

National REIA's Monthly Government Affairs Update...

*"No man's life, liberty, or property are safe while the legislature is in session."
Mark Twain*



WHAT WE'RE HEARING

What's Fair is Fair: HUD finalized withdrawing several Fair Housing guidance documents, effective September 17, 2025, including policies on disparate impact, criminal screening, and emotional support animals. The guidance withdrawals reflect Trump administration deregulation efforts under executive orders promoting efficiency and lawful governance. [Learn more here.](#)

De-Energized: On May 1st, HUD & USDA rescinded 2024 energy efficiency rule, restoring prior standards and flexibility, easing requirements for federally financed housing after industry advocacy against stricter codes. By rescinding the 2024 determination, a major regulatory barrier that threatened housing affordability, project feasibility and participation in HUD/FHA and USDA loan programs has been removed. [Learn more about it here.](#)

Credit Where It's Due?: HUD recently announced that the FHA, Fannie Mae, and Freddie Mac will adopt new mortgage credit score models, including VantageScore 4.0 and FICO 10T. The update aims to lower borrowing costs and expand access to homeownership, especially for overlooked borrowers. The move advances the Credit Score Competition Act of 2018, increasing competition, flexibility, and modernizing mortgage underwriting. [Read more here.](#)

WHAT WE'RE TOUCHING

The Big Short: A new report from the White House says the U.S. housing shortage has reached 10 million homes. According to the report, regulations tied to zoning, building codes and permitting can add more than \$100k to the cost of a home AND cutting those regulatory costs could lead to as many 13 million new homes....Wow! [Click here to learn more.](#)

WHAT WE'RE SEEING

Fire Sale: The General Services Administration (GSA) recently sold a 940k square-foot vacant office building in Washington, D.C. to a housing developer for \$24 million. The WSJ says the deal signals a renewed push by the GSA to unload federal property, return vacant buildings to local tax rolls and revive struggling areas in numerous cities. Interestingly, the WSJ also says the feds also have around \$26 billion in deferred maintenance on their buildings. [Find out what's for sale by clicking here.](#)

(continued)

Don't Tax me, Tax the Man Behind the Tree: The Tax Foundation says property taxes are the primary tool for financing local government as well as generating revenue in some states. In fact, in 2023 property taxes accounted for 70% of local tax collections. So, where do people pay the most in property taxes? See the interactive chart below and be sure to read the full report. [So who's paying what & how much, here.](#)



WHAT WE'RE SAYING



Contact Your Congressman: We need you to contact your Member of Congress about [H.R. 6511](#), The Affordable Homeowner Access Act (sponsored by Rep. Andy Barr, R-KY). Like we've been saying, this legislation will provide working families with another access point to the home buying process. It provides relief to individuals and small businesses so that they can sell their homes directly to a buyer without the fees associated with being a mortgage originator is a winner. Seller finance is a useful tool for investors whether they are buying or selling properties. [Click here to make your voice heard!!!](#)



THE SMELL TEST



New NIMBYs: In the "people's republic of" New York City, residents of the East Village (many of whom voted for Mayor Zohran Mamdani) are now suing the city to block the Mayor's plan to relocate the Bellevue homeless shelter to their neighborhood (note: [the NY Post says](#) it's haven for often-dangerous vagrants). The lawsuit seeks to stop the opening, arguing the move is rushed and would bring safety concerns. East Village residents decried the decision, lambasting city officials during a fiery community meeting. Elections have consequences.

Bonus Stinker: Below is an actual statement from NYC's Mayor on April 15th:

"Happy Tax Day, New York. We're taxing the rich."
Mayor Zohran Kwame Mamdani [via X @NYCMayor](#)

Stay up to date with current industry news and updates by visiting [RealEstateInvestingToday.com](#). ***Every day!***

Likewise, visit [NationalREIA.org/advocacy](#) to stay up with current legislation and governmental affairs.

