



Apartment Wire Newsletter

Trump's New Efficiency Department (DOGE) Begins Review of HUD Spending

Read Time: 8 minutes

There have been numerous media reports detailing DOGE activities across the Federal government—some reporting the elimination of HUD programs and significant reductions in agency personnel. The nation is facing a significant housing supply shortage as identified in the President’s January 22, 2025, [memorandum](#) that focused on the need to increase housing supply and lower the cost of housing.

Here is the current state of play: The Department of Government Efficiency, or DOGE, was created by President Trump via an executive order on his very first day back in office. Trump appointed adviser Elon Musk in charge and vowed to use the unit to cut government waste and slash federal regulations. DOGE staff began its review of the U.S. Department of Housing and Urban Development (HUD) last week.

HUD Secretary Scott Turner [announced](#) that the department will launch its own DOGE Task Force to review “how HUD is spending American taxpayer dollars,” seeking to ensure that “HUD will be detailed and deliberate about every dollar spent to serve rural, tribal and urban communities.” The HUD statement said the task force “will be composed of HUD employees.”

NMHC is continuing to monitor DOGE activities to communicate with agency officials to provide information on ways to streamline critical agency programs and more importantly to maximize increasing housing supply.

Industry Topic Updates

Some articles linked within this section of the newsletter are exclusively available to NMHC members. Gain access to these resources, and more, by becoming a member. [Click here to learn more about joining NMHC.](#)



TAX POLICY UPDATES

- **[February 2025 Tax Policy Update:](#)** House and Senate take early steps on fiscal priorities, focusing on tax cuts, defense and national security, while key debates over offsets and policy remain up in the air. Last week, the House and Senate took the first steps toward enacting Republican fiscal policy priorities by

moving budget resolutions through the House and Senate Budget Committees. Congress must approve a budget resolution to unlock the reconciliation process that enables the Senate to pass legislation with just 51 votes as opposed to the 60 votes normally required.

- Relatedly, on February 6, White House Press Secretary Karoline Leavitt said President Trump told a group of Republican lawmakers that one of his tax priorities includes ending the carried interest tax break. The same day, Rep. Marie Gluesenkamp Perez (D-WA) and Senator Tammy Baldwin (D-WI) introduced the [*Carried Interest Fairness Act of 2025*](#) (H.R. 1091 / S. 445) that would treat carried interest as ordinary income as opposed to a capital gain regardless of how long an interest was held.

- **Building Blocks: How Tax Incentives Lay the Foundation for Housing Growth:** Property tax-based incentives like abatements and exemptions have been implemented in jurisdictions across the U.S. to promote housing development and preservation. In this study, RCLCO's Charlie Hewlett, Caroline Flax Ganz and Jackson Browning examine how these programs support new construction and renovation projects by providing financial relief to developers, especially in those localities where market conditions make development a financial challenge.

REGULATORY UPDATES

- **NMHC and NAA Urge Return of Housing and Eviction Policy to the State and Local Level:** The Coronavirus Aid, Relief, and Economic Security (CARES) Act established a temporary 120-day moratorium on evictions due to nonpayment of rent, applicable to federally backed and federally assisted housing. This section of the CARES Act also instituted what should have been a temporary notice procedure, requiring housing providers to notify covered residents 30 days before filing for eviction after the moratorium ended on July 24, 2020. [NMHC weighed in with the press.](#)
- **California Looks to Regulate Automated Decision Making:** RETTC and NMHC filed comments on proposed California Consumer Privacy Act (CCPA) regulations regarding Automated Decision-making Technology (ADMT) and cybersecurity audits. The Proposed Rules could complicate how rental housing providers detect fraud, assess applicants and manage data.

- **DOE Postpones Implementation of Many Biden Era Appliance Efficiency Standards:** Earlier this month, the Department of Energy (DOE) announced that it will postpone implementation of seven Biden Administration appliance efficiency mandates.

MARKET CONDITIONS UPDATES

- **Apartment Market Experiences Loosening Conditions, Decreased Deal Flow and Less Available Financing to Start the New Year:** Apartment market conditions declined in the National Multifamily Housing Council's (NMHC's) most recent Quarterly Survey of Apartment Market Conditions. All four indices – Market Tightness (40), Sales Volume (41), Equity Financing (48) and Debt Financing (32) – came in below the breakeven level (50), signaling less favorable conditions this quarter.
- **Elevated Supply Keeps Rent Growth Low in the South and West as Cap Rates Fall and Returns to Investors Turn Positive:** Apartment completions rose for the second consecutive year to their highest level in decades, leading to flat-to-negative rent growth in the south and west of the United States. Demand for apartments, however, remained strong, causing absorptions to rise and vacancy rates to decrease among professionally managed apartments. Deal flow began to pick up in 2024 as apartment prices rose, cap rates fell, and investors recouped some of their previous year's losses.

Some Federal Government Data Unavailable

NMHC has become aware of instances where data previously available on Federal websites such as the Census Bureau and HUDUser are now unavailable. It is unclear at the moment if the datasets will be made available again, however many alternative sites such as Harvard's Library Innovation Lab are providing access to archived data.gov datasets free of charge. Data releases do continue, however—the U.S. Bureau of

Labor Statistics released Consumer Price Index data this week. For more information or assistance locating a data source, please contact NMHC's Research Department.

Reach out to SVP of Research [Caitlin Sugrue Walter](#) with any questions.

Upcoming NMHC Events and Webinars

Open Events

[2025 Q2 State of the Multifamily Market Webinar](#) | Apr. 21

NMHC Members-Only Events

[2025 NMHC Research & Data Analytics Forum](#) | Apr. 03-04

[2025 NMHC Spring Meeting](#) | Apr. 28-30

NMHC Members: The list doesn't stop here—log in to your member account and access other exclusive, member-only meeting and registration details.

Update on Trump's Cabinet

As of February 19, 2025, 17 of President Trump's Cabinet level positions have been successfully confirmed, surpassing the confirmation pace of previous administrations. The Senate, holding a Republican majority, has largely supported his selections, though some nominations have sparked significant debate.

[READ MORE](#)



RETTC Launches Pro-Housing Advocacy Campaign

The Real Estate Technology & Transformation Center (RETTC), which is strategically aligned with NMHC, launched its first-ever digital advocacy campaign focused on setting the record straight regarding the true drivers of our nation's housing affordability challenges and the actual role that technology and software platforms play in the housing operations. RETTC is committed to educating policymakers, the media and the public about the positive role that technology can play in rental housing. RETTC will continue to advocate for the responsible development and use of AI and other emerging technologies that can improve the lives of renters and the communities we serve. Click through to view our digital advocacy platform.

[LEARN MORE](#)

Upcoming Events:

[OPTECH365 Virtual Workshop: Shopping & Consideration](#) | Feb. 26

[2025 RETTC Tech Executive Summit](#) | Apr. 2-3

More to Explore

[Charge at Home Initiative](#)

[NMHC Responds](#)

NMHC/RETTC is partnering with Forth on the [Charge at Home](#) initiative, which aims to equip multifamily housing stakeholders with the knowledge and resources to overcome common EV charging challenges. Charge at Home provides free tools, resources, and technical support to guide property owners and managers in seamlessly integrating EV infrastructure into their properties. One of these key resources is the Charge at Home Roundtable Series, a series of online sessions that cover various aspects of multifamily EV charging, followed by a live technical assistance Q&A. Join us for our next session, "EV Charging 101," on February 27, 2025, at 1pm ET/10am PT to learn about making

your property EV-ready.

[Learn more and register for our upcoming session here.](#)

NMHC has been engaging with the press on recent congressional and administrative proposals. [See our recent statements here.](#)



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