

FY 2023 Omnibus Appropriations Bill

Real Estate Provisions

December 23, 2022

Congress has passed a \$1.7 trillion spending bill, which will fund the federal government through September 30, 2023. The bill includes increased funding levels for many programs that are critical to real estate, building upon the FY 2022 budget and ensuring continuity of services. These programs and agency work include:

- **Anti-Money Laundering:** The bill provides funding for developing the beneficial ownership database, which includes information on the real estate ownership to support anti-money laundering efforts in real estate.
- **Broadband:** \$364 million is appropriated to the USDA's ReConnect Broadband program to fulfill its mission of providing loans and grants to fund construction, improvement, or acquisition of facilities and equipment to provide broadband service in eligible rural areas.
- **Community Development Block Grants:** The bill allocates nearly \$6.4 billion to the Community Development Block Grant (CDBG) program and other local economic and community development projects to benefit low- and moderate-income areas and people. This is a \$1.6 billion increase in CDBG funding.
- **Community Development Financial Institutions Fund:** \$324 million is appropriated for the Treasury Department's Community Development Financial Institutions (CDFI) Fund, which promotes economic and community development in low-income communities, including investments in low-income housing.
- **COVID Assistance Programs:** There is increased funding in the bill for various Treasury Department CARES Act and American Rescue Plan programs, including housing and rental assistance.
- **Disaster Assistance:** \$27 billion is appropriated for emergency funding to help communities recover from recent natural disasters, rebuild infrastructure, and prepare for future events.
- **Elderly Housing Assistance:** \$1.435 is appropriated for the Housing for the Elderly and Housing for Persons with Disabilities program under HUD.
- **Emergency Disaster Assistance:** \$38 billion is appropriated for emergency funding to help Americans impacted by recent disasters in the West and Southeast, including tornadoes, hurricanes, flooding and wildfires, as well as funding for FEMA's Disaster Relief Fund.
- **Energy Assistance:** \$5 billion is appropriated for the Low Income Home Energy Assistance Program (LIHEAP), which provides help to low-income



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families to pay their energy costs, including home energy bills, weatherization, and certain energy-related home repairs.

- **Fair Housing:** \$86 million is provided by the bill for HUD's fair housing grants and activities, including the Fair Housing Initiatives Program (FHIP), the Fair Housing Assistance Program (FHAP), and the National Fair Housing Training Academy.
- **Federal Housing Administration:** The bill sets a limit of up to \$400 billion in FHA commitments to guarantee single-family loans and provides for \$150 million for administrative costs, available through September 30, 2024.
- **Flood Insurance:** The bill extends the National Flood Insurance Program (NFIP) through September 30, 2023. The program's current authorization expires on December 23, 2022. The bill also increases flood map funding from \$275 million to \$313 million.
- **Ginnie Mae:** The bill provides up to \$900 billion for new loan guarantee commitments and provides \$40.4 million for salaries and expenses for the Government National Mortgage Association (Ginnie Mae).
- **HOME Investment Partnerships Program:** \$1.5 billion is provided for HUD's HOME Investments Partnerships Program, which provides grants to states and localities to fund housing-related activities, including building, buying, and rehabilitating affordable housing for rent or homeownership, as well as rental assistance. This money is expected to lead to the construction of nearly 10,000 new rental and homebuyer units.
- **Homelessness Assistance:** \$3.6 billion for homeless assistance grants, enough to provide funding to assist more than 1 million people experiencing homelessness. This provision includes funding to expand assistance to special populations, including survivors of domestic violence, homeless youth, and new permanent supportive housing for people experiencing homelessness.
- **Housing Choice Vouchers:** The bill provides \$130 million in new incremental funding for new Section 8 Housing Choice Vouchers, enough to support an additional 11,700 low-income households.
- **Housing Supply:** \$85 million is appropriated for grants to reward state and local jurisdictions that reform land-use policies and remove barriers to affordable housing production and preservation. The program's goal is to boost housing production by encouraging state, local, and regional jurisdictions to promote zoning practices and land-use specific policies that increase density, reduce minimum lot sizes, create transit-oriented development zones, streamline permitting processes, and permit a mix of housing types.



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- **Infrastructure:** The bill includes \$62.9 billion for the Federal Highway Administration, which includes funding for federal highway programs from the 2021 Bipartisan Infrastructure Framework and money to address structurally deficient bridges.
- **Manufactured Housing:** \$225 million is provided for the preservation and revitalization of manufactured housing and manufactured housing communities.
- **Native Community Housing:** Over \$1 billion is appropriated for Native communities to purchase, construct, or rehabilitate housing and related infrastructure to address production demand and the need for higher quality housing stock.
- **Retirement Savings:** The bill updates rules relating to employer 401(k) and 403(b) plans, requiring them to automatically enroll all new, eligible employees.
- **Rural Housing:** \$2 billion is appropriated for the USDA's Rural Housing Service, an increase of \$183 million over FY 2022. Within that increase is \$40 million in rental assistance funds.
- **Small Business Programs:** More than \$1.2 billion is appropriated for the Small Business Administration (SBA), including funds for SBA disaster loans, Entrepreneurial Development grants, and Small Business Development Centers.
- **Veteran Housing:** \$2.7 billion is included for critical services and housing assistance for veterans.

