

Dear NAHMA Members,

It is with great disappointment, given the holiday season, that we must inform you that the federal government entered a shutdown of operations over the weekend. At this time, funding negotiations between the White House and Congress have stalled. Unfortunately, there is no imminent agreement to reopen the government. As a result, most HUD and USDA staff have been furloughed beginning today. Each agency's ability to make payments on contract renewals will hinge on existing and available budget authority. System-generated disbursements for previously obligated rental assistance funds should continue. However, a longer-term lapse in government operations will be more financially severe to O/As and tenants.

The **"HUD Contingency Plan for Possible Lapse in Appropriations"** is attached and available online [here](#); members can find Q&As in **Appendix B: FAQs for External Stakeholders**, which addresses how the lapse of funding may impact HUD programs. **USDA's contingency plan is also attached and available [here](#).**

This government shutdown will be the second shutdown of 2018, with the first one occurring in late January. Although preferable to a shutdown, the limited funding levels and disruptive nature of Continuing Resolutions are harmful to NAHMA members and communities. NAHMA is therefore urging Congress and the White House to come to a full-year funding agreement as soon as possible.

We will continue to monitor the situation and keep members updated.

Best,  
NAHMA Government Affairs Team

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**NAHMA is the leading voice for affordable housing management, advocating on behalf of multifamily property managers and owners whose mission is to provide quality affordable housing.***