



National Association for County Community
and Economic Development

2026 Legislative and Regulatory Policy Priorities

The National Association for County Community and Economic Development (NACCED) serves as an affiliate of the National Association of Counties (NACo) to develop the technical capacity of county government practitioners to professionally administer federally-funded affordable housing, community development, and economic development programs that benefit low- and moderate-income households. NACCED member counties include entitlement urban counties under the federal Community Development Block Grant (CDBG) program and participating jurisdictions under the federal HOME Investment Partnerships (HOME) program. NACCED also serves small and rural counties, entitlement cities and nonprofit organizations focused on community and economic development, and housing services.

NACCED is committed to preserving, enhancing and improving the delivery and effectiveness of federal affordable housing resources through the nation's counties and local government-based community and economic development, and housing agencies. To accomplish this, NACCED will concentrate its policy activities in 2026 on key federal community and economic development, and affordable housing programs.

Vision: NACCED is the leading trusted network of local government professionals building resilient and thriving communities.

Mission: NACCED educates, advocates, and provides resources and peer support to foster and advance its members' capacity to lead affordable housing and community development programs at the local level.

Increase Funding for HUD Programs

The Department of Housing and Urban Development (HUD) programs, including the CDBG, HOME Investment Partnerships (HOME), Homeless Housing Assistance, Housing Choice Vouchers (project and tenant based) and other related programs, play an important role in providing housing and community and economic development across the country. CDBG allows local governments to meet a diverse range of needs for their communities, leveraging other sources of investment at a rate of more than four to one. The HOME program has used its \$29.1 billion in funds to attract more than \$185 billion in additional public and private resources to build or preserve over 1.34 million affordable homes since 1992. Furthermore, millions of Americans, many of whom are extremely low-income, elderly or disabled, rely on Homeless Housing Assistance programs and Vouchers.

NACCED also supports access to homelessness prevention initiatives through increased federal funding to local governments and community organizations to develop targeted programs addressing root causes such as joblessness, mental health issues, and substance abuse.

PRIORITY: In 2026, NACCED will continue to work to protect and increase these funds while working with Congress to enhance program efficiency and flexibility. NACCED requests \$4.2 billion in Fiscal Year (FY) 2027 funding for CDBG and \$1.5 billion for FY 2027 HOME funding. Additionally, NACCED will work with Congressional partners to ensure Congressionally Directed Spending projects related to CDBG, HOME and Emergency Solutions Grant programs do not impact formula-based congressional authorization levels.

HUD Staffing Support for Local County Assistance

At a time when communities across the nation are facing severe housing affordability and supply challenges, HUD's oversight, funding administration and technical assistance are more critical than ever. Any reduction in HUD staffing would slow the processing of grants and approvals while weakening the agency's ability to provide essential guidance on compliance, reporting and program implementation. Without sufficient personnel, local county government grantees could experience significant delays in project execution, disruptions in affordable housing development, community aid decrease and increased costs due to prolonged project timelines. HUD programs accessed by county governments play a vital role in supporting affordable housing, bolstering economic development and addressing infrastructure needs in working-class and rural communities across the country.

HUD's regional and field offices are equally important in maintaining timely communication, technical assistance, and program oversight. County governments, particularly those in smaller or rural jurisdictions, depend on direct engagement with HUD staff to ensure compliance, meet reporting requirements and move projects forward efficiently. Maintaining adequate staffing and field capacity within HUD is essential to ensure federal housing and community development resources are deployed effectively and to prevent delays that could hinder local governments' ability to meet the growing housing and community needs of their residents.

PRIORITY: In 2026, NACCED will support adequate HUD staffing levels to ensure timely processing of grants and approvals, as well as delivery of technical guidance support that enable grantees to effectively carry out federal program intent. Additionally, NACCED will support strengthening HUD field offices to sustain critical local and regional engagement, allowing grantees to access timely assistance, streamline project implementation and address community challenges efficiently.

Federal Regulatory Streamlining

NACCED calls on the Trump Administration support housing aid in localities to increase overall community health. NACCED will advocate for housing supply policies that streamline regulatory processes, incentivize construction supply material availability and promote zoning that maximizes affordable housing development areas. Additionally, NACCED will work towards increasing housing affordability by engaging in advocacy efforts for affordable housing funding, tax incentives, and innovative financing models.

NACCED will strive to decrease impediments to affordable housing by advocating for regulatory reforms, federally guided research to identify barriers, and fostering partnerships with stakeholders to create sustainable solutions that promote equitable and accessible housing opportunities for all.

PRIORITY: In 2026, NACCED urges the Trump Administration to increase its support of housing aid through deregulation opportunities that promote the creation and retention of affordable homes and work with county governments for streamlined application of federal resources.

Affordability Impacts and Homelessness Assistance

Counties play a pivotal role in delivering services and resources to individuals and families experiencing homelessness, including shelter, healthcare, mental health aid, and job training. However, existing federal resources are insufficient to meet the growing demand for comprehensive support systems.

In its 2024 Annual Homelessness Assessment Report, HUD cited an 18.1% increase in those experiencing homelessness. The report disclosed the number of people experiencing homelessness on a single night in 2024 was the highest ever recorded. A total of 771,480 people – or about 23 of every 10,000 people in the United States experienced homelessness in an emergency shelter, safe haven, transitional housing program, or in unsheltered locations across the country. Additionally, HUD cited about one in every five people experiencing homelessness on a single night in 2024 was age 55 or older. By prioritizing homelessness prevention and intervention, counties can build resilient communities and ensure residents of all ages have access to stable housing and vital services.

Additionally, rising cost-of-living pressures are intensifying financial strain on vulnerable households, pushing more individuals to the risk of homelessness. At the same time, continued housing instability across communities is increasing service needs and stretching county-level support systems beyond their current capacity.

PRIORITY: In 2026, NACCED will advocate support from both Congress and the Trump Administration for increased federal programs on homelessness assistance.

Increase HUD Disaster Aid to Local Government

Each year HUD applies methodology formulas to assist communities in need. Community Development Block Grant Disaster Recovery (CDBG-DR) funds are allocated by HUD or disaster relief, long-term recovery, restoration of infrastructure and housing, economic revitalization, and mitigation in the “most impacted and distressed” (MID) areas resulting from a qualifying major disaster. Congress is not required to appropriate CDBG-DR funding every year. Unlike recovery assistance programs administered by other agencies, CDBG-DR assistance is not permanently authorized.

CDBG-DR funding when approved results in counties needing to apply to states for disaster aid, which can cause delays in receiving federal funds at the local level. HUD published comprehensive CDBG-DR data in August 2025 summarizing grant disbursement for disaster-impacted areas since 1992. Awarded CDBG-DR grants totaled over \$111 billion with over \$12 billion allocated in 2023 and 2024 alone.

PRIORITY: In 2026, NACCED will work with Congress and HUD to ensure the provision of direct allocation to CDBG Entitlement Counties impacted by major disasters in a timely manner so that counties may better assist residents in immediate need and work with HUD’s Office of Disaster Recovery to disseminate resource opportunities for members in high-risk disaster locations. Additionally, NACCED supports permanent annual authorization of federal funds to CDBG-DR.

BABA Impacts on Affordable Housing

The creation and implementation of the Build America, Buy America, (BABA) program has introduced new challenges for affordable housing development. Allowing affordable housing projects to be exempt from BABA will further the goal of increasing the supply of affordable homes. This ensures projects focusing on affordability, including those funded by HOME and CDBG, can still meet program requirements and local market needs while mitigating the impact of increased costs associated with BABA sustainability measures and general construction costs. By exempting affordable housing projects from BABA oversight, regulators will act in the public’s best interest to eliminate obstacles that prevent practical approaches in ensuring vulnerable communities are given affordable housing opportunities and streamline federal oversight for increased housing access.

PRIORITY: In 2026, NACCED will work with HUD to support granting waivers and flexibility for impacted grantees under BABA to allow for streamlined statute enforcement that does not interfere with affordable housing construction, administrative and financial assistance.



Approved and endorsed by NACCED Board of Directors on 12/8/26

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