

119TH CONGRESS
2D SESSION

H. R. 10096

To establish the Task Force on the Impact of the Affordable Housing Crisis,
and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

AUGUST 13, 2026

Mr. LAWLER (for himself, Mr. PETERS, Ms. SALAZAR, and Ms. FRIEDMAN)
introduced the following bill; which was referred to the Committee on Fi-
nancial Services

A BILL

To establish the Task Force on the Impact of the Affordable
Housing Crisis, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Task Force on the
5 Impact of the Affordable Housing Crisis Act of 2026”.

6 **SEC. 2. PURPOSE OF TASK FORCE.**

7 The purpose of this Act is to establish the Task Force
8 on the Impact of the Affordable Housing Crisis, which
9 shall—

1 (1) evaluate and quantify the impact that a
2 lack of affordable housing has on other areas of life
3 and life outcomes;

4 (2) evaluate and quantify the costs incurred by
5 other Federal, State, and local programs due to a
6 lack of affordable housing; and

7 (3) make recommendations to Congress on how
8 to use affordable housing to improve the effective-
9 ness of other Federal programs and improve life out-
10 comes.

11 **SEC. 3. DEFINITIONS.**

12 In this Act:

13 (1) AFFORDABLE HOUSING.—

14 (A) IN GENERAL.—The term “affordable
15 housing” means—

16 (i) housing for which the household is
17 required to pay not more than 30 percent
18 of the household income for gross housing
19 costs, including utilities, where such in-
20 come is less than or equal to the area me-
21 dian income for the municipality in which
22 the housing is located, as determined by
23 the Secretary; and

24 (ii) housing—

1 (I) for which the household pays
2 more than 30 percent of the house-
3 hold income for gross housing costs,
4 including utilities, where such income
5 is less than or equal to the area me-
6 dian income for the municipality in
7 which the housing is located, as deter-
8 mined by the Secretary; and

9 (II) that is assisted or considered
10 affordable by the Department of
11 Housing and Urban Development, in-
12 cluding—

13 (aa) public housing;

14 (bb) housing assisted under
15 section 8(o) of such Act (42
16 U.S.C. 1437f(o));

17 (cc) housing receiving the
18 low-income housing credit under
19 section 42 of the Internal Rev-
20 enue Code; and

21 (dd) housing assisted under
22 other Federal or local housing
23 programs serving households with
24 incomes at or below 80 percent of
25 the area median income or pro-

1 viding services or amenities that
2 will primarily be used by low-in-
3 come housing.

4 (B) APPLICATION.—The definition in sub-
5 paragraph (A) shall apply to Federal, State,
6 and local affordable housing programs.

7 (2) LOW-INCOME HOUSING; PUBLIC HOUSING.—
8 The terms “low-income housing” and “public hous-
9 ing” have the meanings given those terms in section
10 3(b) of the United States Housing Act of 1937 (42
11 U.S.C. 1437a(b)).

12 (3) SECRETARY.—The term “Secretary” means
13 the Secretary of Housing and Urban Development.

14 (4) TASK FORCE.—The term “Task Force”
15 means the Task Force on the Impact of the Afford-
16 able Housing Crisis established under section 4(a).

17 **SEC. 4. ESTABLISHMENT OF TASK FORCE.**

18 (a) ESTABLISHMENT.—There is established a bipar-
19 tisan task force to be known as the Task Force on the
20 Impact of the Affordable Housing Crisis.

21 (b) MEMBERSHIP.—

22 (1) COMPOSITION.—The Task Force shall be
23 composed of 18 members, of whom—

24 (A) 1 member shall be appointed by the
25 Majority Leader of the Senate and the Speaker

1 of the House of Representatives, who shall
2 serve as co-chair of the Task Force;

3 (B) 1 member shall be appointed by the
4 Minority Leader of the Senate and the Minority
5 Leader of the House of Representatives, who
6 shall serve as co-chair of the Task Force;

7 (C) 4 members shall be appointed by the
8 Majority Leader of the Senate;

9 (D) 4 members shall be appointed by the
10 Minority Leader of the Senate;

11 (E) 4 members shall be appointed by the
12 Speaker of the House of Representatives; and

13 (F) 4 members shall be appointed by the
14 Minority Leader of the House of Representa-
15 tives.

16 (2) CRITERIA.—Each member of the Task
17 Force shall be an academic researcher, an expert in
18 a field or policy area related to the purpose of the
19 Task Force, or an individual who has experience
20 with government programs related to the purpose of
21 the Task Force.

22 (3) ADDITIONAL STAFF.—The co-chairs of the
23 Task Force may appoint and fix the pay of addi-
24 tional staff to the Task Force.

1 (4) DETAILEES.—Any Federal Government em-
2 ployee may be detailed to the Task Force without re-
3 imbursement from the Task Force, and the detailee
4 shall retain the rights, status, and privileges of his
5 or her regular employment without interruption.

6 (5) COMPENSATION OF MEMBERS.—Members of
7 the Task Force may be allowed travel expenses, in-
8 cluding per diem in lieu of subsistence, at rates au-
9 thorized for employees of agencies under subchapter
10 I of chapter 57 of title 5, United States Code, while
11 away from their homes or regular places of business
12 in the performance of services for the Task Force.

13 (c) TIMING OF APPOINTMENTS.—Appointments to
14 the Task Force shall be made not later than 180 days
15 after the date of enactment of this Act.

16 (d) PERIOD OF APPOINTMENT; VACANCIES.—

17 (1) IN GENERAL.—A member of the Task
18 Force shall be appointed for the life of the Task
19 Force.

20 (2) VACANCIES.—Any vacancy in the Task
21 Force—

22 (A) shall not affect the powers of the Task
23 Force; and

24 (B) shall be filled in the same manner as
25 the original appointment.

1 (e) INITIAL MEETING.—The Task Force shall meet
2 not later than 30 days after the date on which a majority
3 of the members of the Task Force have been appointed.

4 (f) MEETINGS.—

5 (1) IN GENERAL.—The Task Force shall meet
6 at the call of the co-chairs of the Task Force.

7 (2) QUORUM.—A majority of the members of
8 the Task Force shall constitute a quorum, but a
9 lesser number of members may hold hearings.

10 **SEC. 5. DUTIES OF THE TASK FORCE.**

11 (a) IN GENERAL.—The Task Force shall utilize avail-
12 able survey and statistical data related to the purpose of
13 the Task Force to complete a comprehensive report to—

14 (1) evaluate and quantify the impact that a
15 lack of affordable housing has on other areas of life
16 and life outcomes for individuals living in the United
17 States, including—

18 (A) education;

19 (B) employment;

20 (C) income level;

21 (D) health;

22 (E) nutrition;

23 (F) access to transportation;

24 (G) the poverty level of the neighborhood
25 in which individuals live;

1 (H) regional economic growth;

2 (I) neighborhood and rural community sta-
3 bility and revitalization; and

4 (J) other areas of life and life outcomes re-
5 lated to the purpose of the Task Force nec-
6 essary to complete a comprehensive report;

7 (2) evaluate and quantify the costs incurred by
8 other Federal, State, and local programs due to a
9 lack of affordable housing; and

10 (3) make recommendations to Congress on how
11 to use affordable housing to improve the effective-
12 ness of other Federal programs and improve life out-
13 comes for individuals living in the United States.

14 (b) PUBLIC COMMENT.—The Task Force shall pub-
15 lish in the Federal Register a notice for a public comment
16 period of 90 days on the purpose and activities of the Task
17 Force.

18 (c) REPORT.—Not later than the date on which the
19 Task Force terminates, the Task Force shall submit to
20 the Committee on Banking, Housing, and Urban Affairs
21 and the Committee on Finance of the Senate and the
22 Committee on Financial Services and the Committee on
23 Ways and Means of the House of Representatives and
24 make publicly available a final report that—

1 (1) contains the information, evaluations, and
2 recommendations described in subsection (a); and

3 (2) is signed by each member of the Task
4 Force.

5 **SEC. 6. POWERS OF TASK FORCE.**

6 (a) HEARINGS.—The Task Force may hold such
7 hearings, take such testimony, and receive such evidence
8 as the Task Force considers advisable to carry out this
9 Act.

10 (b) INFORMATION FROM FEDERAL AGENCIES.—

11 (1) IN GENERAL.—The Task Force may secure
12 directly from any Federal department or agency
13 such information as the Task Force considers nec-
14 essary to carry out this Act.

15 (2) FURNISHING INFORMATION.—On request of
16 the co-chairs of the Task Force, the head of a Fed-
17 eral department or agency described in paragraph
18 (1) shall furnish the information to the Task Force.

19 (c) POSTAL SERVICES.—The Task Force may use the
20 United States mails in the same manner and under the
21 same conditions as other Federal departments and agen-
22 cies.

1 **SEC. 7. TERMINATION OF TASK FORCE.**

2 The Task Force shall terminate not later than 2
3 years after the date on which all members of the Task
4 Force are appointed under section 4.

5 **SEC. 8. FUNDING.**

6 There are authorized to be appropriated such sums
7 as may be necessary to carry out this Act for fiscal years
8 2027 through 2030.

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