

119TH CONGRESS
2D SESSION

H. R. 10103

To direct the Secretary of Housing and Urban Development to establish a grant program to award grants to units of general local government to establish or expand eviction diversion programs, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

AUGUST 13, 2026

Ms. SCANLON introduced the following bill; which was referred to the
Committee on Financial Services

A BILL

To direct the Secretary of Housing and Urban Development to establish a grant program to award grants to units of general local government to establish or expand eviction diversion programs, 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 “Stable Homes Act”.

5 **SEC. 2. ESTABLISHMENT OF PILOT PROGRAM TO SUPPORT**
6 **EVICTION DIVERSION PROGRAMS.**

7 (a) ESTABLISHMENT.—Not later than 1 year after
8 the date of the enactment of this section, the Secretary

1 of Housing and Urban Development (hereafter referred to
2 as the “Secretary”) shall establish a pilot program to pro-
3 vide grants to eligible entities to fund the establishment
4 or expansion of pre-filing eviction diversion programs.

5 (b) ELIGIBILITY.—To be eligible for a grant under
6 this section, an entity shall be a unit of general local gov-
7 ernment.

8 (c) USE OF FUNDS.—An eligible entity that is award-
9 ed a grant under this section shall use such grant amounts
10 to establish or expand an eviction diversion program.

11 (d) TECHNICAL ASSISTANCE.—The Secretary may
12 provide technical assistance to eligible entities that are
13 awarded a grant under this section, including by issuing
14 model forms to standardize a landlord notice to a tenant
15 with respect to a tenant’s right to engage in an eviction
16 diversion program to ensure accessibility by tenants.

17 (e) REPORTING REQUIREMENTS.—

18 (1) ANNUAL REPORT.—Not later than 1 year
19 after the date of the enactment of this section, and
20 annually thereafter until the date described in sub-
21 section (f), an eligible entity that is awarded grant
22 under this section shall submit to the Secretary a re-
23 port that includes—

24 (A) the number of eviction diversion pro-
25 gram cases filed;

1 (B) the average cost for each case;

2 (C) the types of landlords in each case;

3 (D) the percentage of landlords and ten-
4 ants represented by legal counsel in each case;

5 (E) the aggregated demographic data of
6 tenants participating in the eviction diversion
7 program, including data on income range, age,
8 racial and ethnic identity, and urban, suburban,
9 and rural residency; and

10 (F) any other information as the Secretary
11 may require.

12 (2) SUMMARY TO CONGRESS.—Not later than 3
13 months after receiving the annual reports under
14 paragraph (1), the Secretary shall submit to the
15 Committee on Financial Services of the House of
16 Representatives and the Committee on Banking,
17 Housing, and Urban Affairs of the Senate a report
18 that summarizes such reports.

19 (3) PILOT PROGRAM PERIOD REPORTS.—Not
20 less frequently than twice between the date of the
21 enactment of this section and the termination date
22 described in subsection (f), the Inspector General of
23 the Department of Housing and Urban Development
24 shall complete an assessment of the implementation
25 and operation of the pilot program under this sec-

1 tion, to ensure the fair and legitimate use of such
2 program.

3 (f) DURATION AND EXPIRATION.—The pilot program
4 under this section shall terminate on December 31, 2030.

5 (g) AUTHORIZATION OF APPROPRIATIONS.—There is
6 authorized to be appropriated to the Secretary to carry
7 out this section \$300,000,000 for each of fiscal years 2026
8 through 2030.

9 (h) EVICTION DIVERSION PROGRAM DEFINED.—In
10 this section, the term “eviction diversion program” means
11 a program that includes the following attributes with re-
12 spect to residential rental housing within the jurisdiction
13 of the unit of general local government:

14 (1) A requirement that landlords notify tenants
15 in writing, by hand delivery and by mail with proof
16 of mailing, of the tenant’s right to engage in an evic-
17 tion diversion program and how to exercise such
18 rights. The notice shall explain that opting to par-
19 ticipate in an eviction diversion program does not
20 waive any of the tenant’s legal rights, including the
21 right to go to trial before a judge and jury if the di-
22 version program is unsuccessful in resolving the dis-
23 pute.

24 (2) A requirement that if the tenant chooses to
25 participate in the eviction diversion program, that

1 landlords and tenants participate in the program, in
2 good faith, for a minimum of 30 days before the
3 landlord initiates any formal eviction proceedings.

4 (3) Dispute resolution procedures between the
5 landlord and tenant with respect to a potential evic-
6 tion, including—

7 (A) direct rental assistance or the connec-
8 tion to rental assistance;

9 (B) mediation services;

10 (C) assigning a housing counselor to the
11 tenant; and

12 (D) any other assistance to facilitate dis-
13 pute resolution between the landlord and ten-
14 ant.

15 (4) An exception to participation in the pro-
16 gram for evictions necessary to prevent an imminent
17 threat of physical harm.

18 (5) In the case that the landlord does not com-
19 ply with any requirement of the program, the ability
20 of the tenant to assert such noncompliance as a de-
21 fense in any related eviction court proceeding.

22 (6) In the case that the landlord is represented
23 by legal counsel, the tenant has a right to counsel
24 at no cost if their income is equal to or less than

- 1 200 percent of the Federal poverty line before the
- 2 diversion process can occur.

