

119TH CONGRESS
1ST SESSION

H. R. 4874

To authorize funding of enriched resident services in federally assisted affordable housing, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

AUGUST 5, 2025

Mr. AGUILAR (for himself, Mr. MRVAN, Mr. TAKANO, Mr. PETERS, Ms. CHU, Mr. LIEU, Mr. NADLER, Ms. BROWNLEY, Ms. PINGREE, Mr. VEASEY, Mr. LEVIN, Mr. CARBAJAL, Mr. RUIZ, Ms. NORTON, Mr. FIELDS, Mrs. DINGELL, Mr. EVANS of Pennsylvania, Ms. LOFGREN, Mr. NEGUSE, and Mr. LATIMER) introduced the following bill; which was referred to the Committee on Financial Services

A BILL

To authorize funding of enriched resident services in federally assisted affordable housing, 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 “Affordable Housing
5 Resident Services Act”.

1 **SEC. 2. AFFORDABLE HOUSING RESIDENT SERVICES**
2 **GRANT PROGRAM.**

3 (a) IN GENERAL.—The Secretary of Health and
4 Human Services, acting through the Director of the Ad-
5 ministration of Children and Families (in this Act referred
6 to as the “Director”), shall annually, as part of the Serv-
7 ices Research Demonstration program, award grants on
8 a competitive basis to eligible recipients as described in
9 subsection (b).

10 (b) ELIGIBLE RECIPIENTS.—

11 (1) IN GENERAL.—A grant under this section
12 may only be made only to—

13 (A) an entity that has demonstrated expe-
14 rience and capacity in owning, managing, and
15 operating qualified properties or delivering resi-
16 dent supportive services within qualified prop-
17 erties; or

18 (B) a tribe or tribal organization.

19 (2) PRIORITY.—The Director shall give priority
20 to mission-driven, non-profit entities when awarding
21 grants under this section.

22 (c) TERMS OF GRANT.—Grants awarded under this
23 section shall be funded for a term of 5 years.

24 (d) VOLUNTARY SERVICES.—An entity that receives
25 a grant under this section may not require any resident

1 to accept any services provided by such entity using such
2 grant amounts.

3 (e) ELIGIBLE ACTIVITIES.—

4 (1) IN GENERAL.—An eligible recipient may use
5 not more than 75 percent of any amount awarded
6 under this section to cover the costs of activities un-
7 dertaken by a service coordinator—

8 (A) increasing the access of residents to
9 health services, including mental health serv-
10 ices;

11 (B) providing educational opportunities for
12 residents, including after-school programming,
13 mentoring, tutoring, college and career readi-
14 ness, and life skills training;

15 (C) enhancing the economic self-sufficiency
16 of residents by providing financial literacy,
17 housing stability, and homeownership opportu-
18 nities or connecting residents with housing
19 counselors approved by the Secretary of Hous-
20 ing and Urban Development to promote these
21 services;

22 (D) assisting older adults to enable them
23 to age in place, including by connecting them
24 with services and supports to facilitate the abil-
25 ity to age in community, home modifications,

accessibility upgrades, as well as home- and community-based services;

(E) enabling residents with disabilities to live independently and in integrated settings, including by providing home-and community-based services;

(F) assisting residents to receive public benefits for which they are eligible; and

(G) an additional activity as determined appropriate by the Director.

(2) USE OF AMOUNTS FOR SALARY, BENEFITS, AND TRAINING.—Not less than 25 percent of any amounts awarded to an eligible recipient under this section shall be by such eligible recipient for salary, benefits, and training for service coordinators.

(f) QUALIFIED PROPERTIES.—For purposes of this section, the term “qualified property” means a property—

(1) assisted under—

(A) the low-income housing tax credit under section 42 of the Internal Revenue Code of 1986;

(B) the project-based rental assistance programs under section 8 of the United States Housing Act of 1937, including units assisted

1 by project-based vouchers under section
2 8(o)(13) of such Act;

3 (C) the program under section 236 of the
4 National Housing Act;

5 (D) the below-market interest rate mort-
6 gage program under section 22(d)(3) of the Na-
7 tional Housing Act;

8 (E) the rural rental housing program
9 under section 515 of the Housing Act of 1949;

10 (F) a program under title IV of the
11 McKinney-Vento Homeless Assistance Act (42
12 U.S.C. 11361 et seq.), but only permanent sup-
13 portive housing projects subsidized under such
14 programs;

15 (G) section 1131 of Public Law 110–289;

16 (H) the supportive housing for the elderly
17 program under section 202 of the Housing Act
18 of 1959;

19 (I) the supportive housing program for
20 persons with disabilities under section 811 of
21 the Cranston-Gonzalez National Affordable
22 Housing Act;

23 (J) the Housing Opportunities for Persons
24 With AIDS under subtitle D of title VIII of the

1 Cranston-Gonzalez National Affordable Hous-
2 ing Act (42 U.S.C. 12901 et seq.);

3 (K) affordable housing units owned by
4 public housing agencies that are not assisted
5 under the Housing Act of 1937; or

6 (L) properties funded through, or who
7 work in partnership with programs funded
8 through, a community services block grant; or

9 (2) otherwise determined qualified by the Direc-
10 tor.

11 (g) SELECTION CRITERIA.—Grants shall be awarded
12 on a competitive basis, based on the following selection
13 criteria:

14 (1) The extent to which a grant may enable an
15 applicant to provide new types of enriched services,
16 to provide services to more residents, or provide
17 more effective services to residents.

18 (2) The extent to which an applicant can dem-
19 onstrate the likelihood of achieving objective out-
20 comes for its residents that are described in the ap-
21 plication.

22 (3) The extent of experience with respect to eli-
23 gible activities and a demonstrable track record in
24 providing resident services.

1 (4) The extent of relationships and partnerships
2 an applicant has with localities, non-profits, contin-
3 uums of care, federally qualified health centers (as
4 defined in section 861 of the Social Security Act),
5 and other health care providers that provide services
6 or facilitate the provision of services that improve
7 outcomes for residents.

8 (5) Any experience the applicant has with re-
9 spect to development, ownership, and management
10 of qualified properties for low-income families, sen-
11 iors, and disabled persons.

12 (6) The selection of a diverse range of grantees,
13 including minority business enterprises and owners
14 of properties located in rural areas, persistent pov-
15 erty areas, colonias, the United States territories,
16 and other underserved areas.

17 (h) COORDINATION.—The Director shall coordinate
18 with the Secretary of Housing and Urban Development
19 as the Director determines appropriate.

20 (i) USE OF AMOUNTS.—

21 (1) IN GENERAL.—The Director may reserve
22 not more than 5 percent of any amounts appro-
23 priated to carry out this section for technical assist-
24 ance activities which support grantees under this
25 program.

1 (2) CAPACITY BUILDING.—A recipient of grant
2 funds under this section may reserve not more than
3 1 percent of amounts from each grant awarded for
4 use to develop the capacity of the grantee associated
5 with such grant.

6 (3) CASEWORKER CAPACITY.—Amounts award-
7 ed to a grantee may be used by such grantee to fi-
8 nance the hiring of caseworkers to assist in carrying
9 out eligible activities.

10 (j) PROGRAM EVALUATION AND OUTCOMES.—Each
11 year, each grantee that receives amounts under this Act
12 shall submit to the Director, and the Director shall post
13 on a on a publicly accessible website, a description of each
14 activity carried out by such grantee using amounts pro-
15 vided and the impact of such activity.

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