

119TH CONGRESS
1ST SESSION

H. R. 5825

To require the Secretary of Housing and Urban Development to carry out a program that awards grants to Indian Tribes and Tribally designated housing entities for residential dwelling units with sustainable features, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

OCTOBER 24, 2025

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

A BILL

To require the Secretary of Housing and Urban Development to carry out a program that awards grants to Indian Tribes and Tribally designated housing entities for residential dwelling units with sustainable features, 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 “Tribal Housing Inno-
5 vation Act”.

1 **SEC. 2. GRANT PROGRAM FOR RESIDENTIAL DWELLING**
2 **UNITS WITH SUSTAINABLE FEATURES.**

3 (a) IN GENERAL.—The Secretary of Housing and
4 Urban Development (referred to in this section as the
5 “Secretary”) shall, not later than 1 year after the date
6 of the enactment of this Act, establish a program to award
7 grants on a competitive basis to eligible entities for 1 or
8 both of the following activities on Tribal land:

9 (1) Building a residential dwelling unit that has
10 at least 1 sustainable feature.

11 (2) Adding at least 1 sustainable feature to a
12 residential dwelling unit.

13 (b) APPLICATION.—An eligible entity that seeks a
14 grant under this section shall submit to the Secretary an
15 application at such time and in such manner as the Sec-
16 retary may require, and the application shall contain the
17 following information:

18 (1) A plan for 1 or both of the activities de-
19 scribed in subsection (a).

20 (2) Each source of financing, other than the
21 amounts of the grant, that the eligible entity intends
22 to use to carry out the plan described in paragraph
23 (1).

24 (3) Information that demonstrates the ability of
25 the eligible entity to carry out the plan described in
26 paragraph (1).

1 (4) If the eligible entity is a Tribally designated
2 housing entity, for each Indian Tribe for which the
3 Tribally designated housing entity seeks the grant, a
4 certification that is on the letterhead of the Indian
5 Tribe and authorizes the Tribally designated housing
6 entity to submit an application under this section on
7 behalf of the Indian Tribe.

8 (c) RENTAL REQUIREMENT.—An eligible entity that
9 has built or modified a residential dwelling unit under this
10 section may only rent the residential dwelling unit to an
11 individual who—

12 (1) if the eligible entity is an Indian Tribe, is
13 a member of the Indian Tribe; or

14 (2) if the eligible entity is a Tribally designated
15 housing entity, is a member of an Indian Tribe
16 served by the Tribally designated housing entity.

17 (d) REPORTING REQUIREMENTS.—

18 (1) FOR ELIGIBLE ENTITIES.—Not later than 3
19 months after each fiscal year in which an eligible en-
20 tity receives amounts under this section to carry out
21 a plan described in this section, the eligible entity
22 shall submit a report to the Secretary that contains
23 the following information with respect to the fiscal
24 year:

1 (A) The number of residential dwelling
2 units that have been built or modified under the
3 plan and are owned, or intended to be owned,
4 in whole or in part, as the home or residence
5 of 1 or more individuals.

6 (B) The number of residential dwelling
7 units that have been built or modified under the
8 plan and are leased, or intended to be leased,
9 in whole or in part, as the home or residence
10 of 1 or more individuals.

11 (C) Each sustainable feature that has been
12 added to a residential dwelling unit described in
13 this paragraph.

14 (D) Any other information that the Sec-
15 retary may require.

16 (2) FOR THE SECRETARY.—Not later than 12
17 months after each fiscal year in which the Secretary
18 awards a grant under this section, the Secretary
19 shall submit to the Congress a report on any na-
20 tional impact that the grant program under this sec-
21 tion has had with respect to the activities described
22 in subsection (a).

23 (e) AUTHORIZATION OF APPROPRIATIONS.—There is
24 authorized to be appropriated to the Secretary

1 \$150,000,000 for fiscal year 2025 and each subsequent
2 fiscal year to carry out this section.

3 (f) DEFINITIONS.—In this section:

4 (1) CONSUMER PRICE INDEX.—The term “Con-
5 sumer Price Index” means the Consumer Price
6 Index for All Urban Consumers published by the
7 Bureau of Labor Statistics of the Department of
8 Labor.

9 (2) ELIGIBLE ENTITY.—The term “eligible enti-
10 ty” means any of the following:

11 (A) An Indian Tribe.

12 (B) A Tribally designated housing entity.

13 (3) ENERGY-EFFICIENT.—The term “energy-ef-
14 ficient” means, with respect to a product, an Energy
15 Star product or FEMP designated product, as such
16 terms are defined in section 553 of the National En-
17 ergy Conservation Policy Act (42 U.S.C. 8259b).

18 (4) INDIAN TRIBE.—The term “Indian Tribe”
19 has the meaning given such term under section 4 of
20 the Native American Housing Assistance and Self-
21 Determination Act of 1996 (25 U.S.C. 4103).

22 (5) RESIDENTIAL DWELLING UNIT.—The term
23 “residential dwelling unit” means a dwelling unit
24 that is owned or leased, or intended to be owned or

1 leased, in whole or in part, as the home or residence
2 of 1 or more individuals.

3 (6) SUSTAINABLE FEATURE.—The term “sus-
4 tainable feature” means any of the following fea-
5 tures:

6 (A) Building-to-grid integration.

7 (B) An electric heating system, including a
8 heat pump.

9 (C) An energy-efficient air filter.

10 (D) An energy-efficient appliance, includ-
11 ing an electric laundry machine.

12 (E) Energy-efficient bathroom plumbing,
13 including a low-flow toilet.

14 (F) Energy-efficient lighting.

15 (G) An energy-efficient window.

16 (H) An energy monitoring device, including
17 a smart meter or a smart thermostat.

18 (I) Insulation for a roof, wall, or window.

19 (J) A passive cooling system.

20 (K) A solar panel.

21 (L) Reflective roofing.

22 (M) Any other feature that, as determined
23 by the Secretary, would improve the sustain-
24 ability of a residential dwelling unit or would be

1 necessary to build a residential dwelling unit
2 that is sustainable.

3 (7) TRIBALLY DESIGNATED HOUSING ENTI-
4 TY.—The term “Tribally designated housing entity”
5 has the meaning given such term under section 4 of
6 the Native American Housing Assistance and Self-
7 Determination Act of 1996 (25 U.S.C. 4103).

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