

119TH CONGRESS  
2D SESSION

# H. R. 7326

To direct the Secretary of Housing and Urban Development to conduct a grant competition for the development of single- and multi-family homes, and for other purposes.

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## IN THE HOUSE OF REPRESENTATIVES

FEBRUARY 3, 2026

Mr. FOSTER (for himself, Ms. PETTERSEN, and Mr. FIELDS) introduced the following bill; which was referred to the Committee on Financial Services

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## A BILL

To direct the Secretary of Housing and Urban Development to conduct a grant competition for the development of single- and multi-family homes, 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 “Advancing Better Op-  
5       tions for Dwellings Everywhere Act” or the “ABODE  
6       Act”.

7       **SEC. 2. COMPETITION.**

8       (a) IN GENERAL.—The Secretary of Housing and  
9       Urban Development (in this section referred to as the

1 “Secretary”), in consultation with the Department of En-  
2 ergy and the Environmental Protection Agency, shall—

3 (1) conduct a grant competition to provide  
4 grants to academic organizations, nonprofit organi-  
5 zations, and for-profit or nonprofit mission-driven  
6 developers to develop, or rehabilitate existing, single-  
7 and multi-family homes—

8 (A) for households with an income that is  
9 not more than 50 percent of the area median  
10 income; and

11 (B) with a focus on—

12 (i) reducing development costs;

13 (ii) increasing resiliency, energy effi-  
14 ciency, accessibility for individuals with  
15 disabilities; and

16 (iii) selecting projects that are built to  
17 scale; and

18 (2) study the short- and long-term savings of  
19 the resiliency and energy efficiency measures that  
20 were implemented in the homes described in para-  
21 graph (1).

22 (b) USE OF FUNDS.—A grant awarded under this  
23 section shall be awarded at completion of the contract for  
24 building a pre-determined number of homes that abide by  
25 pre-determined resiliency and energy efficiency measures.

1 (c) PRIORITY.—The Secretary shall prioritize grant  
2 awards that—

3 (1) develop or rehabilitate homes in areas with  
4 a severe affordable housing shortage;

5 (2) focus on quality, durability and maintenance costs, and neighborhood design compatibility;  
6  
7 or

8 (3) develop or rehabilitate homes with universal  
9 design that provides access for individuals with disabilities.  
10

11 (d) REPORT.—Not later than 2 years after the date  
12 of enactment of this Act, the Secretary shall submit to  
13 Congress a report on the competition and study conducted  
14 under this section, which shall include—

15 (1) a description of the projects funded and  
16 completed;

17 (2) the number and sales or rental price, as applicable, of affordable houses built; and  
18

19 (3) the results of the study described in subsection (a)(2).  
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21 (e) AUTHORIZATION OF APPROPRIATIONS.—There is  
22 authorized to be appropriated such sums as may be necessary to carry out this section.  
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