

119TH CONGRESS
2^D SESSION

H. R. 7504

To require the Government Accountability Office to study and recommend
a definition for workforce housing.

IN THE HOUSE OF REPRESENTATIVES

FEBRUARY 11, 2026

Mr. LAWLER (for himself and Mr. GOTTHEIMER) introduced the following bill;
which was referred to the Committee on Financial Services, and in addition
to the Committee on Ways and Means, for a period to be subsequently
determined by the Speaker, in each case for consideration of such
provisions as fall within the jurisdiction of the committee concerned

A BILL

To require the Government Accountability Office to study
and recommend a definition for workforce housing.

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 “Housing for America’s
5 Middle Class Act of 2026”.

6 **SEC. 2. CONGRESSIONAL FINDINGS.**

7 The Congress finds that—

1 (1) the lack of affordable housing in the United
2 States is an issue impacting millions of middle-class,
3 working American families;

4 (2) many of these families earn more annually
5 than the income limits for certain Federal housing
6 financing and benefits; and

7 (3) these families are often excluded from living
8 in neighborhoods near their places of work, schools,
9 shopping, and healthcare due to a lack of afford-
10 ability.

11 **SEC. 3. REPORT TO CONGRESS.**

12 Not later than 180 days after the date of the enact-
13 ment of this Act, the Comptroller General of the United
14 States shall submit to the Congress a report that—

15 (1) identifies issues with housing affordability
16 for America’s middle-income homeowners and rent-
17 ers, including identifying geographically where hous-
18 ing is the most unaffordable for these populations;

19 (2) identifies Federal housing programs, includ-
20 ing Federal tax credits, grants, credit programs, and
21 other programs that currently benefit lower-income
22 households, which are not available to middle-income
23 households;

1 (3) identifies any gaps in the inclusion of mid-
2 dle-income households in Federal housing programs
3 designed to promote affordability;

4 (4) sets forth recommendations for a definition
5 of “workforce housing” based on income parameters
6 in order to assist Federal agencies in including mid-
7 dle-income households under existing Federal pro-
8 grams; and

9 (5) analyzes how such a definition could relate
10 to incentives for workforce housing development
11 through Federal programs, policies, and other initia-
12 tives.

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