

119TH CONGRESS
2D SESSION

H. R. 8185

To create a database of eviction information, establish grant programs for eviction prevention and legal aid, and limit use of housing court-related records in consumer reports, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

APRIL 2, 2026

Ms. PRESSLEY (for herself, Ms. DELAURO, Mr. GOMEZ, Ms. NORTON, Ms. TLAIB, and Ms. JAYAPAL) introduced the following bill; which was referred to the Committee on Financial Services

A BILL

To create a database of eviction information, establish grant programs for eviction prevention and legal aid, and limit use of housing court-related records in consumer reports, 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 “Housing Emergencies
5 Lifeline Program Act of 2026” or the “HELP Act of
6 2026”.

7 **SEC. 2. DATABASE OF EVICTION INFORMATION.**

8 (a) REPORTS BY HOUSING PROVIDERS.—

1 (1) IN GENERAL.—The Secretary of Housing
2 and Urban Development shall require each State
3 and local entity that receives covered housing assist-
4 ance to submit to the Secretary annual reports
5 under this section regarding evictions from assisted
6 dwelling units of the covered housing occurring dur-
7 ing the preceding year.

8 (2) CONTENTS.—Each report submitted pursu-
9 ant to subsection (a) shall include—

10 (A) for each household subject to an evic-
11 tion proceeding during the year which the re-
12 port covers—

13 (i) the reason or reasons that the evic-
14 tion proceeding was undertaken and, in the
15 case of any eviction proceeding undertaken
16 in whole or in part based on an arrearage
17 in rent owed, the amount of such arrear-
18 age and the amount of the tenant's re-
19 quired contribution toward rent;

20 (ii) the date on which the household
21 was ordered to be evicted;

22 (iii) the address of the dwelling unit
23 from which the household was evicted;

1 (iv) whether the household was rep-
2 resented by legal counsel in any eviction
3 proceeding, if such information is available;

4 (v) the number of days the household
5 was given to vacate the dwelling unit, if
6 such information is available; and

7 (vi) whether a writ of execution was
8 issued in regards to the eviction; and

9 (B) for each individual in any household
10 subject to an eviction proceeding during the
11 year which the report covers—

12 (i) the name of the individual;

13 (ii) the annual income of the indi-
14 vidual in the fiscal year prior to the year
15 during which the individual was evicted, if
16 available;

17 (iii) the disability status of the indi-
18 vidual evicted, if available;

19 (iv) any available demographic infor-
20 mation about the individual including race,
21 ethnicity, age, and gender;

22 (v) any foster care history for the in-
23 dividual, if available;

1 (vi) any serious physical health prob-
2 lems or serious mental illness of the indi-
3 vidual, if such information is available;

4 (vii) any history of prior homelessness
5 of the individual, if such information is
6 available; and

7 (viii) whether the individual has a
8 criminal record, if such information is
9 available.

10 (3) DATA REQUIREMENTS.—The Secretary of
11 Housing and Urban Development shall develop re-
12 quirements for States and local entities that receive
13 covered housing assistance that—

14 (A) provides limitations on how long the
15 information described in paragraph (2) shall be
16 retained; and

17 (B) establishes data privacy and security
18 requirements for the information described in
19 paragraph (2) that—

20 (i) includes appropriate measures to
21 ensure that the privacy of the individuals
22 and households is protected and that the
23 information, including any personally iden-
24 tifiable information, is collected and used

1 only for the purpose of submitting reports
2 under paragraph (1); and

3 (ii) ensures that any names collected
4 are redacted and replaced with an anony-
5 mous identifier.

6 (b) DATABASE.—

7 (1) IN GENERAL.—The Secretary shall establish
8 a database for collecting and maintaining informa-
9 tion submitted in reports pursuant to subsection (a).

10 (2) DISAGGREGATION.—To the extent possible,
11 such database shall be disaggregated by the smallest
12 census tract, block group, or block possible for the
13 data set, and by income, race, gender, disability, and
14 all other protected classes under the Fair Housing
15 Act.

16 (3) PRIVACY PROTECTIONS.—The Secretary
17 shall establish appropriate measures regarding infor-
18 mation in the database to ensure that, subject to
19 paragraph (3), the privacy of the individuals and
20 households is protected and that any personally
21 identifiable information is not disclosed, including by
22 redacting all names.

23 (4) RESEARCH.—The Secretary may make full
24 and unredacted information available to academic in-
25 stitutions for the purpose of researching causes and

1 solutions to evictions and adherence to civil rights
2 protections.

3 **SEC. 3. EVICTION PROTECTION GRANT PROGRAM.**

4 (a) ESTABLISHMENT.—The Secretary shall establish
5 a grant program to award competitive grants to eligible
6 entities as described in this section.

7 (b) ELIGIBILITY.—To be eligible for a grant under
8 this section, an entity shall be a nonprofit or government
9 entity.

10 (c) ELIGIBLE USES.—An entity that is awarded a
11 grant under this section shall use such grant to provide
12 legal assistance (including assistance related to pretrial
13 activities, trial activities, post-trial activities and alter-
14 native dispute resolution) at no cost to eligible low-income
15 tenants at risk of or subject to eviction.

16 (d) PRIORITY.—In awarding grants under this sec-
17 tion, the Secretary shall give preference to eligible entities
18 that—

19 (1) include a marketing strategy for residents
20 of areas with high rates of eviction;

21 (2) have experience providing no-cost legal as-
22 sistance to low-income individuals, including those
23 with limited English proficiency or disabilities; and

24 (3) have sufficient capacity to administer such
25 assistance.

1 (e) USE IN URBAN AND RURAL AREAS.—The Sec-
 2 retary shall ensure, to the extent practicable, that the pro-
 3 portion of tenants living in rural areas who will receive
 4 legal assistance with grant amounts under this section is
 5 not less than the overall proportion of tenants who live
 6 in rural areas.

7 (f) AUTHORIZATION OF APPROPRIATIONS.—There is
 8 authorized to be appropriated to the Secretary such sums
 9 as needed for—

10 (1) grants under this section; and

11 (2) assistance under the emergency solutions
 12 grants program under subtitle B of title IV of the
 13 McKinney-Vento Homeless Assistance Act (42
 14 U.S.C. 11371 et seq.), to be used only for—

15 (A) providing legal counsel for tenants sub-
 16 ject to or at risk of eviction with regard to any
 17 eviction related legal proceeding; and

18 (B) costs of any court fees associated with
 19 an eviction-related legal proceeding for a tenant
 20 (excluding any attorneys fees for the attorney
 21 of the landlord of the tenant).

22 **SEC. 4. CONSUMER REPORTS.**

23 (a) IN GENERAL.—Section 605(a) of the Fair Credit
 24 Reporting Act (15 U.S.C. 1681c(a)) is amended by adding
 25 at the end the following:

1 “(9) An eviction, or any information related to
 2 an eviction or a proceeding seeking eviction, of a
 3 consumer from a rental dwelling.

4 “(10) Any adverse item of information related
 5 to rent or utility arrears.”.

6 (b) **APPLICABILITY.**—The amendment made by this
 7 section shall apply to any consumer report (as defined in
 8 section 603 of the Fair Credit Reporting Act (15 U.S.C.
 9 1681a)) issued on or after the date of the enactment of
 10 this Act.

11 **SEC. 5. EVICTION INFORMATION.**

12 (a) **IN GENERAL.**—The Secretary shall, not later
 13 than 1 year after the date of the enactment of this Act,
 14 issue rules that require each owner of a covered federally
 15 assisted rental dwelling unit to ensure that each tenant
 16 of such dwelling unit owned by such owner receives infor-
 17 mation, in writing—

18 (1) not less than once each year regarding—

19 (A) the rights and responsibilities of such
 20 owner with regard to eviction; and

21 (B) local organizations and resources that
 22 can provide assistance in eviction-related mat-
 23 ters;

24 (2) upon provision of any notice of eviction,
 25 stating the reason or reasons for the eviction; and

1 (3) all notices given shall clarify that rights and
2 responsibilities of tenants are subject to State and
3 local law.

4 (b) HOTLINE.—The Secretary shall, not later than
5 1 year after the date of the enactment of this Act, estab-
6 lish a hotline to provide assistance with regard to eviction-
7 related matters to tenants of covered federally assisted
8 rental dwelling units. The Secretary shall establish guid-
9 ance to ensure that the hotline is visible, promoted to con-
10 sumers, is accessible in English and other languages, has
11 accommodations for those who have disabilities, and main-
12 tains adequate staff to match the volume of calls to the
13 hotline. Assistance must direct callers to available re-
14 sources, including legal aid, and make callers aware of
15 their rights and responsibilities as tenants.

16 **SEC. 6. DEFINITIONS.**

17 In this Act:

18 (1) ASSISTANCE.—The term “assistance”
19 means any grant, loan, subsidy, contract, cooperative
20 agreement, or other form of financial assistance, but
21 such term does not include the insurance or guar-
22 antee of a loan, mortgage, or pool of loans or mort-
23 gages.

24 (2) COVERED FEDERALLY ASSISTED RENTAL
25 DWELLING UNIT.—The term “covered federally as-

1 sisted rental dwelling unit” means a residential
2 dwelling unit that—

3 (A) is made available for rental; and

4 (B)(i) for which assistance is provided, or
5 that is part of a housing project for which as-
6 sistance is provided, under any program admin-
7 istered by the Secretary of Housing and Urban
8 Development, including—

9 (I) the public housing program
10 under the United States Housing Act
11 of 1937 21 (42 U.S.C. 1437 et seq.);

12 (II) the program for rental as-
13 sistance under section 8 of the United
14 States Housing Act of 1937 (42
15 U.S.C. 1437f);

16 (III) the HOME Investment
17 Partnerships program under title II of
18 the Cranston-Gonzalez National Af-
19 fordable Housing Act (42 U.S.C.
20 12721 et seq.);

21 (IV) title IV of the McKinney-
22 Vento Homeless Assistance Act (42
23 U.S.C. 11360 et seq.);

24 (V) the Housing Trust Fund pro-
25 gram under section 1338 of the Hous-

1 ing and Community Development Act
2 of 1992 (12 U.S.C. 4568);

3 (VI) the program for supportive
4 housing for the elderly under section
5 202 of the Housing Act of 1959 (12
6 U.S.C. 1701q);

7 (VII) the program for supportive
8 housing for persons with disabilities
9 under section 811 of the Cranston-
10 Gonzalez National Affordable Housing
11 Act (42 U.S.C. 8013);

12 (VIII) the AIDS Housing Oppor-
13 tunities program under subtitle D of
14 title VIII of the Cranston-Gonzalez
15 National Affordable Housing Act (42
16 U.S.C. 12901 et seq.);

17 (IX) the program for Native
18 American housing under the Native
19 American Housing Assistance and
20 Self-Determination Act of 1996 (25
21 U.S.C. 4101 et seq.); and

22 (X) the program for housing as-
23 sistance for Native Hawaiians under
24 title VIII of the Native American
25 Housing Assistance and Self-Deter-

1 mination Act of 1996 7 (25 U.S.C.
2 4221 et seq.); or

3 (ii) is a property, or is on or in a
4 property, that has a federally backed mort-
5 gage loan or federally backed multifamily
6 mortgage loan, as 11 such terms are de-
7 fined in section 4024(a) of the CARES Act
8 (15 U.S.C. 9058(a)).

9 (3) COVERED HOUSING.—The term “covered
10 housing” means a dwelling unit assisted with
11 amounts made available, or a loan or mortgage
12 made, insured, or guaranteed, under any of the fol-
13 lowing programs:

14 (A) The programs for tenant- and project-
15 based rental assistance under section 8 of the
16 United States Housing Act of 1937 (42 U.S.C.
17 21 1437f).

18 (B) The program for public housing under
19 the United States Housing Act of 1937 (42 24
20 U.S.C. 1437 et seq.).

21 (C) The program for supportive housing
22 for the elderly under section 202 of the Hous-
23 ing Act of 1959 (12 U.S.C. 1701q).

24 (D) The program for supportive housing
25 for persons with disabilities under section 811

1 of the Cranston-Gonzalez National Affordable
2 Housing Act (42 U.S.C. 8013).

3 (E) The community development block
4 grant program under title I of the Housing and
5 Community Development Act of 1974 (42 11
6 U.S.C. 5301 et seq.).

7 (F) The HOME Investment Partnerships
8 program under titles I and II of the Cranston-
9 Gonzalez National Affordable Housing Act (42
10 U.S.C. 12704 et seq.).

11 (G) The program for housing opportunities
12 for persons with AIDS under subtitle D of title
13 VIII of the Cranston-Gonzalez National Afford-
14 able Housing Act (42 U.S.C. 12901 et seq.).

15 (H) The programs for homeless assistance
16 under title IV of the McKinney-Vento Homeless
17 Assistance Act (42 U.S.C. 11361 et seq.).

18 (4) COVERED HOUSING ASSISTANCE.—The term
19 “covered housing assistance” means assistance
20 under any program specified in paragraph (3).

21 (5) LEGAL COUNSEL.—The term “legal coun-
22 sel” means full representation by an attorney
23 throughout proceedings in issue.

24 (6) OWNER.—For the purposes of this Act, the
25 term “owner” means any private person or entity,

1 including a cooperative, an agency of the Federal
2 Government, or a public housing agency, having the
3 legal right to lease or sublease dwelling units.

4 (7) SECRETARY.—The term “Secretary” means
5 Secretary of Housing and Urban Development.

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