

119TH CONGRESS
2D SESSION

H. R. 9934

To increase the housing supply in the United States, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

JULY 23, 2026

Ms. SIMON introduced the following bill; which was referred to the Committee on Financial Services, and in addition to the Committees on Ways and Means, and Energy and Commerce, 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 increase the housing supply in the United States, 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; TABLE OF CONTENTS.**

4 (a) SHORT TITLE.—This Act may be cited as the
5 “Housing Building Occupancy Opportunities for Millions
6 Act” or the “Housing BOOM Act”.

7 (b) TABLE OF CONTENTS.—The table of contents for
8 this Act is as follows:

1 **SEC. 2. DEFINITIONS.**

2 In this Act:

3 (1) DEPARTMENT.—The term “Department”
4 means the Department of Housing and Urban De-
5 velopment.

6 (2) PUBLIC HOUSING AGENCY.—The term
7 “public housing agency” has the meaning given the
8 term in section 3(b) of the United States Housing
9 Act of 1937 (42 U.S.C. 1437a(b)).

10 (3) SECRETARY.—The term “Secretary”, unless
11 otherwise provided, means the Secretary of Housing
12 and Urban Development.

13 (4) STATE.—The term “State” means each
14 State of the United States, the District of Columbia,
15 the Commonwealth of Puerto Rico, and any territory
16 or possession of the United States.

17 **TITLE I—BOOSTING THE**
18 **HOUSING SUPPLY**

19 **SEC. 101. INCREASE IN STATE HOUSING CREDIT CEILING.**

20 (a) IN GENERAL.—Subparagraph (I) of section
21 42(h)(3) of the Internal Revenue Code of 1986 is amended
22 by striking “1.12” and inserting “3.36”.

23 (b) EFFECTIVE DATE.—The amendments made by
24 this section shall apply to allocations of housing credit dol-
25 lar amount made in calendar years beginning after De-
26 cember 31, 2025.

1 **SEC. 102. MIDDLE-INCOME HOUSING CONSTRUCTION LOAN**
2 **FUND.**

3 (a) **ESTABLISHMENT.**—There is established within
4 the Treasury a fund to be known as the “Middle Income
5 Housing Construction Loan Fund” (in this section re-
6 ferred to as the “Fund”).

7 (b) **ELIGIBLE RECIPIENTS.**—Entitles eligible to re-
8 ceive amounts from the Fund include nonprofit organiza-
9 tions, public housing agencies, and qualified mission-driv-
10 en housing developers.

11 (c) **USE OF FUNDS.**—The Secretary shall use
12 amounts in the Fund to make low-interest loans to entities
13 described in subsection (b) for rental housing construction
14 or adaptive reuse, targeting households earning not less
15 than 60 percent and not more than 120 percent of the
16 area median income.

17 (d) **APPLICATION.**—

18 (1) **IN GENERAL.**—To be eligible for a loan
19 fund the Fund, an eligible recipient described in sub-
20 section (b) shall submit to the Secretary an applica-
21 tion in such form, at such time, and containing such
22 information as the Secretary determines appropriate.

23 (2) **PRIORITY.**—In awarding loans from the
24 Fund, the Secretary shall prioritize eligible recipi-
25 ents from high-cost, high opportunity markets where
26 moderate-income renters are cost-burdened but do

1 not qualify for deeply subsidized housing or housing
2 that receives tax credits under section 42 of the In-
3 ternal Revenue Code of 1986.

4 (e) PREVAILING WAGE REQUIREMENTS.—

5 (1) IN GENERAL.—All laborers and mechanics
6 employed by contractors or subcontractors in the
7 performance of construction, alteration, or repair
8 work on a project assisted in whole or in part by
9 funding made available under this section shall be
10 paid wages at rates not less than those prevailing on
11 similar projects in the locality, as determined by the
12 Secretary of Labor in accordance with subchapter
13 IV of chapter 31 of title 40, United States Code
14 (commonly referred to as the “Davis-Bacon Act”).

15 (2) AUTHORITY OF SECRETARY OF LABOR.—

16 With respect to the labor standards specified in this
17 paragraph, the Secretary of Labor shall have the au-
18 thority and functions set forth in Reorganization
19 Plan Numbered 14 of 1950 (64 Stat. 1267; 5
20 U.S.C. App.) and section 3145 of title 40, United
21 States Code.

22 (f) AUTHORIZATION OF APPROPRIATIONS.—There is
23 authorized to be appropriated to the Fund \$10,000,000
24 for each of fiscal years 2026 through 2030.

1 **SEC. 103. WORKFORCE HOUSING BLOCK GRANT PROGRAM.**

2 (a) ESTABLISHMENT.—The Secretary shall establish
3 a block grant program under which the Secretary provides
4 funds to States to support the development of workforce
5 rental housing for households earning not more than 60
6 percent and not more than 120 percent of the area median
7 income.

8 (b) REQUIREMENT.—Each State shall submit to the
9 Secretary equity-based allocation plans for funding under
10 this section that address racial and income segregation,
11 housing shortages, and economic opportunity.

12 (c) PRIORITY.—A State receiving funding under this
13 section shall prioritize the allocation of funding for—

14 (1) projects located in high-cost urban regions,
15 rural communities, and rapidly growing suburban
16 areas; and

17 (2) projects located near employment centers,
18 schools, health care facilities, and transit.

19 (d) GRANT ADMINISTRATION.—

20 (1) IN GENERAL.—The Secretary shall admin-
21 ister the program under this section, providing guid-
22 ance and technical assistance to States.

23 (2) ALLOCATION.—The Secretary shall allocate
24 grants under this section through a competitive for-
25 mula-based process, under which—

1 (A) priority shall be given to States with a
2 higher population, higher number of cost-
3 burned renters, and greater housing supply
4 deficits; and

5 (B) a State recipient may receive funds
6 and administer loans directly or delegate funds
7 to State housing finance agencies, public hous-
8 ing agencies, or redevelopment authorities with
9 demonstrated capacity to manage housing de-
10 velopment programs.

11 (e) REPORTING.—Each State that receives a grant
12 under this section shall submit to the Secretary an annual
13 report on the program under this section, which shall in-
14 clude, for the year covered by the report—

15 (1) the number of projects and units financed;
16 (2) the income levels served by those projects,
17 with a breakdown by income as a percentage of the
18 area median income;

19 (3) the average subsidy amount per unit;

20 (4) the geographic distribution of projects, in-
21 cluding whether a project was carried out in an
22 urban, rural, or high opportunity area;

23 (5) the demographics of individuals served by
24 those projects, including race, ethnicity, and house-
25 hold size; and

1 (6) data relating to loans made by the State
2 using grant funds, including loan performance, re-
3 payment status, and the number of defaults.

4 (f) PREVAILING WAGE REQUIREMENTS.—

5 (1) IN GENERAL.—All laborers and mechanics
6 employed by contractors or subcontractors in the
7 performance of construction, alteration, or repair
8 work on a project assisted in whole or in part by
9 funding made available under this section shall be
10 paid wages at rates not less than those prevailing on
11 similar projects in the locality, as determined by the
12 Secretary of Labor in accordance with subchapter
13 IV of chapter 31 of title 40, United States Code
14 (commonly referred to as the “Davis-Bacon Act”).

15 (2) AUTHORITY OF SECRETARY OF LABOR.—

16 With respect to the labor standards specified in this
17 paragraph, the Secretary of Labor shall have the au-
18 thority and functions set forth in Reorganization
19 Plan Numbered 14 of 1950 (64 Stat. 1267; 5
20 U.S.C. App.) and section 3145 of title 40, United
21 States Code.

22 (g) AUTHORIZATION OF APPROPRIATIONS.—There is
23 authorized to be appropriated to the Secretary
24 \$5,000,000,000 for each of fiscal years 2026 through

1 2030, to remain available until expended, to carry out this
2 section.

3 **SEC. 104. HOUSING ACCELERATOR PROGRAM.**

4 (a) ESTABLISHMENT.—The Secretary shall establish
5 a Housing Accelerator Program (in this section referred
6 to as the “Program”) to provide funding to local govern-
7 ments, affordable housing developers, and public housing
8 agencies for gap financing for affordable housing projects
9 that—

10 (1) have site control through ownership, ground
11 lease, or other enforceable instrument;

12 (2) have received all required local land use and
13 environmental clearances;

14 (3) have secured commitments for not less than
15 50 percent of total development financing; and

16 (4) demonstrate the capacity to commence con-
17 struction within 12 months of receiving Federal
18 funds.

19 (b) APPLICATION.—An entity described in subsection
20 (a) desiring funding under the Program shall submit to
21 the Secretary an application in such form, at such time,
22 and containing such information as the Secretary deter-
23 mines appropriate.

24 (c) REQUIREMENTS.—An affordable housing project
25 that receives funding under the Program shall—

1 (1) include a minimum affordability covenant of
2 not less than 30 years of affordability for each unit;
3 and

4 (2) provide that—

5 (A) not less than 40 percent of units shall
6 be affordable to families with incomes that are
7 not more than 60 percent of the area median
8 income; or

9 (B) not less than 20 percent of units shall
10 be affordable to families with incomes that are
11 not more than 50 percent of the area median
12 income.

13 (d) PREVAILING WAGE REQUIREMENTS.—

14 (1) PREVAILING WAGE REQUIREMENTS.—

15 (A) IN GENERAL.—All laborers and me-
16 chanics employed by contractors or subcontract-
17 tors in the performance of construction, alter-
18 ation, or repair work on a project assisted in
19 whole or in part by funding made available
20 under this section shall be paid wages at rates
21 not less than those prevailing on similar
22 projects in the locality, as determined by the
23 Secretary of Labor in accordance with sub-
24 chapter IV of chapter 31 of title 40, United

1 States Code (commonly referred to as the
2 “Davis-Bacon Act”).

3 (B) AUTHORITY OF SECRETARY OF
4 LABOR.—With respect to the labor standards
5 specified in this paragraph, the Secretary of
6 Labor shall have the authority and functions
7 set forth in Reorganization Plan Numbered 14
8 of 1950 (64 Stat. 1267; 5 U.S.C. App.) and
9 section 3145 of title 40, United States Code.

10 (e) AUTHORIZATION OF APPROPRIATIONS.—There is
11 authorized to be appropriated to the Secretary
12 \$1,000,000,000 for each of fiscal years 2026 through
13 2030, to remain available until expended, to carry out this
14 section.

15 **SEC. 105. INCREASED FUNDING FOR THE COMMUNITY DE-**
16 **VELOPMENT BLOCK GRANT PROGRAM.**

17 Title I of the Housing and Community Development
18 Act of 1974 (42 U.S.C. 5301 et seq.) is amended by add-
19 ing at the end the following:

20 **“SEC. 123. AUTHORIZATION OF APPROPRIATIONS.**

21 “There is authorized to be appropriated
22 \$4,200,000,000 for each of fiscal years 2026 through
23 2030 to carry out this title.”.

1 **SEC. 106. INCREASED FUNDING FOR THE HOME INVEST-**
2 **MENTS PARTNERSHIP PROGRAM.**

3 (a) IN GENERAL.—Subtitle A of title II of Cranston-
4 Gonzalez National Affordable Housing Act (42 U.S.C.
5 12741 et seq.) is amended by adding at the end the fol-
6 lowing:

7 **“SEC. 227. AUTHORIZATION OF APPROPRIATIONS.**

8 “(a) IN GENERAL.—There is authorized to be appro-
9 priated to the Secretary \$1,500,000,000 for each of fiscal
10 years 2026 through 2030 to carry out this subtitle.

11 “(b) ADDITIONAL AMOUNT.—In addition to the
12 amount authorized to be appropriated under subsection
13 (a), there is authorized to be appropriated \$500,000,000
14 for each of fiscal years 2026 through 2030 for projects
15 conducted under this subtitle that build or rehabilitate
16 childcare facilities.”.

17 (b) APPLICATION OF DAVIS-BACON.—Section 286(a)
18 of the Cranston-Gonzalez National Affordable Housing
19 Act (42 U.S.C. 12836(a)) is amended by inserting “or for
20 a project that builds or rehabilitates a childcare facility
21 using amounts made available under section 227(b)” after
22 “subtitle”.

23 **SEC. 107. DISASTER RECOVERY ASSISTANCE AND CLIMATE**
24 **RESILIENCY GRANTS.**

25 There is authorized to be appropriated to the Sec-
26 retary \$1,000,000,000 for each of fiscal years 2026

1 through 2030 to carry out the National Disaster Resil-
 2 ience Competition under the Community Development
 3 Block Grant Program under title I of the Housing and
 4 Community Development Act of 1974 (42 U.S.C. 5301 et
 5 seq.).

6 **SEC. 108. INCREASED FUNDING FOR USDA RURAL DEVEL-**
 7 **OPMENT HOUSING PROGRAMS.**

8 (a) IN GENERAL.—Section 513 of the Housing Act
 9 of 1949 (42 U.S.C. 1483) is amended by adding at the
 10 end the following:

11 “(f) RENTAL HOUSING.—There is authorized to be
 12 appropriated \$70,000,000 for each of fiscal years 2026
 13 through 2030 to carry out section 515.”.

14 (b) PREVAILING WAGE REQUIREMENTS.—Title V of
 15 the Rural Housing Act of 1949 (42 U.S.C. 1471 et seq.)
 16 is amended by adding at the end the following:

17 **“SEC. 545. PREVAILING WAGE REQUIREMENTS.**

18 “(a) IN GENERAL.—All laborers and mechanics em-
 19 ployed by contractors or subcontractors in the perform-
 20 ance of construction, alteration, or repair work on a con-
 21 struction project assisted in whole or in part by funding
 22 made available under this title shall be paid wages at rates
 23 not less than those prevailing on similar projects in the
 24 locality, as determined by the Secretary of Labor in ac-
 25 cordance with subchapter IV of chapter 31 of title 40,

1 United States Code (commonly referred to as the ‘Davis-
2 Bacon Act’).

3 “(b) AUTHORITY OF SECRETARY OF LABOR.—With
4 respect to the labor standards specified in this section, the
5 Secretary of Labor shall have the authority and functions
6 set forth in Reorganization Plan Numbered 14 of 1950
7 (64 Stat. 1267; 5 U.S.C. App.) and section 3145 of title
8 40, United States Code.”.

9 **SEC. 109. INCREASED FUNDING FOR INDIAN HOUSING**
10 **BLOCK GRANTS.**

11 Section 108 of the Native American Housing Assist-
12 ance and Self-Determination Act of 1996 (25 U.S.C.
13 4117) is amended by striking “such sums as may be nec-
14 essary for each of fiscal years 2009 through 2013” and
15 inserting “\$200,000,000 for each of fiscal years 2026
16 through 2030”.

17 **SEC. 110. INCREASED FUNDING FOR SUPPORTIVE HOUSING**
18 **FOR THE ELDERLY.**

19 Section 202 of the Housing Act of 1959 (12 U.S.C.
20 1701q) is amended by striking the first and second sub-
21 section (m) and inserting the following:

22 “(m) AUTHORIZATION OF APPROPRIATIONS.—There
23 is authorized to be appropriated for providing assistance
24 under this section \$1,646,000,000 for each of fiscal years
25 2026 through 2030.”.

1 **SEC. 111. INCREASED FUNDING FOR SUPPORTIVE HOUSING**
2 **FOR PERSONS WITH DISABILITIES.**

3 Section 811(m) of the Cranston-Gonzalez National
4 Affordable Housing Act (42 U.S.C. 8013(m)) is amended
5 by striking “\$300,000,000 for each of fiscal years 2011
6 through 2015” and inserting “\$360,000,000 for each of
7 fiscal years 2026 through 2030”.

8 **SEC. 112. INCREASED FUNDING FOR HOUSING OPPORTUNI-**
9 **TIES FOR PERSONS WITH AIDS PROGRAM.**

10 The AIDS Housing Opportunity Act (42 U.S.C.
11 12901 et seq.) is amended—

12 (1) in section 854 (42 U.S.C. 12903), by add-
13 ing at the end the following:

14 “(g) PREVAILING WAGE REQUIREMENTS.—

15 “(1) IN GENERAL.—All laborers and mechanics
16 employed by contractors or subcontractors in the
17 performance of construction, alteration, or repair
18 work on a construction project assisted in whole or
19 in part by funding made available under this subtitle
20 shall be paid wages at rates not less than those pre-
21 vailing on similar projects in the locality, as deter-
22 mined by the Secretary of Labor in accordance with
23 subchapter IV of chapter 31 of title 40, United
24 States Code (commonly referred to as the ‘Davis-
25 Bacon Act’).

1 “(2) AUTHORITY OF THE SECRETARY OF
 2 LABOR.—With respect to the labor standards speci-
 3 fied in this subsection, the Secretary of Labor shall
 4 have the authority and functions set forth in Reor-
 5 ganization Plan Numbered 14 of 1950 (64 Stat.
 6 1267; 5 U.S.C. App.) and section 3145 of title 40,
 7 United States Code.”; and

8 (2) by amending section 863 (42 U.S.C. 12912)
 9 to read as follows:

10 **“SEC. 863. AUTHORIZATION OF APPROPRIATIONS.**

11 “(a) IN GENERAL.—There is authorized to be appro-
 12 priated \$600,000,000 for each of fiscal years 2026
 13 through 2030 to carry out this subtitle.

14 “(b) ADDITIONAL AMOUNT.—In addition to the
 15 amount authorized to be appropriated under subsection
 16 (a), there is authorized to be appropriated \$500,000,000
 17 for each of fiscal years 2026 through 2030 to carry out
 18 the Ending the HIV Epidemic: A Plan for America Initia-
 19 tive at the Department of Health and Human Services.”.

20 **SEC. 113. GRANTS FOR CONVERTING STRUCTURES FOR**
 21 **USE AS EMERGENCY SHELTERS AND HOUS-**
 22 **ING FOR HOMELESS PERSONS AND FAMILIES.**

23 (a) DEFINITIONS.—In this section:

24 (1) CONTINUUM OF CARE.—The term “con-
 25 tinuum of care” means a collaborative applicant es-

1 tablished and operating for a geographic area for
2 purposes of the Continuum of Care Program under
3 subtitle C of title IV of the McKinney-Vento Home-
4 less Assistance Act (42 U.S.C. 11381 et seq.).

5 (2) EMERGENCY HOUSING.—The term “emer-
6 gency housing” means housing that is provided on
7 a short-term and temporary basis to address emer-
8 gency situations. Such term does not include transi-
9 tional or permanent housing, as those terms are de-
10 fined in section 401 of the McKinney-Vento Home-
11 less Assistance Act (42 U.S.C. 11360).

12 (3) EMERGENCY SHELTER; PRIVATE NON-
13 PROFIT ORGANIZATION; STATE.—The terms “emer-
14 gency shelter”, “private nonprofit organization”, and
15 “State” have the meanings given those terms in sec-
16 tion 321 of the McKinney-Vento Homeless Assist-
17 ance Act (42 U.S.C. 11351).

18 (4) HOMELESS.—The term “homeless” has the
19 meaning given such term in section 103 of the
20 McKinney-Vento Homeless Assistance Act (42
21 U.S.C. 11302).

22 (5) PERMANENT HOUSING; SUPPORTIVE SERV-
23 ICES; TRANSITIONAL HOUSING.—The terms “perma-
24 nent housing”, “supportive services”, and “transi-
25 tional housing” have the meanings given those terms

1 in section 401 of the McKinney-Vento Homeless As-
2 sistance Act (42 U.S.C. 11360).

3 (b) AUTHORITY.—The Secretary shall carry out a
4 program under this section to make grants to States and
5 continua of care for distribution to units of local govern-
6 ment and private nonprofit organizations to assist in car-
7 rying out conversions of structures for use as emergency,
8 temporary, and transitional housing and emergency shel-
9 ters for homeless persons and families.

10 (c) USE OF GRANT AMOUNTS.—Amounts from a
11 grant under this section shall be used only in connection
12 with the conversion of hotels, motels, or vacant, blighted,
13 or unused residential properties for use as housing or shel-
14 ter as provided in subsection (b), including for—

15 (1) the acquisition (by purchase or lease), reha-
16 bilitation, renovation, or other conversion of such
17 structures;

18 (2) operating costs in connection with use of
19 such structures as housing or shelters; and

20 (3) providing supportive services, homelessness
21 prevention services, and housing counseling services
22 in connection with the converted housing or shelter.

23 (d) APPLICATION; SELECTION.—The Secretary shall
24 provide for States and continua of care to apply for grants
25 under this section and shall select States and continua of

1 care to receive such grants based on a competition that
2 takes into account—

3 (1) the level of housing instability in the juris-
4 diction of the applicant and the need—

5 (A) for emergency, transitional, or perma-
6 nent housing or emergency shelters for home-
7 less persons and families;

8 (B) to address safety and public health
9 needs of such persons and families; and

10 (C) for supportive services for such persons
11 and families; and

12 (2) the effectiveness of the proposed method of
13 distribution of grant amounts to units of local gov-
14 ernment and private nonprofit organizations in ad-
15 dressing such needs.

16 (e) PREVAILING WAGE REQUIREMENTS.—

17 (1) IN GENERAL.—All laborers and mechanics
18 employed by contractors or subcontractors in the
19 performance of construction, alteration, or repair
20 work on a project assisted in whole or in part by
21 funding made available under this section shall be
22 paid wages at rates not less than those prevailing on
23 similar projects in the locality, as determined by the
24 Secretary of Labor in accordance with subchapter

1 IV of chapter 31 of title 40, United States Code
 2 (commonly referred to as the “Davis-Bacon Act”).

3 (2) AUTHORITY OF SECRETARY OF LABOR.—

4 With respect to the labor standards specified in this
 5 paragraph, the Secretary of Labor shall have the au-
 6 thority and functions set forth in Reorganization
 7 Plan Numbered 14 of 1950 (64 Stat. 1267; 5
 8 U.S.C. App.) and section 3145 of title 40, United
 9 States Code.

10 (f) REPORTS.—The Secretary shall require each re-
 11 cipient of a grant under this section to submit a report
 12 to the Secretary, not later than 1 year after the award
 13 of the grant, detailing how grant amounts were used and
 14 describing the effect of that use on the level of homeless-
 15 ness in the jurisdiction of the recipient.

16 (g) AUTHORIZATION OF APPROPRIATIONS.—There is
 17 authorized to be appropriated for grants under this section
 18 \$250,000,000 for each of fiscal years 2026 through 2030.

19 **SEC. 114. GRANTS FOR CONVERTING STATE AND LOCAL**
 20 **GOVERNMENT BUILDINGS INTO AFFORD-**
 21 **ABLE HOUSING.**

22 (a) DEFINITIONS.—In this section:

23 (1) ELIGIBLE BUILDING.—The term “eligible
 24 building” means a building that the Secretary, in co-
 25 ordination with the Administrator of General Serv-

ices, determines is unused or underutilized and suitable for residential development.

(2) QUALIFIED RESIDENTIAL RENTAL PROJECT.—The term “qualified residential rental project” means any project for residential rental property that at all times for the period that is not less than 30 years, or the minimum period that a State or unit of local government decides that is not less than 30 years, meets the following requirements:

(A) The project requires that—

(i) 20 percent or more of the residential units in such project are occupied by a household with an income that does not exceed 50 percent of the median income for the area;

(ii) 40 percent or more of the residential units in such project are occupied by a household with an income that does not exceed 60 percent of the median income for the area; or

(iii) the average income of a household occupying 40 percent or more of the residential units in such project does not exceed 60 percent of the median income for the area, although individual residential

1 units within that 40 percent of units may
2 be occupied by a household with an income
3 that does not exceed 80 percent of the me-
4 dian income for the area.

5 (B) The housing costs, including water and
6 sewer, electricity, heating, cooling, trash, and
7 recycling, and other specific circumstances of
8 the property that may also be considered in af-
9 fordability calculations under local regulations,
10 with respect to each residential unit described
11 in subparagraph (A) does not exceed 30 percent
12 of the income limit described in subparagraph
13 (A) that applies to the household occupying
14 such unit.

15 (3) STATE.—The term “State” means each of
16 the several States, the District of Columbia, each
17 commonwealth, territory, or possession of the United
18 States, and each federally recognized Indian Tribe.

19 (b) ESTABLISHMENT.—Not later than 1 year after
20 the date of the enactment of this section, the Secretary
21 shall establish a grant program, to be known as the “Of-
22 fice to Residential Affordable Housing Conversion Pro-
23 gram” (in this section referred to as the “Conversion Pro-
24 gram”), to facilitate the conversion of buildings owned by

1 a State or unit of local government into qualified residen-
2 tial rental projects.

3 (c) ELIGIBLE RECIPIENTS.—In administering the
4 Conversion Program, the Secretary shall make grants
5 available to States and units of local government on a
6 competitive basis in accordance with this section.

7 (d) APPLICATION.—To be eligible for a grant under
8 the Conversion Program, an entity described in subsection
9 (c) shall submit to the Secretary an application in such
10 form, at such time, and containing such information as
11 the Secretary determines appropriate.

12 (e) USE OF FUNDS.—Each entity that is awarded an
13 amount under the Conversion Program may use such
14 amount for the acquisition of an eligible building and any
15 costs associated with converting such building into quali-
16 fied residential rental projects.

17 (f) CONSULTATION WITH CONTINUUM OF CARE
18 PROJECT SPONSORS.—Each entity that is awarded an
19 amount under the Conversion Program is encouraged to
20 consult with a local project sponsor receiving amounts
21 under the continuum of care program under subtitle C of
22 title IV of the McKinney-Vento Homeless Assistance Act
23 (42 U.S.C. 11381 et seq.).

24 (g) PREVAILING WAGE REQUIREMENTS.—

1 (1) IN GENERAL.—All laborers and mechanics
2 employed by contractors or subcontractors in the
3 performance of construction, alteration, or repair
4 work on a project assisted in whole or in part by
5 funding made available under this section shall be
6 paid wages at rates not less than those prevailing on
7 similar projects in the locality, as determined by the
8 Secretary of Labor in accordance with subchapter
9 IV of chapter 31 of title 40, United States Code
10 (commonly referred to as the “Davis-Bacon Act”).

11 (2) AUTHORITY OF SECRETARY OF LABOR.—
12 With respect to the labor standards specified in this
13 paragraph, the Secretary of Labor shall have the au-
14 thority and functions set forth in Reorganization
15 Plan Numbered 14 of 1950 (64 Stat. 1267; 5
16 U.S.C. App.) and section 3145 of title 40, United
17 States Code.

18 (h) AUTHORIZATION OF APPROPRIATIONS.—There is
19 authorized to be appropriated to carry out the Conversion
20 Program \$750,000,000 for each of fiscal years 2026
21 through 2030.

TITLE II—COMBATING HOMELESSNESS

SEC. 201. INCREASED FUNDING FOR HOMELESSNESS ASSISTANCE AND SUPPORTIVE SERVICES.

Subtitle A of title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360 et seq.) is amended by striking section 408 (42 U.S.C. 11364) and inserting the following:

“SEC. 408. PREVAILING WAGE REQUIREMENTS.

“(a) IN GENERAL.—All laborers and mechanics employed by contractors or subcontractors in the performance of construction, alteration, or repair work on a construction project assisted in whole or in part by funding made available under this subtitle shall be paid wages at rates not less than those prevailing on similar projects in the locality, as determined by the Secretary of Labor in accordance with subchapter IV of chapter 31 of title 40, United States Code (commonly referred to as the ‘Davis-Bacon Act’).

“(b) AUTHORITY OF THE SECRETARY OF LABOR.—With respect to the labor standards specified in this subsection (a) the Secretary of Labor shall have the authority and functions set forth in Reorganization Plan Numbered 14 of 1950 (64 Stat. 1267; 5 U.S.C. App.) and section 3145 of title 40, United States Code.

1 **“SEC. 409. AUTHORIZATION OF APPROPRIATIONS.**

2 “There is authorized to be appropriated—

3 “(1) \$3,750,000,000 for each of fiscal years
4 2026 through 2030 to carry out subtitle B of this
5 title; and

6 “(2) \$4,450,000,000 for each of fiscal years
7 2026 through 2030 to carry out subtitle C of this
8 title.”.

9 **SEC. 202. SAMHSA CENTER FOR UNHOUSED INDIVIDUALS**
10 **AND DEDICATED GRANT FUNDING FOR BE-**
11 **HAVIORAL HEALTH SERVICES.**

12 Part B of title V of the Public Health Service Act
13 (42 U.S.C. 290bb et seq.) is amended by adding at the
14 end the following:

15 **“Subpart 4—Center for Unhoused Individuals**

16 **“SEC. 5200. CENTER FOR UNHOUSED INDIVIDUALS.**

17 “(a) IN GENERAL.—There is established in the Ad-
18 ministration a Center for Unhoused Individuals (referred
19 to in this section as the ‘Center’) to lead Federal efforts
20 to improve and expand access to mental and behavioral
21 health services for unhoused individuals. The Center shall
22 be headed by a director (referred to in this section as the
23 ‘Director’) appointed by the Secretary from among indi-
24 viduals with extensive experience or academic qualifica-
25 tions in the provision of mental and behavioral health serv-
26 ices to unhoused individuals.

1 “(b) DUTIES.—The Director of the Center shall—

2 “(1) develop and promote policies that expand
3 access to mental and behavioral health services for
4 unhoused individuals;

5 “(2) develop and promote policies that support
6 housing services for unhoused individuals that have,
7 or likely have, at least one mental and behavioral
8 health condition;

9 “(3) facilitate coordination among—

10 “(A) Federal, State, and local entities that
11 serve unhoused individuals; and

12 “(B) Entities that provide mental and be-
13 havioral health services; and

14 “(4) provide technical assistance to entities re-
15 ceiving a grant under section 5200–1 regarding the
16 use of Federal funds to best support mental and be-
17 havioral health services for unhoused individuals.

18 “(c) GRANTS AND COOPERATIVE AGREEMENTS.—In
19 carrying out the duties under subsection (b), the Director
20 may make grants to and enter into contracts and coopera-
21 tive agreements with public and nonprofit private entities.

22 “(d) AUTHORIZATION OF APPROPRIATIONS.—There
23 is authorized to be appropriated to carry out this section
24 \$10,000,000 for each of fiscal years 2026 through 2030.

1 **“SEC. 5200-1. MENTAL AND BEHAVIORAL HEALTH RE-**
2 **SPONSE GRANTS FOR UNHOUSED INDIVID-**
3 **UALS.**

4 “(a) IN GENERAL.—The Secretary, in consultation
5 with the Secretary of Housing and Urban Development,
6 shall establish a grant program under which the Secretary
7 will award grants to eligible entities to improve mental and
8 behavioral health and housing services for unhoused indi-
9 viduals, including through—

10 “(1) the expansion and improvement of mental
11 and behavioral health services for unhoused individ-
12 uals; and

13 “(2) the expansion and improvement of housing
14 services for individuals experiencing, or likely experi-
15 encing, mental and behavioral health conditions.

16 “(b) ELIGIBILITY.—An entity is eligible to receive a
17 grant under this section if such entity is—

18 “(1) a State (as defined in section 534);

19 “(2) a municipality or other unit of local gov-
20 ernment; or

21 “(3) an Indian Tribe (as defined in section 4 of
22 the Indian Self-Determination and Education Assist-
23 ance Act).

24 “(c) USE OF FUNDS.—An entity may use funds re-
25 ceived through a grant under this section to increase ac-

1 cess to mental and behavioral health services for unhoused
2 individuals, including through—

3 “(1) expanding access to evidence-based sub-
4 stance use disorder treatment and recovery activities
5 and services for unhoused individuals;

6 “(2) increasing access to medication-assisted
7 treatment for unhoused individuals who are also ex-
8 perienceing opioid use disorder;

9 “(3) implementing and expanding harm reduc-
10 tion strategies and services through programs that
11 serve unhoused individuals;

12 “(4) reducing opioid and synthetic opioid or
13 fentanyl overdose deaths among unhoused individ-
14 uals;

15 “(5) implementing and expanding evidence-
16 based substance use disorder prevention strategies
17 among unhoused individuals;

18 “(6) expanding and increasing care coordina-
19 tion for unhoused individuals experiencing a mental
20 and behavioral health condition;

21 “(7) expanding access to and increasing the
22 number of health care professionals who treat
23 unhoused individuals experiencing at least one men-
24 tal and behavioral health condition;

1 “(8) establishing and expanding housing pro-
2 grams targeting unhoused individuals experiencing
3 mental and behavioral health conditions;

4 “(9) expanding access to mental and behavioral
5 health diagnostic services for unhoused individuals;

6 “(10) supporting and expanding the mental and
7 behavioral health care workforce that treats
8 unhoused individuals; and

9 “(11) supporting and expanding evidence-based
10 mental health training for non-health care profes-
11 sionals that interface frequently with unhoused indi-
12 viduals, such as law enforcement personnel and first
13 responders.

14 “(d) ALLOCATION.—

15 “(1) IN GENERAL.—Of the amount made avail-
16 able to carry out this section for a fiscal year, the
17 Secretary shall distribute a portion of such amount
18 to eligible entities selected to receive a grant under
19 this section on the basis of a formula developed by
20 the Secretary.

21 “(2) PRIORITIZATION.—The formula developed
22 by the Secretary under paragraph (1) shall prioritize
23 eligible entities located in regions that—

24 “(A) experience high rates of homelessness
25 and housing instability; and

1 “(B) experience above-average housing
2 costs.

3 “(e) AUTHORIZATION OF APPROPRIATIONS.—There
4 is authorized to be appropriated to carry out this section
5 \$1,000,000,000 for each of fiscal years 2026 through
6 2030.

7 **“SEC. 5200–1. PREVAILING WAGE REQUIREMENTS FOR**
8 **CONSTRUCTION PROJECTS.**

9 “(a) IN GENERAL.—All laborers and mechanics em-
10 ployed by contractors or subcontractors in the perform-
11 ance of construction, alteration, or repair work on a
12 project assisted in whole or in part by funding made avail-
13 able under this subpart shall be paid wages at rates not
14 less than those prevailing on similar projects in the local-
15 ity, as determined by the Secretary of Labor in accordance
16 with subchapter IV of chapter 31 of title 40, United States
17 Code (commonly referred to as the ‘Davis-Bacon Act’).

18 “(b) LABOR STANDARDS.—With respect to the labor
19 standards specified in this subsection, the Secretary of
20 Labor shall have the authority and functions set forth in
21 Reorganization Plan Numbered 14 of 1950 (64 Stat.
22 1267; 5 U.S.C. App.) and section 3145 of title 40, United
23 States Code.

24 **“SEC. 5200–1. DEFINITIONS.**

25 “‘In this subpart:

1 “(1) MENTAL AND BEHAVIORAL HEALTH.—The
 2 term ‘mental and behavioral health’ means the
 3 health of an individual as it pertains to mental ill-
 4 ness, drug abuse, alcohol abuse, and substance use
 5 disorders.

6 “(2) UNHOUSED INDIVIDUAL.—The term
 7 ‘unhoused individual’ has the meaning given the
 8 term ‘homeless individual’ in section 103(a) of the
 9 McKinney-Vento Homeless Assistance Act (42
 10 U.S.C. 11302).”.

11 **TITLE III—PROVIDING TENANT** 12 **SUPPORT**

13 **SEC. 301. INCREASED FUNDING FOR TENANT-BASED RENT-** 14 **AL ASSISTANCE.**

15 Section 8(o) of the United States Housing Act of
 16 1937 (42 U.S.C. 1437f(o)) is amended by adding at the
 17 end the following:

18 “(23) AUTHORIZATION OF APPROPRIATIONS.—
 19 There is authorized to be appropriated an amount
 20 sufficient to increase the number of vouchers avail-
 21 able under this subsection by 1,000,000 from fiscal
 22 year 2026 to fiscal year 2035.”.

1 **SEC. 302. GRANTS FOR HOUSING ASSISTANCE AND NAVIGA-**
2 **TION SERVICES.**

3 (a) IN GENERAL.—The Secretary, acting through the
4 Office of Housing Counseling, shall carry out a program
5 to make grants to eligible entities under subsection (b) to
6 support education, awareness, and enrollment in State and
7 Federal housing assistance programs to individuals, com-
8 munities, applicants, and program enrollees.

9 (b) ELIGIBILITY.—A grant under this section may be
10 made only to a community- or consumer-focused nonprofit
11 group, a trade, industry, or professional associations, or
12 a State or unit of local government, that—

13 (1) will serve as a housing navigator by con-
14 ducting activities described in subsection (c); and

15 (2) has demonstrated to the Secretary that—

16 (A) the entity has existing relationships, or
17 could readily establish relationships, with ad-
18 ministrators of local, State, or Federal housing
19 assistance programs;

20 (B) has knowledge and expertise in local,
21 State, or Federal housing assistance programs;
22 and

23 (C) has existing relationships, or could
24 readily establish relationships, with commu-
25 nities and individuals who would likely benefit
26 from such programs.

1 (c) DUTIES.—An entity that receives a grant under
2 this section shall use amounts from such grant for—

3 (1) conducting in-person public education ac-
4 tivities to raise awareness of local, State, and Fed-
5 eral housing assistance programs in communities
6 where individuals would likely benefit from assist-
7 ance provided by such programs;

8 (2) distribute information concerning eligibility
9 and enrollment processes in such programs;

10 (3) facilitate and assist applicants in the enroll-
11 ment process for such programs, including by offer-
12 ing assistance online, over the telephone, and in-per-
13 son; and

14 (4) provide information in a manner that is cul-
15 turally and linguistically appropriate to the needs of
16 the population being served.

17 (d) STANDARDS.—

18 (1) NAVIGATORS.—The Secretary shall estab-
19 lish standards for entities receiving grants under
20 this section, including standards to ensure that any
21 entity receiving such a grant is qualified and li-
22 censed, if appropriate, to engage in the activities de-
23 scribed in subsection (c) and to avoid conflicts of in-
24 terest.

1 (2) INFORMATION.—The Secretary, in collabo-
 2 ration with States, shall establish standards to en-
 3 sure that information made available by entities re-
 4 ceiving grants under this section is fair, accurate,
 5 and impartial.

6 (e) AUTHORIZATION OF APPROPRIATIONS.—There is
 7 authorized to be appropriated for grants under this section
 8 \$50,000,000 for each of fiscal years 2026 through 2030.

9 **SEC. 303. OFFICE OF EVICTION PREVENTION AND PRO-**
 10 **VIDING GRANT FUNDING TO SUPPORT AT-**
 11 **RISK TENANTS.**

12 (a) IN GENERAL.—Section 4 of the Department of
 13 Housing and Urban Development Act (42 U.S.C. 3533)
 14 is amended by adding at the end the following:

15 “(i) OFFICE OF EVICTION PREVENTION.—

16 “(1) ESTABLISHMENT.—There is established in
 17 the Department, in the Office of the Secretary, the
 18 Office of Eviction Prevention.

19 “(2) DIRECTOR.—There is established the posi-
 20 tion of Director of the Office of Eviction Prevention.
 21 The Director shall be the head of the Office of Evic-
 22 tion Prevention and shall be appointed by, and shall
 23 report to, the Secretary. Such position shall be a ca-
 24 reer-reserved position in the Senior Executive Serv-
 25 ice.

1 “(3) MISSION.—The mission of the Office of
2 Eviction Prevention shall be to prevent evictions
3 from rental housing and to protect tenants of such
4 housing from the harm of evictions and eviction fil-
5 ings.

6 “(4) FUNCTIONS.—The Director shall have pri-
7 mary responsibility within the Department for all ac-
8 tivities and matters relating to eviction prevention,
9 including the following:

10 “(A) Administering the Eviction Protection
11 Grant Program of the Department, including—

12 “(i) conducting a robust evaluation of
13 grantees under the program and the activi-
14 ties undertaken under the program by
15 grantees, and assessing whether such ac-
16 tivities improved outcomes for tenants
17 served by a grant, taking into consider-
18 ation the differing tenant protections in
19 States and localities;

20 “(ii) identifying, and reporting to the
21 Congress on, best practices and activities
22 for eviction protection, including identi-
23 fying resources and funding needed to con-
24 tinue and replicate best practices and ac-
25 tivities; and

1 “(iii) providing technical assistance
2 and support to grantees under the pro-
3 gram to provide them with training, exper-
4 tise, best practices, and problem-solving
5 strategies.

6 “(B) Analyzing and reporting on informa-
7 tion gathered through the Eviction Protection
8 Grant Program and other programs adminis-
9 tered by the Office.

10 “(C) Coordinating with the Office of Policy
11 Development and Research of the Department
12 in establishing a database on evictions, which
13 shall be administered by such Office and shall
14 include such measures as may be necessary to
15 protect against the release of personally identi-
16 fiable information regarding tenants, analyzing
17 information collected by such database, and re-
18 porting to the Congress regarding such anal-
19 yses.

20 “(D) Coordinating strategies to prevent
21 evictions and early lease terminations in hous-
22 ing programs administered by the Department,
23 including through—

24 “(i) training offices and personnel of
25 the Department on eviction prevention

1 policies and programs and tenants rights;
2 and

3 “(ii) coordinating with other offices of
4 the Department, including the Office of
5 Fair Housing and Equal Opportunity and
6 the Office of Gender-Based Violence.

7 “(E) Collaborating with other Federal
8 agencies, including the Office of Access to Jus-
9 tice of the Department of Justice, the Bureau
10 of Consumer Financial Protection, the Depart-
11 ment of Agriculture, the Department of the
12 Treasury, the Department of Veterans Affairs,
13 and the Department of Defense, to develop best
14 practices for eviction prevention strategies with-
15 in Federal programs and the private rental
16 market.

17 “(F) Identifying strategies to prevent and
18 reduce evictions across the United States, in-
19 cluding—

20 “(i) collaborating with Federal agen-
21 cies whose activities impact tenants in fed-
22 erally subsidized housing and housing in
23 the private rental market, including the
24 Federal Housing Finance Agency, the Bu-
25 reau of Consumer Financial Protection,

1 the Department of Justice, the Federal
2 Trade Commission, the Department of
3 Health and Human Services, the Depart-
4 ment of Transportation, the United States
5 Domestic Policy Council, and the National
6 Economic Council;

7 “(ii) establishing a working group on
8 eviction prevention to study and develop
9 solutions to the national eviction crisis,
10 which working group shall include rep-
11 resentatives of agencies referred to in
12 clause (i), tenant representatives, rep-
13 resentatives of legal services providers, and
14 grantees under the Eviction Protection
15 Grant Program;

16 “(iii) providing technical assistance to
17 housing providers, State and local govern-
18 ments, and other agencies on issues related
19 to evictions and tenant protections; and

20 “(iv) coordinating with State and local
21 governments and agencies, including State
22 housing finance agencies, on such issues.

23 “(G) Conducting outreach to and engage-
24 ment with tenants to—

1 “(i) provide education and informa-
2 tion about tenant protections and available
3 eviction prevention programs, including by
4 developing resources and materials for ten-
5 ants;

6 “(ii) collect complaints and feedback
7 from tenants and community members on
8 evictions and eviction-prevention programs;
9 and

10 “(iii) refer complaints regarding evic-
11 tions to appropriate Federal, State, and
12 local agencies or organizations, including
13 legal and other advocacy organizations, ap-
14 propriate to address housing-related issues.

15 “(5) COVERED EVICTIONS.—For purposes of
16 this subsection the term ‘eviction’ includes the vari-
17 ety of processes and means by which landlords re-
18 move tenants from rental properties, including—

19 “(A) court-ordered evictions, including
20 eviction filings, court-ordered eviction rulings,
21 and any eviction actions that take place
22 through the judicial system;

23 “(B) extra-legal evictions that do not in-
24 volve the judicial system, commonly known as
25 illegal, unlawful, informal, or self-help evictions,

1 including threatening tenants, changing the
2 locks on rental units, shutting off the utilities
3 to such units, and paying tenants to surrender
4 occupancy of a unit;

5 “(C) administrative actions by public hous-
6 ing agencies to evict residents of public housing;
7 and

8 “(D) early lease terminations by housing
9 providers receiving assistance from the Depart-
10 ment of Housing and Urban Development.”.

11 (b) TRANSFER.—The Secretary shall provide for the
12 transfer of the administration of the Eviction Protection
13 Grant Program of the Department, which as of the date
14 of the enactment of this Act is the responsibility of the
15 Office of Policy Development and Research, to the Direc-
16 tor of the Office of Eviction Prevention established under
17 subsection (i) of section 4 of the Department of Housing
18 and Urban Development Act (42 U.S.C. 3533), as added
19 by the amendment made by subsection (a) of this section.

20 (c) AUTHORIZATION OF APPROPRIATIONS.—There is
21 authorized to be appropriated—

22 (1) \$100,000,000 for each of fiscal years 2026
23 through 2030 for grants under the Eviction Protec-
24 tion Grant Program of the Department; and

1 (2) \$100,000,000 for each of fiscal years 2026
2 through 2030 for costs of personnel for and activi-
3 ties of the Office of Eviction Prevention.

4 **TITLE IV—ENSURING FAIR**
5 **HOUSING**

6 **SEC. 401. INTERAGENCY COUNCIL ON HOUSING AFFORD-**
7 **ABILITY AND PRESERVATION.**

8 (a) DEFINITIONS.—In this section:

9 (1) COUNCIL.—The term “Council” means the
10 United States Interagency Council on Housing Af-
11 fordability and Preservation established under sub-
12 section (b).

13 (2) FEDERAL AGENCY.—The term “Federal
14 agency” has the meaning given the term “agency”
15 in section 551 of title 5, United States Code.

16 (b) ESTABLISHMENT.—There is established in the ex-
17 ecutive branch an independent establishment to be known
18 as the United States Interagency Council on Housing Af-
19 fordability and Preservation, whose mission shall be to de-
20 velop Federal policy designed to preserve and increase af-
21 fordable housing supply and increase fairness in the rental
22 market and further the principles of fair housing and cre-
23 ate a national partnership at every level of government
24 and with the private sector to carry out such purposes.

25 (c) MEMBERSHIP.—

1 (1) MEMBERS.—The Council shall be composed
2 of the heads of the following agencies or offices, or
3 the designee of such agency or office head:

4 (A) Department.

5 (B) Department of Justice.

6 (C) Department of Labor.

7 (D) Department of the Treasury.

8 (E) Bureau of Consumer Financial Protec-
9 tion.

10 (F) Department of Health and Human
11 Services.

12 (G) Department of Education.

13 (H) Department of Veterans Affairs.

14 (I) Department of Agriculture.

15 (J) Department of Commerce.

16 (K) Department of Defense.

17 (L) Department of Energy.

18 (M) Department of Homeland Security.

19 (N) Department of Interior.

20 (O) Department of Transportation.

21 (P) Corporation for National and Commu-
22 nity Service.

23 (Q) General Services Administration.

24 (R) Office of Management and Budget.

25 (S) Social Security Administration.

1 (T) United States Postal Service.

2 (U) White House Office on Faith-Based
3 and Neighborhood Partnerships.

4 (2) CHAIRPERSON.—The Council shall elect a
5 Chairperson and a Vice Chairperson from among its
6 members. The positions of Chairperson and Vice
7 Chairperson shall rotate among its members on an
8 annual basis.

9 (3) MEETINGS.—The Council shall meet at the
10 call of its Chairperson or a majority of its members,
11 but not less often than four times each year, and the
12 rotation of the positions of Chairperson and Vice
13 Chairperson required under paragraph (2) shall
14 occur at the first meeting of each year.

15 (4) PROHIBITION OF ADDITIONAL PAY.—Mem-
16 bers of the Council shall receive no additional pay,
17 allowances, or benefits by reason of their service on
18 the Council.

19 (5) ADMINISTRATION.—The Executive Director
20 of the Council shall report to the Chairman of the
21 Council.

22 (d) FUNCTIONS.—

23 (1) DUTIES.—The Council shall—

24 (A) not later than 12 months after the
25 date of enactment of this Act, develop, make

1 available for public comment, and submit to the
2 President and to the Congress a National Strategic Plan to Preserve Affordable Housing, and
3 shall update such plan annually;
4

5 (B) review all Federal activities and programs relating to public housing, affordable
6 housing production, affordable housing programs, and housing voucher programs;
7

8 (C) monitor, evaluate, and recommend improvements in programs and activities to assist
9 affordable housing production conducted by
10 Federal agencies, State and local governments,
11 and private voluntary organizations;
12

13 (D) provide professional and technical assistance (by not less than 5, but in no case
14 more than 10, regional coordinators employed
15 by the Council, each having responsibility for
16 interaction and coordination of the activities of
17 the Council within the 10 standard Federal regions) to States, local governments, and other
18 public and private nonprofit organizations, in
19 order to enable such governments and organizations to—
20
21
22
23

1 (i) interpret regulations and assist in
2 the application process for Federal assist-
3 ance, including grants;

4 (ii) provide assistance on the ways in
5 which Federal programs may best be co-
6 ordinated to complement the objectives of
7 this section;

8 (iii) develop recommendations and
9 program ideas based on regional specific
10 issues in serving homeless and low-income
11 populations; and

12 (iv) establish a schedule for biennial
13 regional workshops to be held by the Coun-
14 cil in each of the 10 standard Federal re-
15 gions to further carry out and provide the
16 assistance described in clauses (i), (ii), and
17 (iii) and other appropriate assistance as
18 necessary;

19 (E) encourage the creation of State Inter-
20 agency Councils on Affordable Housing and the
21 formulation of jurisdictional 10-year plans to
22 end homelessness at State, city, and county lev-
23 els;

24 (F) annually obtain from Federal agencies
25 their identification of consumer-oriented entitle-

1 ment and other resources for which individuals
2 may be eligible and the agencies' identification
3 of improvements to ensure access;

4 (G) develop mechanisms to ensure access
5 by persons and families to all Federal, State,
6 and local programs for which the persons are
7 eligible, and to verify collaboration among enti-
8 ties within a community that receive Federal
9 funding under programs targeted for persons
10 experiencing homelessness, and other affordable
11 housing programs for which persons and fami-
12 lies are eligible;

13 (H) conduct research and evaluation re-
14 lated to its functions as defined in this section;

15 (I) develop joint Federal agency and other
16 initiatives to fulfill the goals of the agency;

17 (J) collect and disseminate information re-
18 lating to low-income individuals;

19 (K) prepare the annual reports required
20 under paragraph (3)(B);

21 (L) prepare and distribute to States (in-
22 cluding State contact persons described in sec-
23 tion 7(a)), local governments, and other public
24 and private nonprofit organizations, a bi-
25 monthly bulletin that describes the Federal re-

1 sources available to them to assist with afford-
2 able housing; and

3 (M) not later than 6 months after trans-
4 mission of each report required under para-
5 graph (3)(B), convene a meeting of representa-
6 tives of all Federal agencies and committees of
7 the Senate and the House of Representatives
8 having jurisdiction over any Federal program to
9 assist affordable housing programs or produc-
10 tion, local and State governments, academic re-
11 searchers who specialize in homelessness, non-
12 profit housing and service providers that receive
13 funding under any Federal program to assist
14 homeless individuals or families, organizations
15 advocating on behalf of such nonprofit pro-
16 viders and persons receiving housing or services
17 under any such Federal affordable housing pro-
18 gram, and persons receiving housing or services
19 under any such Federal program, at which
20 meeting such representatives shall discuss all
21 issues relevant to the council's jurisdiction.

22 (2) AUTHORITY.—In carrying out paragraph
23 (1), the Council may—

24 (A) arrange national, regional, State, and
25 local conferences for the purpose of developing

1 and coordinating effective programs and activi-
2 ties to assist in carrying out the mission de-
3 scribed in subsection (b) and pay for expenses
4 of attendance at meetings which are concerned
5 with the functions or activities for which the
6 appropriation is made; and

7 (B) publish a newsletter concerning Fed-
8 eral, State, and local programs that are effec-
9 tive in carrying out such mission.

10 (3) REPORTS.—

11 (A) BY AGENCIES.—Not later than 90
12 days after the date of enactment of this Act,
13 and annually thereafter, the head of each Fed-
14 eral agency that is a member of the Council
15 shall prepare and transmit to the Congress and
16 the Council a report that describes—

17 (i) each affordable housing program
18 administered by such agency and the num-
19 ber of individuals served by such program;

20 (ii) impediments, including any statu-
21 tory and regulatory restrictions, to the use
22 by individuals of each such program and to
23 obtaining services or benefits under each
24 such program; and

1 (iii) efforts made by such agency to
2 increase the opportunities for individuals
3 to obtain permanent housing, supportive
4 services, and access to legal services in re-
5 gards to housing matters.

6 (B) BY COUNCIL.—The Council shall pre-
7 pare and transmit to the President and the
8 Congress an annual report that—

9 (i) assesses the nature and extent of
10 the problems relating to affordable housing
11 and the needs of low-income individuals;

12 (ii) provides a comprehensive and de-
13 tailed description of the activities and ac-
14 complishments of the Federal Government
15 in resolving the problems and meeting the
16 needs assessed pursuant to clause (i);

17 (iii) describes the accomplishments
18 and activities of the Council, in working
19 with Federal, State, and local agencies and
20 public and private organizations in order
21 to preserve and expand affordable housing;

22 (iv) assesses the level of Federal as-
23 sistance necessary to adequately resolve
24 the problems and meet the needs assessed
25 pursuant to clause (i); and

1 (v) specifies any recommendations of
2 the Council for appropriate and necessary
3 legislative and administrative actions to re-
4 solve such problems and meet such needs.

5 (4) NOTIFICATION OF OTHER FEDERAL AGEN-
6 CIES.—If, in monitoring and evaluating programs
7 and activities to assist in carrying out the mission
8 described in subsection (b) conducted by other Fed-
9 eral agencies, the Council determines that any sig-
10 nificant problem, abuse, or deficiency exists in the
11 administration of the program or activity of any
12 Federal agency, the Council shall submit a notice of
13 the determination of the Council to the Inspector
14 General of the Federal agency (or the head of the
15 Federal agency, in the case of a Federal agency that
16 has no Inspector General).

17 (5) PROGRAM TIMETABLES.—Not later than 90
18 days after date of the enactment of this Act, the
19 head of each Federal agency or office that is a mem-
20 ber of the Council and responsible for administering
21 a program to assist in carrying out the mission de-
22 scribed in subsection (b) shall provide to the Council
23 a timetable regarding program funding availability
24 and application deadlines. The Council shall furnish

1 such information to each State (including the State
2 contact person described in subsection (g)(1)).

3 (e) DIRECTOR AND STAFF.—

4 (1) DIRECTOR.—The Council shall appoint an
5 Executive Director at the first meeting of the Coun-
6 cil held under subsection (c)(3), who shall be com-
7 pensated at a rate not to exceed the rate of basic
8 pay payable for level V of the Executive Schedule
9 under section 5316 of title 5, United States Code.

10 (2) ADDITIONAL PERSONNEL.—With the ap-
11 proval of the Council, the Executive Director of the
12 Council may appoint and fix the compensation of
13 such additional personnel as the Executive Director
14 considers necessary to carry out the duties of the
15 Council.

16 (3) DETAILS FROM OTHER AGENCIES.—Upon
17 request of the Council, the head of any Federal
18 agency may detail, on a reimbursable basis, any of
19 the personnel of such agency to the Council to assist
20 the Council in carrying out its duties under this sec-
21 tion.

22 (4) ADMINISTRATIVE SUPPORT.—The Secretary
23 of Housing and Urban Development shall provide
24 the Council with such administrative and support
25 services as are necessary to ensure that the Council

1 carries out its functions under this section in an effi-
2 cient and expeditious manner.

3 (5) EXPERTS AND CONSULTANTS.—With the
4 approval of the Council, the Executive Director of
5 the Council may procure temporary and intermittent
6 services under section 3109(b) of title 5, United
7 States Code.

8 (f) POWERS.—

9 (1) MEETINGS.—For the purpose of carrying
10 out this section, the Council may hold such meet-
11 ings, and sit and act at such times and places, as
12 the Council considers appropriate.

13 (2) DELEGATION.—Any member or employee of
14 the Council may, if authorized by the Council, take
15 any action that the Council is authorized to take in
16 this section.

17 (3) INFORMATION.—The Council may secure di-
18 rectly from any Federal agency such information as
19 may be necessary to enable the Council to carry out
20 this section. Upon request of the Chairperson of the
21 Council, the head of such agency shall furnish such
22 information to the Council.

23 (4) DONATIONS.—The Council may accept, use,
24 and dispose of gifts or donations of services or prop-
25 erty, both real and personal, public and private,

1 without fiscal year limitation, for the purpose of aid-
2 ing or facilitating the work of the Council.

3 (5) MAILS.—The Council may use the United
4 States mails in the same manner and under the
5 same conditions as other Federal agencies.

6 (g) ENCOURAGEMENT OF STATE INVOLVEMENT.—

7 (1) STATE CONTACT PERSONS.—Each State
8 shall designate an individual to serve as a State con-
9 tact person for the purpose of receiving and dissemi-
10 nating information and communications received
11 from the Council.

12 (2) STATE INTERAGENCY COUNCILS AND LEAD
13 AGENCIES.—Each State is encouraged to establish a
14 State interagency council on housing affordability
15 and preservation or designate a lead agency for the
16 State for the purpose of assuming primary responsi-
17 bility for coordinating and interacting with the
18 Council and State and local agencies as necessary.

19 (h) AUTHORIZATION OF APPROPRIATIONS.—

20 (1) IN GENERAL.—There is authorized to be
21 appropriated to carry out this section \$4,800,000 for
22 each of fiscal years 2026 through 2030.

23 (2) AVAILABILITY.—Any amounts appropriated
24 to carry out this section shall remain available until
25 expended.

1 **SEC. 402. HUD LANGUAGE ACCESS PLAN.**

2 Not later than 180 days after the date of inaugura-
3 tion of a President, the Secretary shall release a com-
4 prehensive Language Access Plan, which shall—

5 (1) include plans to improve access to Federal
6 housing programs, services, and resources for indi-
7 viduals with limited English proficiency;

8 (2) focus on translation services, digital and
9 technological enhancements, community outreach
10 and engagement, and enhanced data collection and
11 reporting;

12 (3) include an estimate for funding to carry out
13 the activities under paragraphs (1) and (2); and

14 (4) provide for training for employees of the
15 Department to ensure compliance with the Lan-
16 guage Access Plan.

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