

119TH CONGRESS
2D SESSION

S. 5284

To provide economic empowerment opportunities in the United States through the modernization of public housing, and for other purposes.

IN THE SENATE OF THE UNITED STATES

AUGUST 6, 2026

Mr. SANDERS (for himself, Mr. MARKEY, Mr. BOOKER, Mr. BLUMENTHAL, Mr. WELCH, Mr. MERKLEY, and Mr. PADILLA) introduced the following bill; which was read twice and referred to the Committee on Banking, Housing, and Urban Affairs

A BILL

To provide economic empowerment opportunities in the United States through the modernization of public housing, 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 “Green New Deal for
5 Public Housing Act”.

6 **SEC. 2. PURPOSES.**

7 The purpose of this Act is—

8 (1) to stimulate, gather, and develop the work-
9 force capacity, tools, financing, and materials needed

1 to rehabilitate, upgrade, modernize, maintain, staff,
2 and transition public housing;

3 (2) to rehabilitate and preserve public housing
4 that is severely distressed and causing residents to
5 be exposed to unhealthy and unsafe environments;

6 (3) to upgrade and equip all public housing
7 with cutting-edge materials, infrastructure, and all-
8 electric appliances made in the United States in
9 order to improve energy efficiency, water quality,
10 and material living standards in public housing and
11 to support United States manufacturing;

12 (4) to ensure that public housing laws maximize
13 tenant participation and management by low- and
14 very low-income individuals in the rehabilitation, up-
15 grade, and transition of public housing through edu-
16 cation, training, and jobs; and

17 (5) to modernize the entire public housing stock
18 of the United States, as swiftly and seamlessly as
19 possible, into highly energy-efficient homes that
20 produce on-site, or procure, enough carbon-free re-
21 newable energy to meet total energy consumption
22 annually.

23 **SEC. 3. DEFINITIONS.**

24 In this Act:

1 (1) ELIGIBLE ENTITY.—The term “eligible enti-
2 ty” means—

3 (A) a public housing agency;

4 (B) an Indian tribe or a tribally designated
5 housing entity that is eligible to receive assist-
6 ance under the Native American Housing As-
7 sistance and Self-Determination Act of 1996
8 (25 U.S.C. 4101 et seq.); and

9 (C) the Department of Hawaiian Home
10 Lands, as defined in section 801 of the Native
11 American Housing Assistance and Self-Deter-
12 mination Act of 1996 (25 U.S.C. 4221).

13 (2) ENVIRONMENTAL JUSTICE COMMUNITY.—
14 The term “environmental justice community” means
15 a community with significant representation of com-
16 munities of color, low-income communities, or Tribal
17 and indigenous communities, that experiences, or is
18 at risk of experiencing, higher or more adverse
19 human health or environmental effects.

20 (3) INDIAN TRIBE; TRIBALLY DESIGNATED
21 HOUSING ENTITY.—The terms “Indian tribe” and
22 “tribally designated housing entity” have the mean-
23 ings given those terms in section 4 of the Native
24 American Housing Assistance and Self-Determina-
25 tion Act of 1996 (25 U.S.C. 4103).

1 (4) PUBLIC HOUSING.—The term “public hous-
2 ing”—

3 (A) has the meaning given the term in sec-
4 tion 3(b) of the United States Housing Act of
5 1937 (42 U.S.C. 1437a(b)); and

6 (B) includes—

7 (i) any dwelling unit owned by an In-
8 dian tribe that is or was a dwelling unit in
9 public housing;

10 (ii) any low-income housing dwelling
11 unit described in section 302(b)(1) of the
12 Native American Housing Assistance and
13 Self-Determination Act of 1996 (25 U.S.C.
14 4152(b)(1));

15 (iii) any dwelling unit assisted under
16 section 802 of the Native American Hous-
17 ing Assistance and Self-Determination Act
18 of 1996 (25 U.S.C. 4222); and

19 (iv) any dwelling unit that—

20 (I) was a low-income housing
21 dwelling unit described in section
22 302(b)(1) of the Native American
23 Housing Assistance and Self-Deter-
24 mination Act of 1996 (25 U.S.C.
25 4152(b)(1)); and

1 (II) is rented only to households
2 with an income that is not more than
3 80 percent of the area median income.

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

8 (6) RENEWABLE ENERGY.—The term “renew-
9 able energy” means—

10 (A) utility-, community-, and small-scale
11 photovoltaic and thermal solar energy;

12 (B) utility- and small-scale wind energy;

13 (C) geothermal energy;

14 (D) microturbine hydroelectricity;

15 (E) energy efficiency;

16 (F) building electrification;

17 (G) energy storage;

18 (H) microgrids; and

19 (I) modern distribution grid infrastructure.

20 (7) SECRETARY.—The term “Secretary” means
21 the Secretary of Housing and Urban Development.

22 (8) SUBSIDIZED HOUSING RESIDENT-OWNED
23 BUSINESS.—The term “subsidized housing resident-
24 owned business” means a business concern that—

1 (A) provides economic opportunities, as de-
 2 fined in section 3(e) of the Housing and Urban
 3 Development Act of 1968 (12 U.S.C.
 4 1701u(e)); and

5 (B) is owned by subsidized housing resi-
 6 dents.

7 (9) ZERO-CARBON HOME.—The term “zero-car-
 8 bon home” means a highly energy-efficient home
 9 that produces on-site, or procures, enough carbon-
 10 free renewable energy to meet the total annual en-
 11 ergy consumption of the home.

12 **SEC. 4. CONGRESSIONAL FINDINGS AND SENSE OF CON-**
 13 **GRESS FOR IMPROVED ARCHITECTURAL DE-**
 14 **SIGN IN GOVERNMENT HOUSING PROGRAMS.**

15 Section 4 of the Housing and Urban Development
 16 Act of 1968 (12 U.S.C. 1701v) is amended to read as fol-
 17 lows:

18 **“SEC. 4. IMPROVED ARCHITECTURAL DESIGN IN GOVERN-**
 19 **MENT HOUSING PROGRAMS.**

20 “(a) FINDINGS.—Congress finds that—

21 “(1) if Federal aid is to make its full commu-
 22 nity-wide contribution toward improving our urban
 23 and rural environments, Federal aid must have a
 24 greater impact on improvements in architectural de-
 25 sign; and

1 “(2) even within the necessary budget limita-
2 tions on housing for low- and moderate-income fami-
3 lies, architectural design and environmental perform-
4 ance can be improved not only to make the housing
5 more livable, but also to better suit the needs of oc-
6 cupants including human and environmental health,
7 zero carbon emissions, well-being, accessibility, and
8 equity.

9 “(b) SENSE OF CONGRESS.—It is the sense of Con-
10 gress that in the administration of housing programs that
11 assist in the provision of housing for low- and moderate-
12 income families, emphasis should be given to—

13 “(1) encouraging good architectural design that
14 yields maximal environmental performance and ad-
15 heres to accessibility guidelines established in ac-
16 cordance with the Americans With Disabilities Act
17 of 1990 (42 U.S.C. 12101 et seq.) as an essential
18 component of such housing, and adequate staffing to
19 maintain that design and environmental perform-
20 ance; and

21 “(2) developing, with opportunities for resident
22 involvement, housing that will be of such quality as
23 to reflect the highest international architectural
24 standards and the architectural standards of the

1 neighborhood and the community in which it is situ-
 2 ated, consistent with prudent budgeting.”.

3 **SEC. 5. DECLARATION OF POLICY.**

4 Section 2(a) of the United States Housing Act of
 5 1937 (42 U.S.C. 1437(a)) is amended to read as follows:

6 “(a) DECLARATION OF POLICY.—It is the policy of
 7 the United States—

8 “(1) to modernize the intersections of Federal
 9 and local government by employing the funds and
 10 credit of the United States, as provided in this
 11 Act—

12 “(A) to guarantee the right to housing for
 13 every individual;

14 “(B) to assist States and political subdivi-
 15 sions of States in ensuring that—

16 “(i) all housing in the United States
 17 is habitable, highly energy-efficient, and
 18 safe; and

19 “(ii) housing conditions lead to good
 20 health, security, and adequate protection
 21 from the economic fears relating to old
 22 age, disability, sickness, accident, and un-
 23 employment; and

1 “(C) to protect, maintain, preserve, and
2 expand public housing as a sustainable safety
3 net for all people;

4 “(2) that it is the responsibility of the Federal
5 Government, in conjunction with public housing
6 agencies, to incentivize, promote, and protect the
7 independent, collaborative, and collective actions of
8 public housing residents and other private citizens to
9 develop housing in a manner that strengthens entire
10 neighborhoods; and

11 “(3) that the Federal Government should act
12 and create new public housing where there is a seri-
13 ous need that the free market cannot address or is
14 not addressing responsibly and support the staffing
15 needed to maintain and sustain the quality of this
16 public housing.”.

17 **SEC. 6. GREEN NEW DEAL PUBLIC HOUSING GRANTS.**

18 (a) ESTABLISHMENT OF GRANT PROGRAMS.—

19 (1) GRANTS FOR PUBLIC HOUSING COMMUNITY
20 WORKFORCE DEVELOPMENT.—

21 (A) IN GENERAL.—The Secretary, in con-
22 sultation with the Secretary of Labor, shall es-
23 tablish a grant program that provides amounts
24 to eligible entities to facilitate workforce devel-

1 opment projects and high-income employment
2 transition at public housing.

3 (B) REQUIREMENTS.—In awarding grants
4 under this paragraph, the Secretary may only
5 give grants to—

6 (i) eligible entities that have formed
7 partnerships with an existing registered
8 apprenticeship, pre-apprenticeship, intern-
9 ship, vocational rehabilitation agency,
10 labor-management partnership, or other
11 partnerships with labor organizations;

12 (ii) eligible entities that demonstrate a
13 capacity to facilitate a workforce develop-
14 ment program that leads to—

15 (I) the development of career and
16 related skills, including general edu-
17 cational development support and fi-
18 nancial and economic empowerment
19 education;

20 (II) direct entry to registered ap-
21 prenticeship programs;

22 (III) certification or associate de-
23 gree acquisition;

24 (IV) technical assistance and re-
25 sources for subsidized housing resi-

1 dent-owned businesses for purposes of
2 compliance with the requirements
3 under section 3 of the Housing and
4 Urban Development Act of 1968 (12
5 U.S.C. 1701u), including—

6 (aa) legal or compliance
7 services on behalf of subsidized
8 housing resident-owned busi-
9 nesses for purposes of helping
10 them access and apply for gov-
11 ernment procurement and con-
12 tracting opportunities;

13 (bb) education on starting
14 and sustaining a business;

15 (cc) accessing insurance and
16 bonds; and

17 (dd) demonstrating capacity
18 and sustainable operations;

19 (V) training and development of
20 skills necessary for career develop-
21 ment in the fields, trades, and services
22 reasonably determined during the first
23 public comment period held in accord-
24 ance with subsection (b)(3) to be of
25 interest to public housing residents;

1 (VI) educational and organiza-
2 tional tools for public housing resi-
3 dents in order to advance the models
4 of worker cooperatives and collective
5 bargaining;

6 (VII) education, engagement, and
7 empowerment resources to help both
8 residents of public housing and local
9 low- and very low-income individuals
10 avail themselves of opportunities made
11 available under the workforce develop-
12 ment program, including education,
13 engagement, and empowerment re-
14 sources provided in partnership
15 with—

16 (aa) a local entity that oper-
17 ates a Family Self-Sufficiency
18 program under section 23 of the
19 United States Housing Act of
20 1937 (42 U.S.C. 1437u); and

21 (bb) community-based orga-
22 nizations that demonstrate a
23 commitment to and history of or-
24 ganizing with public housing resi-
25 dents;

1 (VIII) innovative design partner-
2 ships with local schools and architec-
3 tural firms;

4 (IX) training and employment
5 opportunities reserved specifically for
6 local low- and very low-income people
7 that were formerly incarcerated;

8 (X) stipends valued at not less
9 than \$250 per week to individuals
10 participating in the workforce develop-
11 ment program; and

12 (XI) childcare and financial lit-
13 eracy courses for individuals partici-
14 pating in the workforce development
15 program;

16 (iii) eligible entities in the construc-
17 tion or maintenance sector seeking to carry
18 out a project to develop pre-apprentice-
19 ships that prepare individuals for accept-
20 ance into registered programs in that sec-
21 tor, as well as technical and vocational col-
22 leges;

23 (iv) eligible entities that propose in
24 their application to use grant amounts to
25 bring public housing in their jurisdiction

1 into compliance with Federal, State, and
2 local building codes; and

3 (v) eligible entities that propose in
4 their application to use grant amounts to
5 provide relocation assistance and mobility
6 counseling for displaced residents.

7 (C) TECHNICAL ASSISTANCE.—The Sec-
8 retary of Labor shall make technical assistance
9 available to eligible entities applying for grants
10 under this paragraph.

11 (D) COMPLIANCE MANAGERS.—Not more
12 than 10 percent of the amount of a grant re-
13 ceived by an eligible entity under this para-
14 graph may be used by an eligible entity to hire
15 or otherwise retain reporting and compliance
16 managers with sufficient expertise to ensure
17 that the eligible entity can comply with the re-
18 quirements of section 3 of the Housing and
19 Urban Development Act of 1968 (12 U.S.C.
20 1701u).

21 (E) ADDITIONAL ELIGIBLE ENTITIES.—
22 The following entities shall be eligible for grants
23 under this paragraph if the entity submits a
24 joint application with an eligible entity de-
25 scribed in section 3(1):

1 (i) An organization that has dem-
2 onstrated effectiveness in providing adult
3 education and literacy activities, which
4 may include—

5 (I) a local educational agency;

6 (II) a community-based organiza-
7 tion or faith-based organization;

8 (III) a volunteer literacy organi-
9 zation;

10 (IV) an institution of higher edu-
11 cation, as defined in section 101 of
12 the Higher Education Act of 1965 (20
13 U.S.C. 1001);

14 (V) a public or private nonprofit
15 agency;

16 (VI) a library;

17 (VII) a public housing authority;

18 (VIII) a nonprofit institution
19 that is not described in any of sub-
20 clauses (I) through (VII) and has the
21 ability to provide adult education and
22 literacy activities to eligible individ-
23 uals;

24 (IX) a consortium or coalition of
25 the agencies, organizations, institu-

tions, libraries, or authorities described in any of subclauses (I) through (VII); and

(X) a partnership between an employer and an entity described in any of subclauses (I) through (VIII).

(ii) Labor organizations.

(iii) Nonprofit organizations.

(F) PARTNERSHIP WITH DEPARTMENT OF LABOR.—The Secretary shall partner with the Secretary of Labor to develop all grants in this section, in particular—

(i) gathering expertise and providing guidance on worker training funds;

(ii) ensuring that work requirements do not become a condition of accessing public housing; and

(iii) facilitating compliance with and enforcement of section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u).

(2) GREEN NEW DEAL FOR PUBLIC HOUSING GRANTS.—

(A) ESTABLISHMENT.—The Secretary shall establish a grant program that provides

1 amounts to eligible entities for the eligible ac-
2 tivities described in subparagraph (B).

3 (B) ELIGIBLE ACTIVITIES.—The eligible
4 activities described in this subparagraph are—

5 (i) conducting physical needs assess-
6 ments and subsequent deep energy retro-
7 fits in public housing, including—

8 (I) retrofits for—

9 (aa) energy-efficient win-
10 dows;

11 (bb) super insulation of
12 roofs and exterior walls, includ-
13 ing the addition of new cladding
14 to buildings and the rerouting of
15 plumbing and electricity;

16 (cc) electrification of water
17 heating and building heating sys-
18 tems using electric heat pumps;

19 (dd) electric heat pumps to
20 provide air conditioning, where
21 feasible; and

22 (ee) cladding improvements
23 to prolong useful life;

24 (II) strategies to increase
25 airtightness of building envelope, in-

1 including air sealant paints, repairs to
2 building envelope, repointing of mor-
3 tar joints, caulking, installing
4 sealants, and waterproofing masonry
5 surfaces to prevent air and water in-
6 filtration; and

7 (III) acquisition and installation
8 of heat-recovery ventilation systems;

9 (ii) repairs and upgrades to public
10 housing to ensure compliance with—

11 (I) physical condition standards
12 under section 5.703 of title 24, Code
13 of Federal Regulations, or any suc-
14 cessor regulation;

15 (II) any applicable State physical
16 conditions standards; and

17 (III) any applicable local physical
18 conditions standards;

19 (iii) upgrading, replacing, and improv-
20 ing public housing to energy efficiency,
21 building electrification, including—

22 (I) conducting physical needs as-
23 sessments of public housing dwelling
24 units;

- 1 (II) in-unit energy efficiency
2 product upgrades, including upgrad-
3 ing to—
- 4 (aa) modern, energy-efficient
5 insulation;
- 6 (bb) all-electric state-of-the-
7 art efficient appliances;
- 8 (cc) energy-efficient bath-
9 room plumbing, including low-
10 flow toilets;
- 11 (dd) energy-efficient laundry
12 machines;
- 13 (ee) energy-efficient air fil-
14 ters;
- 15 (ff) energy monitoring de-
16 vices including smart meters and
17 smart thermostats;
- 18 (gg) energy-efficient
19 lightbulbs;
- 20 (hh) highly insulated win-
21 dows;
- 22 (ii) reflective roofing;
- 23 (jj) smart Supervisory Con-
24 trol and Data Acquisition sys-

1 tems and building-to-grid inte-
2 gration; and

3 (kk) passive cooling meas-
4 ures;

5 (III) upgrading infrastructure re-
6 lated to building electrification, in-
7 cluding upgrading—

8 (aa) electric heating, ventila-
9 tion, and air conditioning sys-
10 tems, including cold-climate heat
11 pumps;

12 (bb) electrical panels;

13 (cc) electric appliances to re-
14 place appliances reliant on fossil
15 fuels, such as gas stoves and hot
16 water heaters; and

17 (dd) related infrastructure,
18 including flooring, walls, and
19 roofs, that is necessary to com-
20 plete before electrification up-
21 grades can occur; and

22 (IV) water quality upgrades, in-
23 cluding replacing water pipes in public
24 housing if a quality test of drinking

1 water concentrations in public housing
2 exceeds—

3 (aa) 1 part per billion of
4 lead;

5 (bb) 4.0 parts per trillion of
6 perfluorooctanoic acid;

7 (cc) 4.0 parts per trillion of
8 perfluorooctane sulfonate;

9 (dd) a combined Hazard
10 Index of 1.0, as described in the
11 proposed rule of the Environ-
12 mental Protection Agency enti-
13 tled, “Per- and polyfluroalkyl
14 substances (PFAS):
15 Perflurooctanoic acid (PFOA)
16 and Perflurooctanesulfonic acid
17 (PFOS) National Primary Drink-
18 ing Water Regulation Rule-
19 making” (88 Fed. Reg. 18638;
20 March 29, 2023);

21 (ee) 4.0 parts per trillion of
22 arsenic;

23 (ff) 0.3 parts per million of
24 copper;

1 (gg) drinking water stand-
 2 ards of the Environmental Pro-
 3 tection Agency for organic and
 4 inorganic contaminants, radio-
 5 nuclides, and microbiological con-
 6 taminants; and

7 (hh) any other Environ-
 8 mental Protection Agency stand-
 9 ard adopted under the Safe
 10 Drinking Water Act (42 U.S.C.
 11 300f et seq.);

12 (iv) building, expanding, and main-
 13 taining community energy generation in
 14 public housing, including the construction
 15 of and ongoing costs associated with—

16 (I) renewable energy rooftops;
 17 (II) renewable energy generation;
 18 (III) photovoltaic glass windows;
 19 (IV) the bulk purchase of clean
 20 energy grid supply from energy utili-
 21 ties; and

22 (V) community-scale energy stor-
 23 age systems;

24 (v) establishing or expanding recycling
 25 and zero-waste programs in public housing,

1 including the recycling of appliances and
2 machines that were replaced through ac-
3 tivities described in clause (iii);

4 (vi) community resilience and sustain-
5 ability projects in public housing, includ-
6 ing—

7 (I) the purchase and installation
8 of energy storage, including batteries,
9 flywheels, compressed air, and
10 pumped hydroelectric or thermal en-
11 ergy storage, in order to ensure en-
12 ergy backup of not less than 48 hours
13 in the event of an emergency or dis-
14 aster;

15 (II) the construction of childcare
16 centers and ongoing costs associated
17 with childcare centers;

18 (III) the construction of senior
19 centers and ongoing costs associated
20 with senior centers;

21 (IV) the construction of commu-
22 nity gardens and ongoing costs associ-
23 ated with community gardens;

24 (V) the maintenance of entire
25 public housing developments;

1 (VI) the installation of publicly
2 owned high speed internet in order to
3 provide universal internet access for
4 all residents with an upload speed of
5 not less than 100Mbps and a
6 download speed of not less than
7 100Mbps, and the ongoing costs asso-
8 ciated with providing that internet in-
9 frastructure and access;

10 (VII) the establishment or im-
11 provement, and painting, of commu-
12 nity centers and other shared commu-
13 nity spaces, the personnel of which
14 shall earn the higher of—

15 (aa) the local prevailing
16 wage; or

17 (bb) a wage of \$17 per hour;

18 (VIII) the establishment or im-
19 provement of dedicated infrastructure
20 for transportation by bicycle, includ-
21 ing lanes, parking spots, and the bulk
22 purchase of enough bicycles to offer 1
23 bicycle to every low- and very low-in-
24 come public housing resident;

1 (IX) the deployment of electric
2 vehicle charging infrastructure for
3 public housing residents and visitors;
4 and

5 (X) the establishment and leasing
6 of commercial activity that offers pub-
7 lic housing residents on-site access to
8 goods and services, including good-
9 quality healthcare clinics, dental clin-
10 ics, bookstores, learning and tutoring
11 centers, and affordable organic gro-
12 ceries;

13 (vii) construction and ongoing costs
14 associated with climate adaptation and
15 emergency disaster response for public
16 housing, including—

17 (I) integrated solutions that com-
18 bine better walls, heating, cooling,
19 ventilation, solar, and storage into a
20 single easy-to-install and affordable
21 retrofit for public housing;

22 (II) additional solar and storage
23 on site, or through a local community
24 microgrid, in order to allow residents

1 to access essential energy during
2 power outages;

3 (III) insulating and eliminating
4 air leakage in order to ensure that in-
5 dividual dwelling units can retain a
6 safe temperature during a power out-
7 age until power is restored or emer-
8 gency assistance arrives; and

9 (IV) installing rigid foam wall in-
10 sulation in hurricane and earthquake-
11 prone areas in order to create shear
12 walls to resist structural damage from
13 walls tilting or falling during high
14 winds and earthquakes;

15 (viii) repairs and upgrades to bring
16 public housing into compliance with Fed-
17 eral, State, and local building codes;

18 (ix) repairs and upgrades to fix or re-
19 pair any public housing that is in violation
20 of any State or local building codes;

21 (x) relocation assistance for displaced
22 residents; and

23 (xi) mobility counseling for displaced
24 residents.

25 (b) GRANT APPLICATION.—

1 (1) REQUIRED CONTENTS.—As a condition of
2 receiving a grant under subsection (a), each eligible
3 entity shall include in the grant application sub-
4 mitted to the Secretary—

5 (A) a signed acknowledgment indicating a
6 commitment to transition all public housing
7 owned or managed by the eligible entity into
8 zero-carbon homes not later than 10 years after
9 the date on which the eligible entity receives the
10 grant;

11 (B) a signed acknowledgment indicating a
12 commitment to not reducing the number of
13 public housing units owned or managed by the
14 eligible entity;

15 (C) a signed acknowledgement indicating a
16 commitment to, when temporarily relocating
17 any residents temporarily displaced from their
18 public housing units, prioritize temporarily relo-
19 cating such residents within the same public
20 housing project in which they reside;

21 (D) a full accounting, including pre-ap-
22 proved financing plans and post-completion ex-
23 pense reports, of the amount of funds required
24 to complete the activities under the grant,

1 under enforcement by the Secretary, which
2 shall—

3 (i) be complete and reasonably cal-
4 culated to accomplish the purposes of this
5 Act;

6 (ii) include costs related to complying
7 with local wage and labor laws;

8 (iii) include the amount of funds ex-
9 pended by the eligible entity to comply
10 with the resident and community engage-
11 ment requirements under paragraph (2);

12 (iv) be updated and submitted to Con-
13 gress on a quarterly basis; and

14 (v) include a 10-year decarbonization
15 plan meeting decarbonization requirements
16 determined by the Secretary;

17 (E) a community impact assessment and
18 analysis of—

19 (i) the likely direct and indirect im-
20 pact the grant funds, if awarded, will have
21 on the economic empowerment and social
22 mobility of environmental justice commu-
23 nities; and

24 (ii) whether the proposed actions to be
25 taken under the grant would be affirma-

1 tively furthering fair housing, as defined in
2 section 5.152 of title 24, Code of Federal
3 Regulations, or any successor regulation;

4 (F) the written concurrence of any local
5 labor organization representing employees of
6 the eligible entity who are engaged in the same
7 or substantially similar work that is proposed to
8 be carried out does not displace or supplant the
9 work performed by those represented employ-
10 ees;

11 (G) a certification that none of the funds
12 under the grant shall be used for prohibited
13 purposes, including—

14 (i) any activity that is subject to the
15 reporting requirements set forth in section
16 203(a) of the Labor-Management Report-
17 ing and Disclosure Act of 1959 (29 U.S.C.
18 433(a));

19 (ii) to abrogate a collective bargaining
20 agreement; or

21 (iii) to replace an employee who is on
22 strike or who is being locked out; and

23 (H) a plan to expand accessibility for per-
24 sons with disabilities to full compliance with the
25 Americans with Disabilities Act of 1990 (42

1 U.S.C. 12101 et seq.) and that all projects shall
2 at least meet the new construction standards of
3 title II of the Americans with Disabilities Act of
4 1990 (42 U.S.C. 12131 et seq.).

5 (2) RESIDENT AND COMMUNITY ENGAGEMENT
6 BEFORE SUBMITTING APPLICATION.—Before submit-
7 ting an application for a grant under this subsection,
8 an eligible entity shall—

9 (A) solicit and consider community and
10 public feedback, to the maximum extent pos-
11 sible, by providing for opportunities to comment
12 via an in-person accessible location with inter-
13 pretation available, as well as via a cloud-based
14 content collaboration provider that is certified
15 by the Federal Risk and Authorization Manage-
16 ment Program, and that comply with the most
17 recent final version of the Web Content Accessi-
18 bility Guidelines, through—

19 (i) an initial public comment period,
20 for which the eligible entity shall—

21 (I) publish—

22 (aa) a description of each of
23 the grant programs established
24 under subsection (a); and

1 (bb) a form to be used to
2 submit comments that complies
3 with public notice standards and
4 the public comment requirements
5 in the consolidated plan of the
6 Department of Housing and
7 Urban Development; and

8 (II) give interested persons 90
9 days to—

10 (aa) submit draft text di-
11 rectly into the application;

12 (bb) submit written data
13 and accounting estimates; and

14 (cc) submit general com-
15 ments; and

16 (ii) a second public comment period
17 beginning not later than 30 days after the
18 end of the initial public comment period
19 under clause (i), for which the eligible enti-
20 ty shall—

21 (I) publish a draft version of the
22 completed common application form
23 described in subsection (a) that con-
24 tains, at a minimum—

1 (aa) a short analysis and
2 evaluation of the relevant signifi-
3 cant proposals set forth during
4 the initial public comment period;

5 (bb) a clear and concise
6 statement of the basis, purpose,
7 and goals of the application; and

8 (cc) a description of any
9 planned building modifications
10 which will be necessary to comply
11 with any applicable Americans
12 with Disabilities Act Standards
13 for Accessible Design; and

14 (II) give interested persons 30
15 days to submit feedback on and rec-
16 ommended improvements to the draft
17 final grant application;

18 (B) host not less than 2 public hearings,
19 which shall be recorded and held at a conven-
20 ient and accessible location with interpretation
21 available for public housing project residents,
22 for each public comment period described in
23 subparagraph (A), to provide public housing
24 project residents with an opportunity to com-
25 ment, with not less than 1 occurring in the

1 afternoon and not less than 1 occurring in the
2 evening;

3 (C) solicit input and acquire signed ap-
4 proval of the completed common application
5 form from the resident council or resident coun-
6 cils, if existing and active, of the public housing
7 project that will receive assistance under the
8 grant; and

9 (D) solicit input and acquire signed ap-
10 proval of the complete common application from
11 any local labor organization representing em-
12 ployees of the eligible entity that will receive as-
13 sistance under the grant, to ensure compliance
14 with existing collective bargaining agreement
15 and to ensure that grants funds will not be
16 used to displace or supplant existing staff, posi-
17 tions, or vacancies.

18 (3) REQUIREMENT TO DEMONSTRATE COMMU-
19 NITY ENERGY GENERATION.—As a condition of re-
20 ceiving a grant under subsection (a), each eligible
21 entity shall demonstrate in the grant application
22 submitted to the Secretary—

23 (A) an ability to generate the greatest
24 amount of renewable energy that can be con-

sumed by public housing projects and transferred to the local energy grid; and

(B) a commitment to provide job training and contracting opportunities to public housing residents and subsidized housing resident-owned businesses.

(4) EXCEPTIONS FOR INDIGENOUS GROUPS AND TRIBES.—

(A) IN GENERAL.—Any eligible entity described in section 3(2) that submits an application for a grant program described in this subsection—

(i) is exempt from compliance with paragraph (2)(A); and

(ii) is empowered to self-determine guidelines and standards pertaining to ensuring community and resident engagement.

(B) SUBMISSION BY TRIBALLY DESIGNATED HOUSING ENTITIES.—An application for a grant under subsection (a) for an Indian tribe may be prepared and submitted on behalf of the Indian tribe by the tribally designated housing entity for the Indian tribe, if the application contains a certification by the recognized

1 tribal government of the grant beneficiary that
2 the Indian tribe—

3 (i) has had an opportunity to review
4 the application and has authorized the sub-
5 mission of the application by the tribally
6 designated housing entity; or

7 (ii) has delegated to the tribally des-
8 ignated housing entity the authority to
9 submit an application on behalf of the In-
10 dian tribe without prior review by the In-
11 dian tribe.

12 (5) BENCHMARKING ENERGY AND WATER CON-
13 SUMPTION.—An eligible entity desiring a grant to
14 carry out activities described in subsection
15 (a)(2)(B)(iii) shall include in the grant application a
16 commitment to benchmarking energy and water con-
17 sumption using ENERGY STAR Portfolio Manager,
18 or another system approved by the Department of
19 Housing and Urban Development, for a period of
20 not less than 5 years beginning on the date on which
21 the eligible entity receives the grant.

22 (c) SELECTION OF GRANT RECIPIENTS.—

23 (1) IN GENERAL.—If an eligible entity submits
24 to the Secretary an application for a grant under
25 subsection (a) that complies with the requirements

1 under subsection (b), the Secretary shall award the
2 funds to the eligible entity that are required to com-
3 plete the grant, as specified in the accounting sub-
4 mitted under subsection (b)(1)(D).

5 (2) REAPPLICATION.—If the Secretary deter-
6 mines that an application submitted by an eligible
7 entity under this section does not comply with the
8 requirements under subsection (b)—

9 (A) the Secretary shall provide to the eligi-
10 ble entity a summary of the requirements that
11 the eligible entity has failed to meet; and

12 (B) the eligible entity may reapply for the
13 grant.

14 (3) EXPEDITED REVIEW.—The Secretary shall
15 ensure a timely review of applications submitted by
16 eligible entities that own or manage public housing
17 in a congressional district—

18 (A) with an aggregate total of not less
19 than 5,000 public housing residents;

20 (B) in which—

21 (i) not less than 40 percent of the
22 residents are not less than 62 years old;

23 (ii) not less than 25 percent of the
24 residents are disabled; or

1 (iii) not less than 5 percent of all
 2 heads of household are not more than 24
 3 years old; or

4 (C) with an average household income of
 5 less than \$40,000.

6 (d) USE OF GRANT AMOUNTS FOR CAPACITY BUILD-
 7 ING.—An eligible entity shall use not more than 5 percent
 8 of grant funds received under this section for activities to
 9 expand the capacity of the eligible entity to carry out the
 10 grant activities, including—

- 11 (1) hiring staff;
- 12 (2) training residents for staff positions;
- 13 (3) providing technical assistance;
- 14 (4) community engagement; and
- 15 (5) other necessary administrative activities.

16 (e) RESIDENT PROTECTION.—Each eligible entity
 17 that is the recipient of a grant under subsection (a)
 18 shall—

- 19 (1) comply with the requirements under part 24
 20 of title 49, Code of Federal Regulations, and provide
 21 relocation assistance for any and all residents of
 22 public housing managed by the eligible entity who
 23 may be displaced during rehabilitation or new con-
 24 struction, and ensure that all temporarily displaced

1 residents can return to their homes once retrofitting
2 is completed;

3 (2) provide robust temporary relocation assist-
4 ance and alternate housing options in cases where
5 phased improvements temporarily prevent tenant oc-
6 cupancy;

7 (3) when temporarily relocating any residents
8 temporarily displaced from their public housing
9 units, prioritize temporarily relocating such residents
10 within the same public housing project in which they
11 reside;

12 (4) ensure that activities undertaken as part of
13 the grant do not result in a reduction of total public
14 housing dwelling units; and

15 (5) to the greatest extent practicable, complete
16 construction, modernization, or retrofitting of re-
17 placement dwellings prior to demolishing existing
18 public housing units.

19 (f) PROFITS RELATED TO COMMUNITY ENERGY
20 GENERATION.—

21 (1) IN GENERAL.—With respect to any energy
22 produced by an eligible entity carrying out activities
23 described in subsection (a)(2)(B)(iv), the eligible en-
24 tity may retain 90 percent of any profits earned
25 from selling the energy.

1 (2) VOTE.—An eligible entity described in para-
2 graph (1) shall provide residents of the public hous-
3 ing the opportunity to vote on how the profits
4 earned under paragraph (1) shall be used.

5 (3) OTHER REVENUE.—Any profits not re-
6 tained under this subsection shall be transferred to
7 the Department of the Treasury for deposit in the
8 General Fund.

9 (g) LABOR AND BUY AMERICAN PROVISIONS.—

10 (1) IN GENERAL.—In carrying out grant activi-
11 ties under this section, each contractor or subcon-
12 tractor for a project funded under this section shall
13 carry out the following:

14 (A) Ensure that the materials used by the
15 contractor or subcontractor are substantially
16 manufactured, mined, and produced in the
17 United States in accordance with the Build
18 America, Buy America Act (title IV of division
19 G of Public Law 117–58; 42 U.S.C. 8301
20 note).

21 (B) Ensure that all laborers and mechan-
22 ics employed by the contractor or subcontractor
23 in the performance of construction, alteration,
24 or repair work financed in whole or in part with
25 assistance under this section shall be paid

1 wages at rates not less than those prevailing on
2 similar construction in the locality, as deter-
3 mined by the Secretary of Labor, in accordance
4 with subchapter IV of chapter 31 of title 40,
5 United States Code (commonly known as the
6 “Davis-Bacon Act”). With respect to the labor
7 standards in this subparagraph, the Secretary
8 of Labor shall have the authority and functions
9 set forth in Reorganization Plan Numbered 14
10 of 1950 (64 Stat. 1267; 5 U.S.C. App.) and
11 section 3145 of title 40, United States Code.

12 (C) With respect to a project that costs
13 not less than \$25,000,000, consent to a project
14 labor agreement.

15 (D) Require each project labor agreement
16 to be in compliance with the hiring and con-
17 tracting requirements described in subsections
18 (c) and (d) of section 3 of the Housing and
19 Urban Development Act of 1968 (12 U.S.C.
20 1701u).

21 (E) Not hire employees through a tem-
22 porary staffing agency unless the relevant State
23 workforce agency certifies that temporary em-
24 ployees are necessary to address an acute,
25 short-term labor demand.

1 (F) Adopt—

2 (i) an explicit policy on any issue in-
3 volving the organization of employees of
4 the eligible entity, or contractor or subcon-
5 tractor, and all contractors and sub-
6 contractors, for purposes of collective bar-
7 gaining not to deter employees with respect
8 to—

9 (I) labor organizing for the em-
10 ployees engaged in activities under the
11 grant; and

12 (II) such employees' choice to
13 form and join labor organizations; and
14 (ii) such policies that require—

15 (I) the posting and maintenance
16 of notices in the workplace to such
17 employees of their rights under the
18 National Labor Relations Act (29
19 U.S.C. 151 et seq.);

20 (II) that such employees are, at
21 the beginning of their employment,
22 provided notice and information re-
23 garding the employees' rights under
24 such Act; and

1 (III) the employer to voluntarily
2 recognize a union in cases where a
3 majority of such workers of the em-
4 ployer have joined and requested rep-
5 resentation.

6 (G) For each project employing union
7 workers to rehabilitate, upgrade, innovate and
8 transition public housing developments, dem-
9 onstrate an ability to use and to commit to use
10 individuals enrolled in a registered apprentice-
11 ship program who shall, to the greatest extent
12 practicable, constitute not less than 20 percent
13 of the individuals working on the project.

14 (H) Not require mandatory arbitration for
15 any dispute involving a worker engaged in a
16 service for the contractor or subcontractor.

17 (I) Consider an individual performing any
18 service under the grant as an employee, and not
19 an independent contractor, of the contractor or
20 subcontractor, respectively, unless—

21 (i) the individual is free from control
22 and direction in connection with the per-
23 formance of the service, both under the
24 contract for the performance of the service
25 and in fact;

1 (ii) the service is performed outside
 2 the usual course of the business of the con-
 3 tractor or subcontractor, respectively; and

4 (iii) the individual is customarily en-
 5 gaged in an independently established
 6 trade, occupation, profession, or business
 7 of the same nature as that involved in such
 8 service.

9 (J) Ensure that all laborers, mechanics,
 10 and other workers employed by the contractor
 11 or subcontractor shall not displace or supplant
 12 an employee or position of the eligible entity,
 13 including partial displacement such as a reduc-
 14 tion in hours, wages, or employment benefits,
 15 as a result of receiving a grant under this sec-
 16 tion.

17 (2) ACTION TO ENFORCE INDEPENDENT CON-
 18 TRACTOR REQUIREMENT.—A third party, including
 19 a State or local government, may bring an action in
 20 any court of competent jurisdiction to enforce the re-
 21 quirement under paragraph (1)(I).

22 (h) CONSULTATION WITH AGENCIES.—The Sec-
 23 retary shall—

24 (1) consult with the Secretary of Energy—

1 (A) in developing criteria and assessing ap-
2 plications for grants under subsection (a); and

3 (B) to identify and verify state-of-the-art
4 building materials and appliances, made in the
5 United States, that can be procured at scale for
6 purposes of this Act;

7 (2) consult with the Secretary of the Treasury
8 to track alternative energy revenues that are re-
9 turned to the Department of the Treasury under
10 subsection (f)(3);

11 (3) consult with the Administrator of the Envi-
12 ronmental Protection Agency—

13 (A) in developing criteria and assessing ap-
14 plications for grants under of subsection (a)(2);

15 (B) regarding testing air quality and water
16 quality for purposes of grant activities described
17 in subsection (a)(2)(B)(iii); and

18 (C) regarding testing soil quality for radon
19 and other contaminants for purposes of grant
20 activities described in subsection (a)(2)(B);

21 (4) consult with the Secretary of Education in
22 developing criteria and assessing applications for
23 grants under subsection (a)(1);

1 (5) consult with the Secretary of Labor in de-
2 veloping criteria and assessing applications for
3 grants under subsection (a)(1);

4 (6) consult with the Administrator of the Small
5 Business Administration in developing criteria and
6 assessing applications for grants under subsection
7 (a);

8 (7) consult with the Secretary of Health and
9 Human Services—

10 (A) in developing criteria and assessing ap-
11 plications for grants under subsection (a)(2);
12 and

13 (B) regarding health trends related to all
14 illnesses that disproportionately impact low-in-
15 come people;

16 (8) consult with the Administrator of the Fed-
17 eral Emergency Management Agency in developing
18 criteria and assessing applications for grants under
19 subsection (a)(2);

20 (9) consult with the Secretary of the Interior to
21 develop criteria and assess applications for grants
22 under subsection (a)(2); and

23 (10) consult with any entity described in para-
24 graphs (1) through (9) for any other purpose as de-

1 terminated necessary by the Secretary to carry out
2 this section and the purposes of this Act.

3 (i) REPORTS.—The Secretary shall submit to Con-
4 gress biannual reports on the impact that the grant pro-
5 grams established under subsection (a) have had on—

6 (1) the rehabilitation, upgrades, innovation, and
7 transition of public housing in the United States;

8 (2) total greenhouse gas emission output, and
9 quarterly data on greenhouse gas emission reduc-
10 tions from individual public housing developments,
11 specifically as they relate to—

12 (A) home energy carbon pollution emis-
13 sions in each public housing development, as
14 calculated using the Carbon Footprint Calcula-
15 lator from the Environmental Protection Agen-
16 cy;

17 (B) waste-related carbon emissions in each
18 public housing development, as calculated using
19 the Carbon Footprint Calculator from the Envi-
20 ronmental Protection Agency; and

21 (C) total greenhouse gas emissions released
22 by individual public housing buildings and
23 homes within a public housing development, as
24 calculated using the Greenhouse Gas Equiva-

1 lencies Calculator from the Environmental Pro-
2 tection Agency;

3 (3) the amount of Federal money saved due to
4 energy cost savings at public housing projects, on a
5 quarterly basis;

6 (4) the amount of energy savings per Kwh at
7 each public housing project, on a quarterly basis;

8 (5) public housing residents, including—

9 (A) access to economic opportunities
10 through compliance with the hiring and con-
11 tracting requirements described in subsections
12 (c) and (d) of section 3 of the Housing and
13 Urban Development Act of 1968 (12 U.S.C.
14 1701u);

15 (B) the impacts, if any, those residents
16 have experienced due to displacement and insta-
17 bility;

18 (C) the impacts, if any, those residents
19 have experienced to their individual economic
20 growth as measured by individual and house-
21 hold income;

22 (D) the specific career skills acquired;

23 (E) the impacts, if any, those residents
24 have experienced to their overall health; and

1 (F) the specific educational or technical
 2 certifications acquired; and

3 (6) changes to the overall community health in-
 4 dicators in public housing developments and their
 5 surrounding neighborhoods, including asthma rates,
 6 air quality, water quality, and levels of lead and
 7 mold.

8 (j) ELIGIBILITY FOR THE CAPITAL AND OPERATING
 9 FUNDS.—As a condition of receipt of a grant under this
 10 section, the Secretary shall require the placement of a
 11 dwelling unit under subsection (d) or (e) of 9 of the United
 12 States Housing Act of 1937 (42 U.S.C. 1437g) in per-
 13 petuity.

14 (k) FUNDING.—Out of funds in the Treasury not oth-
 15 erwise appropriated, there are appropriated to carry out
 16 this section—

17 (1) such sums as necessary to address the exist-
 18 ing public housing capital backlog at the Depart-
 19 ment of Housing and Urban Development;

20 (2) such sums as may be necessary for each of
 21 fiscal years 2027 through 2037; and

22 (3) \$1,000,000,000, to remain available until
 23 expended, for administrative costs relating to car-
 24 rying out this section, including providing technical
 25 assistance to grant applicants.

1 **SEC. 7. THE SECTION 3 PROGRAM FOR ECONOMIC OPPOR-**
 2 **TUNITIES.**

3 Section 3 of the Housing and Urban Development
 4 Act of 1968 (12 U.S.C. 1701u) is amended—

5 (1) in subsection (c)(1)—

6 (A) in subparagraph (A), by striking “, op-
 7 erating assistance provided pursuant to section
 8 9 of that Act, and modernization grants pro-
 9 vided pursuant to section 14 of that Act” and
 10 inserting “(42 U.S.C. 1437c), assistance from
 11 the Operating Fund under section 9(e) of that
 12 Act (42 U.S.C. 1437g(e)), assistance from the
 13 Capital Fund under section 9(d) of that Act
 14 (42 U.S.C. 1437g(d)), and assistance provided
 15 under a grant awarded under section 6 of the
 16 Green New Deal for Public Housing Act”; and

17 (B) by adding at the end the following:

18 “(C) **HIRING REQUIREMENT.**—The Sec-
 19 retary shall require that, of the employment po-
 20 sitions generated by development assistance
 21 provided pursuant to section 6 of the United
 22 States Housing Act of 1937 (42 U.S.C. 1437c),
 23 assistance from the Operating Fund under sec-
 24 tion 9(e) of that Act (42 U.S.C. 1437g(e)), as-
 25 sistance from the Capital Fund under section
 26 9(d) of that Act (42 U.S.C. 1437g(d)), and as-

sistance provided under a grant awarded under section 6 of the Green New Deal for Public Housing Act, public and Indian housing agencies, and their contractors and subcontractors, shall fill, to the greatest extent possible—

“(i) not less than 40 percent of those positions generated during the 1-year period beginning 1 year after the initial receipt of grant funds awarded, with low- and very low-income persons;

“(ii) not less than 50 percent of those positions generated during the 1-year period beginning 2 years after the initial receipt of grant funds awarded, with low- and very low-income persons; and

“(iii) not less than 90 percent of those positions generated after the expiration of the period described in clause (ii) with low- and very low-income persons.”;

(2) in subsection (d)(1)—

(A) in subparagraph (A), by striking “, operating assistance provided pursuant to section 9 of that Act, and modernization grants provided pursuant to section 14 of that Act” and inserting “(42 U.S.C. 1437c), assistance from

the Operating Fund under section 9(e) of that Act (42 U.S.C. 1437g(e)), assistance from the Capital Fund under section 9(d) of that Act (42 U.S.C. 1437g(d)), and assistance provided under a grant awarded under section 6 of the Green New Deal for Public Housing Act”; and

(B) by adding at the end the following:

“(C) CONTRACTING REQUIREMENT.—The Secretary shall require that, of the aggregate dollar amount of contracts awarded for work to be performed in connection with assistance from the Operating Fund under section 9(e) of the United States Housing Act of 1937 (42 U.S.C. 1437g(e)), assistance from the Capital Fund under section 9(d) of that Act (42 U.S.C. 1437g(d)), and assistance provided under a grant awarded under section 6 of the Green New Deal for Public Housing Act, public and Indian housing agencies, and their contractors and subcontractors, shall, to the greatest extent possible, certify that—

“(i) not less than 20 percent of the aggregate dollar amount of such contracts awarded during the 1-year period beginning 1 year after the initial receipt of

grant funds awarded shall be awarded to
subsidized housing resident-owned busi-
nesses;

“(ii) not less than 30 percent of the
aggregate dollar amount of such contracts
awarded during the 1-year period begin-
ning 2 years after the initial receipt of
grant funds awarded shall be awarded to
subsidized housing resident-owned busi-
nesses; and

“(iii) not less than 50 percent of the
aggregate dollar amount of such contracts
awarded after the expiration of the period
described in clause (ii) shall be awarded to
subsidized housing resident-owned busi-
nesses.”;

(3) in subsection (e), by adding at the end the
following:

“(3) SUBSIDIZED HOUSING RESIDENT-OWNED
BUSINESS.—The term ‘subsidized housing resident-
owned business’ has the meaning given the term in
section 3 of the Green New Deal for Public Housing
Act.”;

(4) by redesignating subsection (g) as sub-
section (i); and

1 (5) by inserting after subsection (f) the fol-
2 lowing:

3 “(g) MEASURING ECONOMIC IMPACT.—Before the
4 start of the second fiscal year beginning after the date
5 of enactment of the Green New Deal for Public Housing
6 Act, and quarterly thereafter, the Secretary shall require
7 each public housing agency to monitor, measure, and re-
8 port to the Secretary on the economic impacts of this sec-
9 tion on the community in which housing developments of
10 the public housing agency are located, including—

11 “(1) the aggregate dollar amount of contracts
12 awarded in compliance with this section;

13 “(2) the aggregate dollar amount of wages and
14 salaries paid for positions employed by low- and very
15 low-income persons in accordance with this section;

16 “(3) the aggregate dollar amount expended for
17 training opportunities provided to low- and very low-
18 income persons in accordance with this section;

19 “(4) the aggregate dollar amount expended for
20 training and assisting subsidized housing resident-
21 owned businesses for compliance with this section;

22 “(5) the number and nature of improvements to
23 public housing completed under this section;

1 “(6) the aggregate dollar amount saved under
 2 the improvements to public housing completed under
 3 this section; and

4 “(7) the number of residents the public housing
 5 agency engaged with in undertaking the improve-
 6 ments to public housing completed under this sec-
 7 tion.

8 “(h) WORKFORCE ROSTER.—

9 “(1) REQUIREMENT.—The Secretary shall re-
 10 quire each public housing agency to establish and
 11 maintain a roster of the residents and subsidized
 12 housing resident-owned businesses of the public
 13 housing agency in order to identify and spotlight tal-
 14 ented local laborers and facilitate compliance with
 15 this section.

16 “(2) INFORMATION.—The roster maintained by
 17 a public housing agency under paragraph (1) shall
 18 include information that is updated not less fre-
 19 quently than every 30 days, including—

20 “(A) information for each public housing
 21 resident choosing to have their information re-
 22 corded that lists their occupational skills, career
 23 goals, and any workforce development programs
 24 they participate in; and

1 “(B) information for each subsidized hous-
 2 ing resident-owned business that lists the field
 3 of business they are in and the hiring opportu-
 4 nities they currently have available.

5 “(3) AVAILABILITY.—In order to facilitate com-
 6 pliance with this subsection, the Secretary shall—

7 “(A) require each public housing agency to
 8 submit to the Secretary the information main-
 9 tained by the public housing agency in the ros-
 10 ter under this subsection; and

11 “(B) collect and make the data described
 12 in subparagraph (A) available on the website of
 13 the Department of Housing and Urban Devel-
 14 opment, upon request, to contractors, sub-
 15 contractors, resident councils, resident manage-
 16 ment organizations, and YouthBuild pro-
 17 grams.”.

18 **SEC. 8. FAMILY SELF-SUFFICIENCY PROGRAM.**

19 Section 23 of the United States Housing Act of 1937
 20 (42 U.S.C. 1437u) is amended—

21 (1) in subsection (c)(2), by adding at the end
 22 the following:

23 “(C) An Indian tribe or tribally designated
 24 housing entity, as defined in section 4 of the

1 Native American Housing Assistance and Self-
 2 Determination Act of 1996 (25 U.S.C. 4103).”;
 3 (2) in subsection (d)(2)—

4 (A) in subparagraph (J), by striking “and”
 5 at the end;

6 (B) by redesignating subparagraph (K) as
 7 subparagraph (M); and

8 (C) by inserting after subparagraph (J)
 9 the following:

10 “(K) digital literacy;

11 “(L) provision of home and community-
 12 based services for older adults and individuals
 13 with disabilities of participating families; and”;

14 (3) in subsection (g)(2), by inserting after the
 15 first sentence the following: “The program coordi-
 16 nating committee shall include representatives of any
 17 resident council and any jurisdiction-wide resident
 18 council of the eligible entity.”;

19 (4) in subsection (h)(3)—

20 (A) in subparagraph (H), by striking
 21 “and” at the end;

22 (B) by redesignating subparagraph (I) as
 23 subparagraph (J); and

24 (C) by inserting after subparagraph (H)
 25 the following:

“(I) a description of how the local program will ensure that opportunities provided through the local program will maximize success in synchronizing the program with, and complying with, the requirements regarding employment and contracting under section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701(u)).”; and
(5) in subsection (i)(2)—

(A) in subparagraph (A), by inserting “, but not more than 35 participants,” before “is eligible”;

(B) in subparagraph (B)—

(i) by striking “75” and inserting “36”; and

(ii) by striking “50” and inserting “35”;

(C) by redesignating subparagraphs (C), (D), and (E) as subparagraphs (F), (G), and (H), respectively; and

(D) by inserting after subparagraph (B) the following:

“(C) ADDITIONAL AWARD FOR PUBLIC HOUSING GREEN NEW DEAL APPLICANTS.—An eligible entity that is approved for a grant

under section 6 of the Green New Deal for Public Housing Act shall be eligible to receive an additional award under this subparagraph to cover costs of filling an additional family self-sufficiency coordinator position, or additional such positions, responsible for—

“(i) coordinating participation in a local program under this section for participants seeking employment opportunities made available by the grant; and

“(ii) compliance by the eligible entity with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u).

“(D) ADDITIONAL AWARD FOR SYNCHRONIZATION WITH SECTION 3 REQUIREMENTS.—An eligible entity that meets such criteria as the Secretary shall establish regarding successful synchronization and compliance of a local program under this section with the requirements regarding employment and contracting under section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) shall be eligible to receive an additional award under this subparagraph to cover costs relating to a

1 family self-sufficiency coordinator position re-
 2 sponsible for such synchronization and compli-
 3 ance.

4 “(E) AWARDS TO ASSIST ELIGIBLE ENTI-
 5 TIES TO ESTABLISH FAMILY SELF-SUFFICIENCY
 6 PROGRAMS.—An eligible entity that is not ad-
 7 ministering a local program under this section
 8 and that meets such standards as the Secretary
 9 shall establish shall be eligible to receive an
 10 award under this subparagraph to cover costs
 11 relating to a family self-sufficiency coordinator
 12 position responsible for assisting in preparing
 13 and submitting an application to establish such
 14 a local program.”.

15 **SEC. 9. RESIDENT COUNCILS.**

16 (a) IN GENERAL.—Section 2 of the United States
 17 Housing Act of 1937 (42 U.S.C. 1437) is amended by
 18 adding at the end the following:

19 “(c) RESIDENT COUNCILS.—

20 “(1) IN GENERAL.—Each public housing
 21 project with not less than 50 dwelling units shall
 22 form a resident council to—

23 “(A) improve residents’ quality of life and
 24 resident satisfaction; and

1 “(B) establish self-help initiatives to enable
2 residents to create a positive living environment
3 for families living in public housing projects.

4 “(2) PARTICIPATION.—Each resident council
5 formed under this subsection may actively partici-
6 pate through working partnerships with a public
7 housing agency to advise and assist in all aspects of
8 public housing project operations in accordance with
9 part 964 of title 24, Code of Federal Regulations, or
10 any successor regulation.

11 “(3) REQUIREMENTS.—

12 “(A) IN GENERAL.—A resident council
13 shall consist of individuals residing in public
14 housing and shall meet the requirements de-
15 scribed in this paragraph in order to—

16 “(i) receive official recognition from
17 the public housing agency and the Sec-
18 retary;

19 “(ii) be eligible to receive funds for
20 resident council activities; and

21 “(iii) be eligible to receive stipends for
22 officers for their related costs in connec-
23 tion with volunteer work in public housing.

1 “(B) RESIDENTS REPRESENTED.—A resi-
 2 dent council may represent residents residing
 3 in—

4 “(i) scattered site buildings;

5 “(ii) areas of contiguous row houses;

6 “(iii) 1 or more contiguous buildings;

7 “(iv) residents with tenant protection
 8 vouchers;

9 “(v) residents now in Rental Assist-
 10 ance Demonstration-converted properties
 11 who maintain their prior existing rights
 12 under sections 6 and 9 of the United
 13 States Housing Act of 1937 (42 U.S.C.
 14 1437d, 1437g);

15 “(vi) a development; or

16 “(vii) any combination of clauses (i)
 17 through (vi).

18 “(C) ELECTIONS.—

19 “(i) WRITTEN PROCEDURES.—A resi-
 20 dent council shall adopt written proce-
 21 dures, such as by-laws or a constitution,
 22 which shall—

23 “(I) provide for a democratically
 24 elected governing board that—

1 “(aa) consists of not less
2 than 5 members; and

3 “(bb) is elected—

4 “(AA) by the voting
5 membership of the residents
6 of the public housing
7 project; and

8 “(BB) in elections that
9 occur on a regular basis not
10 less frequently than every 2
11 years; and

12 “(II) provide for the recall of the
13 resident council by the voting mem-
14 bership through a petition or other ex-
15 pression of the desire of the voting
16 membership for a recall election and
17 set the threshold percentage of voting
18 membership who are required to be in
19 agreement in order to hold a recall
20 election, which percentage shall be not
21 less than 10 percent of the voting
22 membership.

23 “(ii) VOTING MEMBERSHIP.—The vot-
24 ing membership of a resident council shall
25 consist of heads of households of the public

1 housing dwelling units of any age and
 2 other residents not less than 16 years of
 3 age.

4 “(4) STIPENDS.—Public housing agencies may
 5 provide stipends to resident council officers who
 6 serve as volunteers in their public housing projects,
 7 which shall—

8 “(A) not exceed \$1,000 per month per offi-
 9 cer;

10 “(B) not be required for officers for whom
 11 receiving the stipend would affect other income-
 12 calculated benefits; and

13 “(C) be decided locally by the resident
 14 council and the public housing agency.

15 “(5) APPLICABILITY OF 2-YEAR ELECTION
 16 CYCLE.—The requirement under paragraph
 17 (3)(C)(i)(I)(bb)(BB) shall apply on and after Janu-
 18 ary 1, 2027.”.

19 (b) RULEMAKING.—The Secretary of Housing and
 20 Urban Development shall, not later than 180 days after
 21 the date of the enactment of this Act, amend—

22 (1) section 964.150(a)(1) of title 24, Code of
 23 Federal Regulations, by striking the third sentence
 24 and inserting the following: “Of this amount, \$40
 25 per unit per year would be provided to fund tenant

1 participation activities under subpart B of this part
 2 of duly elected resident councils or jurisdiction-wide
 3 councils and \$25 per unit per year would be used by
 4 the HA to pay for costs incurred in carrying out ten-
 5 ant participation activities under subpart B of this
 6 part, including the expenses for conduction elections,
 7 recalls, or arbitration required under section
 8 964.130 in subpart B.”; and

9 (2) section 964.150(b)(1) of title 24, Code of
 10 Federal Regulations, by striking the third sentence
 11 and inserting the following: “Subject to appropria-
 12 tions, the stipends will be funded from resident
 13 council’s portion of the operating subsidy funding
 14 for resident council expenses (\$25.00 per unit per
 15 year)”.

16 **SEC. 10. REPEAL OF FAIRCLOTH AMENDMENT.**

17 Section 9(g) of the United States Housing Act of
 18 1937 (42 U.S.C. 1437g(g)) is amended by striking para-
 19 graph (3).

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