

119TH CONGRESS
1ST SESSION

H. R. 3133

To amend certain Acts related to housing to adjust rental payments with respect to certain Federal rental assistance programs, to ban source of income discrimination in housing, to reform and expand the housing choice voucher program, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

MAY 1, 2025

Ms. ANSARI (for herself, Mr. CASAR, Mr. FIELDS, Mr. JACKSON of Illinois, Mr. LIEU, Mrs. MCIVER, Ms. OMAR, and Ms. TLAIB) introduced the following bill; which was referred to the Committee on Financial Services, and in addition to the Committee on the Judiciary, 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 amend certain Acts related to housing to adjust rental payments with respect to certain Federal rental assistance programs, to ban source of income discrimination in housing, to reform and expand the housing choice voucher program, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Housing Accessibility
5 and Voucher Expansion Now Act” or the “HAVEN Act”.

1 **SEC. 2. ADJUSTMENTS TO RENTAL PAYMENTS WITH RE-**
2 **SPECT TO CERTAIN FEDERAL RENTAL AS-**
3 **SISTANCE PROGRAMS.**

4 (a) IN GENERAL.—

5 (1) UNITED STATES HOUSING ACT OF 1937.—

6 The United States Housing Act of 1937 (42 U.S.C.
7 1437 et. seq.) is amended—

8 (A) in section 3(a)(1)(A), by striking “30”
9 and inserting “20”;

10 (B) in section 8(o)(2)(A)(i), by striking
11 “30” and inserting “20”; and

12 (C) in section 9(e)(2)(A)—

13 (i) in clause (vi), by striking “and” at
14 the end;

15 (ii) by redesignating clause (vii) as
16 clause (viii) and by moving such clause 1
17 em to the right; and

18 (iii) by inserting after clause (vi) the
19 following:

20 “(vii) the amount of public housing
21 rental income forgone by the public hous-
22 ing agency as a result of lowering the per-
23 centage of monthly adjusted income for the
24 calculation of rental payments; and”.

25 (2) HOUSING ACT OF 1949.—Section 521(a)(3)
26 of the Housing Act of 1949 (42 U.S.C. 1490a(a)(3))

1 is amended by striking “30” in each place it occurs
 2 and inserting “20”.

3 (3) HOUSING ACT OF 1959.—Section 202(c)(3)
 4 of the Housing Act of 1959 (12 U.S.C. 1701q(c)(3))
 5 is amended by striking “30” and inserting “20”.

6 (4) CRANSTON-GONZALEZ NATIONAL AFFORD-
 7 ABLE HOUSING ACT.—Section 811(d)(3) of the
 8 Cranston-Gonzalez National Affordable Housing Act
 9 (42 U.S.C. 8013(d)(3)) is amended by striking “30”
 10 and inserting “20”.

11 (b) EFFECT ON RECIPIENTS OF ASSISTANCE.—To
 12 the extent practicable, the Secretary of Housing and
 13 Urban Development shall ensure that the adjustments
 14 made by subsection (a) do not reduce the number of recipi-
 15 ents of the Federal rental assistance programs described
 16 in subsection (a).

17 **SEC. 3. AUTHORIZATION OF APPROPRIATIONS WITH RE-**
 18 **SPECT TO CERTAIN FEDERAL RENTAL AS-**
 19 **SISTANCE PROGRAMS.**

20 (a) UNITED STATES HOUSING ACT OF 1937.—The
 21 United States Housing Act of 1937 (42 U.S.C. 1437 et.
 22 seq.) is amended—

23 (1) in section 9(c)(2)(A), by striking “, and
 24 2003” and inserting “2003, 2026, and each fiscal
 25 year thereafter”; and

7 “(m) AUTHORIZATION OF APPROPRIATIONS.—There
8 is authorized to be appropriated such sums as may be nec-
9 essary to carry out this section.”.

16 SEC. 4. UNLAWFUL DISCRIMINATION BASED ON SOURCE OF
17 INCOME.

(1) in section 804, by striking “or national origin” each place it appears and inserting “national origin, or lawful source of income”;

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1 (A) in subsection (a), by striking “or na-
 2 tional origin” and inserting “national origin, or
 3 lawful source of income”; and

4 (B) in subsection (e), by striking “or fa-
 5 milial status” and inserting “familial status, or
 6 lawful source of income”;

7 (3) in section 806, by striking “or national ori-
 8 gin” and inserting “national origin, or lawful source
 9 of income”;

10 (4) in section 807(a), by striking “or national
 11 origin” and inserting “national origin, or lawful
 12 source of income”; and

13 (5) in section 808(e)(6), by striking “and fam-
 14 ily characteristics” and inserting “family character-
 15 istics, and lawful sources of income,”.

16 **SEC. 5. HOUSING NAVIGATION GRANT FOR HOUSING**
 17 **CHOICE VOUCHER PROGRAM.**

18 Section 8(o) of the United States Housing Act of
 19 1937 (42 U.S.C. 1437f(o)) is amended by adding at the
 20 end the following:

21 “(23) HOUSING NAVIGATION GRANT.—

22 “(A) IN GENERAL.—Not later than 1 year
 23 after the date of the enactment of this para-
 24 graph, the Secretary shall establish a grant pro-

1 gram to award housing navigation grants to
2 public housing agencies.

3 “(B) ELIGIBLE USES.—A public housing
4 agency that is awarded a grant under this para-
5 graph shall use such grant to—

6 “(i) assist families receiving tenant-
7 based assistance with the search to find a
8 suitable dwelling unit; or

9 “(ii) engage with owners of dwelling
10 units for the purpose of assisting such
11 families in such search.

12 “(C) SUBGRANTS.—A public housing agen-
13 cy that is awarded a grant under this para-
14 graph may use such grant amounts to provide
15 subgrants to nonprofit organizations to carry
16 out the eligible uses described in subparagraph
17 (B).

18 “(D) AUTHORIZATION OF APPROPRIA-
19 TIONS.—There is authorized to be appropriated
20 to the Secretary to carry out this paragraph
21 \$20,000,000 for fiscal year 2026 and each fis-
22 cal year thereafter.”.

1 **SEC. 6. USE OF SMALL AREA FAIR MARKET RENTS FOR**
 2 **HOUSING CHOICE VOUCHER PROGRAM.**

3 Section 8(o)(1) of the United States Housing Act of
 4 1937 (42 U.S.C. 1437f(o)(1)) is amended—

5 (1) in subparagraph (B), by striking “subpara-
 6 graph (D)” and inserting “subparagraphs (D) and
 7 (F)”;

8 (2) by adding at the end the following:

9 “(F) USE OF SMALL AREA FAIR MARKET
 10 RENTS.—Effective for fiscal year 2026 and
 11 each fiscal year thereafter, the area fair market
 12 rents used for purposes of subparagraph (B)
 13 shall be established by the Secretary by zip code
 14 areas.”.

15 **SEC. 7. TECHNICAL ASSISTANCE FOR APPLICANTS FOR AD-**
 16 **MISSION TO A PUBLIC HOUSING PROJECT.**

17 Section 9(h)(1) of the United States Housing Act of
 18 1937 (42 U.S.C. 1437g(h)(1)) is amended by inserting
 19 “applicants for admission to a project,” after “organiza-
 20 tions,”.

21 **SEC. 8. EXPANSION OF HOUSING CHOICE VOUCHER PRO-**
 22 **GRAM.**

23 (a) EXPANDED VOUCHERS.—

24 (1) FUNDING.—There is appropriated, out of
 25 any money in the Treasury not otherwise appro-
 26 priated, for providing incremental vouchers for rent-

1 al assistance under section 8(o) of the United States
2 Housing Act of 1937 (42 U.S.C. 1437f(o)) in ac-
3 cordance with this section for each of fiscal years
4 2026 through 2029, the amount necessary to fund—

5 (A) the number of incremental vouchers
6 required to be allocated under paragraph (2);

7 (B) annual renewals of the vouchers allo-
8 cated under paragraph (2); and

9 (C) administrative fees for vouchers allo-
10 cated under paragraph (2).

11 (2) ALLOCATION.—

12 (A) INCREMENTAL VOUCHERS.—The Sec-
13 retary shall allocate 500,000 incremental vouch-
14 ers in fiscal year 2026 and 1,500,000 incre-
15 mental vouchers in increments of 500,000 in
16 each calendar year from 2027 through 2029
17 under this section to public housing agencies
18 pursuant to section 213(d) of the Housing and
19 Community Development Act of 1974 (42
20 U.S.C. 1439(d)).

21 (B) SELECTION CRITERIA.—The Secretary
22 shall, by notice in the Federal Register, estab-
23 lish selection criteria under section 213(d) of
24 the Housing and Community Development Act
25 of 1974 (42 U.S.C. 1439(d)) that prioritizes

1 housing needs among eligible households and
2 severe housing hardship, such as experiencing
3 homelessness, overcrowding, or evictions.

4 (b) ENTITLEMENT TO VOUCHERS.—

5 (1) IN GENERAL.—On and after the date that
6 is 5 years after the date of enactment of this Act,
7 any family that is otherwise eligible for tenant-based
8 rental assistance under section 8(o) of the United
9 States Housing Act of 1937 (42 U.S.C. 1437f(o))
10 shall be entitled to that rental assistance during any
11 period that the family is an eligible household.

12 (2) FUNDING.—There is appropriated, out of
13 any money in the Treasury not otherwise appro-
14 priated, such sums as may be necessary—

15 (A) to provide assistance under section
16 8(o) of the United States Housing Act of 1937
17 (42 U.S.C. 1437f(o)) in accordance with the en-
18 titlement under paragraph (1) of this sub-
19 section for each eligible household in the
20 amount determined under such section 8(o);
21 and

22 (B) to provide administrative fees under
23 section 8(q) of the United States Housing Act
24 of 1937 (42 U.S.C. 1437f(q)) in connection

1 with each voucher for assistance provided pur-
2 suant to subparagraph (A) of this paragraph.

3 (c) ELIGIBLE HOUSEHOLD DEFINED.—In this sec-
4 tion, term “eligible household” means a family who has
5 an income that does not exceed 80 percent of the area
6 median income, as determined by a public housing agency.

7 **SEC. 9. SECTION 8 MANAGEMENT ASSESSMENT PROGRAM.**

8 Not later than 1 year after the date of the enactment
9 of this Act, the Secretary of Housing and Urban Develop-
10 ment shall issue a rule to consider the timeliness of ap-
11 proval for both eligible families and landlords with respect
12 to the Section 8 Management Assessment Program
13 (SEMAP) or any successor assessment program, as de-
14 scribed in part 985 of title 24, Code of Federal Regula-
15 tions.

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