

119TH CONGRESS
2D SESSION

S. 3768

To direct the Secretary of Housing and Urban Development to conduct a grant competition for the development of single- and multi-family homes, and for other purposes.

IN THE SENATE OF THE UNITED STATES

FEBRUARY 3, 2026

Mr. DURBIN (for himself and Ms. DUCKWORTH) introduced the following bill; which was read twice and referred to the Committee on Banking, Housing, and Urban Affairs

A BILL

To direct the Secretary of Housing and Urban Development to conduct a grant competition for the development of single- and multi-family homes, 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 “Advancing Better Op-
5 tions for Dwellings Everywhere Act” or the “ABODE
6 Act”.

7 **SEC. 2. COMPETITION.**

8 (a) IN GENERAL.—The Secretary of Housing and
9 Urban Development (in this section referred to as the

1 “Secretary”), in consultation with the Department of En-
 2 ergy and the Environmental Protection Agency, shall—

3 (1) conduct a grant competition to provide
 4 grants to academic organizations, nonprofit organi-
 5 zations, and for-profit or nonprofit mission-driven
 6 developers to develop, or rehabilitate existing, single-
 7 and multi-family homes—

8 (A) for households with an income that is
 9 not more than 50 percent of the area median
 10 income; and

11 (B) with a focus on—

12 (i) reducing development costs;

13 (ii) increasing resiliency, energy effi-
 14 ciency, accessibility for individuals with
 15 disabilities; and

16 (iii) selecting projects that are built to
 17 scale; and

18 (2) study the short- and long-term savings of
 19 the resiliency and energy efficiency measures that
 20 were implemented in the homes described in para-
 21 graph (1).

22 (b) USE OF FUNDS.—A grant awarded under this
 23 section shall be awarded at completion of the contract for
 24 building a pre-determined number of homes that abide by
 25 pre-determined resiliency and energy efficiency measures.

1 (c) PRIORITY.—The Secretary shall prioritize grant
2 awards that—

3 (1) develop or rehabilitate homes in areas with
4 a severe affordable housing shortage;

5 (2) focus on quality, durability and maintenance costs, and neighborhood design compatibility;
6
7 or

8 (3) develop or rehabilitate homes with universal
9 design that provides access for individuals with disabilities.
10

11 (d) REPORT.—Not later than 2 years after the date
12 of enactment of this Act, the Secretary shall submit to
13 Congress a report on the competition and study conducted
14 under this section, which shall include—

15 (1) a description of the projects funded and
16 completed;

17 (2) the number and sales or rental price, as applicable, of affordable houses built; and
18

19 (3) the results of the study described in subsection (a)(2).
20

21 (e) AUTHORIZATION OF APPROPRIATIONS.—There is
22 authorized to be appropriated such sums as may be necessary to carry out this section.
23

○