

119TH CONGRESS
1ST SESSION

H. R. 2479

To amend the United States Housing Act of 1937 to provide housing assistance for youth and young adults who are unstably housed.

IN THE HOUSE OF REPRESENTATIVES

MARCH 27, 2025

Mrs. WATSON COLEMAN (for herself and Ms. TLAIB) introduced the following bill; which was referred to the Committee on Financial Services

A BILL

To amend the United States Housing Act of 1937 to provide housing assistance for youth and young adults who are unstably housed.

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 “Homes for Young Adults Act of 2025”.

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

Sec. 1. Short title; table of contents.

Sec. 2. Congressional findings.

Sec. 3. Definitions.

Sec. 4. Entitlement program for housing choice vouchers for youth.

Sec. 5. Promoting self-sufficiency.

Sec. 6. Enforcement of housing quality standards.

Sec. 7. Screening of applicants.

Sec. 8. Access to HUD programs for persons with limited English proficiency.

Sec. 9. Authorization of appropriations.

1 **SEC. 2. CONGRESSIONAL FINDINGS.**

2 The Congress finds that—

3 (1) each year an estimated 4.2 million youth
4 and young adults experience homelessness in the
5 United States;

6 (2) homelessness amongst youth and young
7 adults is disproportionately represented among
8 Black, Indigenous, other youth of color, and
9 LGBTQ+ communities;

10 (3) while there are effective programs that as-
11 sist homeless youth and young adults, access to cur-
12 rent resources are restricted due to a variety of sys-
13 temic obstacles for homeless youth and young adults,
14 forcing this population into congregate shelters, fur-
15 ther perpetuating cycles of poverty and instability;

16 (4) adequately removing barriers to housing as-
17 sistance can—

18 (A) reduce crowding, housing instability,
19 and homelessness;

20 (B) reduce poverty;

21 (C) improve outcomes for children;

22 (D) improve overall adult well-being, re-
23 ducing healthcare costs; and

1 (E) contribute to the prevention of home-
2 lessness;

3 (5) the housing choice voucher (HCV) program
4 only reaches about a quarter of eligible households
5 due to limited funding, yet extensive and inhibitive
6 eligibility requirements presently make HCVs inac-
7 cessible to youth and young adults;

8 (6) the average wait time for youth and young
9 adults from a coordinated entry assessment to being
10 housed is between 132 and 140 days, depending on
11 the program; and

12 (7) Federal agencies, particularly the Depart-
13 ment of Housing and Urban Development, the De-
14 partment of Education, and the Department of
15 Health and Human Services, should cooperate more
16 fully to address the prevention and end of youth
17 homelessness.

18 **SEC. 3. DEFINITIONS.**

19 For purposes of this Act, the following definitions
20 shall apply:

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

23 (2) YOUTH AND YOUNG ADULTS.—The term
24 “youths and young adults” means individuals who
25 are—

1 (A) 18 years old or older but are not older
2 than 30 years old; or

3 (B) emancipated minors under applicable
4 State law.

5 **SEC. 4. ENTITLEMENT PROGRAM FOR HOUSING CHOICE**
6 **VOUCHERS FOR YOUTH.**

7 (a) ENTITLEMENT.—During fiscal year 2027 and
8 each fiscal year thereafter, any household that consists of
9 or includes any youth or young adult and that is otherwise
10 eligible for tenant-based rental assistance under section
11 8(o) of the United States Housing Act of 1937 (42 U.S.C.
12 1437f(o)) shall be entitled to such rental assistance in ac-
13 cordance with this section during such period the family
14 remains so eligible.

15 (b) FUNDING.—For fiscal year 2027 and each fiscal
16 year thereafter, there is appropriated out of any money
17 in the Treasury not otherwise appropriated the amount
18 necessary—

19 (1) to provide assistance under section 8(o) of
20 the United States Housing Act of 1937 in accord-
21 ance with the entitlement under subsection (a) of
22 this section for each qualified household in the
23 amount determined under subsection 8(o); and

24 (2) to provide administrative fees under sec-
25 tions 8(q) and 23(h)(1) of such Act, as modified

1 pursuant to this Act, in connection with each vouch-
2 er for assistance provided pursuant to subsection (a)
3 of this section.

4 (c) ADMINISTERING AGENCIES.—

5 (1) REGIONAL CONSORTIA.—The Secretary
6 shall encourage and provide for public housing agen-
7 cies to form regional consortia to administer the pro-
8 gram for rental assistance under this section with
9 respect to geographical areas.

10 (2) PHA DESIGNATION.—The Secretary shall
11 designate a public housing agency to administer as-
12 sistance under this section in any area where no ex-
13 isting public housing agency has jurisdiction or
14 where no agency with jurisdiction is adequately ad-
15 ministering such assistance, subject to public com-
16 ment and after consultation with States, public
17 housing agencies, local government, Indian tribes,
18 and tribally designated housing agencies.

19 (d) SUPPORT SERVICES.—

20 (1) REQUIREMENTS.—Each public housing
21 agency administering rental assistance provided pur-
22 suant to this section shall ensure that—

23 (A) support services described in para-
24 graph (2) are made available to each youth and
25 young adult provided such rental assistance by

1 the administering agency, which may be
2 accessed by such youth or young adult at any
3 time; and

4 (B) each such youth and young adult is
5 provided clear information on how to access
6 such services and the purposes, benefits, and
7 any limitations involved with accessing such
8 services.

9 (2) INCLUDED SERVICES.—The support services
10 described in this paragraph are as follows:

11 (A) Any services otherwise made available
12 by the public housing agency to families pro-
13 vided rental assistance under section 8(o) of the
14 United States Housing Act of 1937.

15 (B) Services as the Secretary shall provide
16 relating to housing navigation, job-skill train-
17 ing, assistance for pursuing higher education,
18 relevant legal and tenant protection services, as-
19 sistance in applying for other federally funded
20 programs, and safety planning and services ap-
21 propriate to address potential vulnerabilities
22 and safety concerns of youths and young adults,
23 including migrant youths and young adults.

24 (3) AVAILABILITY.—This subsection may not be
25 construed to require any youth or young adult pro-

1 vided rental assistance under this section to access
2 or use such services.

3 (e) HOUSING CHOICE.—The Secretary shall take
4 such actions as necessary to ensure that the choice of a
5 dwelling unit to be rented using assistance provided pursu-
6 ant to this section shall be at the sole discretion of the
7 assisted household and may be based upon such standards
8 and factors as such household considers appropriate, in-
9 cluding—

10 (1) geographical considerations, including those
11 affected by family or cultural factors;

12 (2) cost of living;

13 (3) access to grocery stores, healthcare, trans-
14 portation, or any need;

15 (4) preference for individual or shared housing;

16 and

17 (5) any other considerations of importance to
18 the household.

19 (f) MEDIATION; APPEAL.—The Secretary shall re-
20 quire each public housing agency administering rental as-
21 sistance made available pursuant to this section to make
22 available to households assisted under this section—

23 (1) an ombudsman to mediate any issues, in-
24 cluding claims of discrimination, arising between the
25 assisted household and the landlord of the dwelling

1 unit rented by such household using such assistance;
2 and

3 (2) an appeal process for such assisted house-
4 holds to challenge any adverse decisions under the
5 mediation process under paragraph (1).

6 (g) IMMIGRATION STATUS.—Eligibility for assistance
7 made available pursuant to this section may not be limited
8 based on citizenship, immigration, or migratory status in
9 any manner that is inconsistent with eligibility require-
10 ments otherwise applicable to assistance under section
11 8(o) of the United States Housing Act of 1937 (42 U.S.C.
12 1437f(o)) for households who are not youths or young
13 adults.

14 (h) PRIVACY.—The Secretary shall take such actions
15 as may be necessary to protect the privacy and confiden-
16 tiality of households assisted pursuant to this section.

17 (i) STUDIES AND REPORTS.—In conducting any
18 study or issuing any report relating to carrying out this
19 Act, including the studies and reports under subsections
20 (a)(4)(D) and (b), the Secretary shall ensure the appoint-
21 ment or inclusion of homeless youth and young adults.

22 **SEC. 5. PROMOTING SELF-SUFFICIENCY.**

23 For fiscal year 2027 and each fiscal year there after,
24 the Secretary may—

1 (1) increase the amount provided as administra-
2 tive fees under section 23(h)(1) of the United States
3 Housing Act of 1937 (42 U.S.C. 1437u(h)(1)) for
4 any public housing agency that meets such stand-
5 ards as the Secretary shall establish to assist and
6 encourage—

7 (A) coordinating the use of assistance
8 under section 8(o) of such Act, including assist-
9 ance pursuant to section 4 of this Act, for par-
10 ticipation of youths and young adults, including
11 youths and young adults who are single, par-
12 enting, or aging out of foster care or other
13 youth-serving systems, in the family self-suffi-
14 ciency program under such section 23; and

15 (B) voluntary participation of landlords in
16 such self-sufficiency program to house youths
17 and young adults holding vouchers for assist-
18 ance under section 8(o) without discrimination
19 based on credit history, income, criminal or
20 legal history, or migratory status; and

21 (2) provide incentive awards under section 23(i)
22 for public housing agencies who willingly participate
23 in coordinating the use of assistance under section
24 8(o) for participation of youths and young adults in
25 the family self-sufficiency program.

1 **SEC. 6. ENFORCEMENT OF HOUSING QUALITY STANDARDS.**

2 The Secretary of Housing and Urban Development
3 shall issue any regulations necessary to carry out subpara-
4 graph (G) of section 8(o)(8) of the United States Housing
5 Act of 1937 (42 U.S.C. 1437f(o)(8)(G)) not later than
6 the expiration of the 12-month period beginning upon the
7 date of the enactment of this Act. Such regulations shall
8 take effect not later than the expiration of the 90-day pe-
9 riod beginning upon such issuance.

10 **SEC. 7. SCREENING OF APPLICANTS.**

11 Subparagraph (B) of section 8(o)(6) of the United
12 States Housing Act of 1937 (42 U.S.C. 1437f(o)(6)(B))
13 is amended by inserting after the period at the end of the
14 second sentence the following: “A public housing agency’s
15 elective screening shall be limited to criteria that are di-
16 rectly related to an applicant’s ability to fulfill the obliga-
17 tions of an assisted lease and shall consider mitigating cir-
18 cumstances related to such applicant, including discrimi-
19 nations against income, credit history, parental status,
20 marital status, migratory status, or age. Any applicant or
21 participant determined to be ineligible for admission or
22 continued participation to the program shall be notified
23 of the basis for such determination and provide, within
24 a reasonable time after the determination, an opportunity
25 for an informal hearing on such determination at which

1 mitigating circumstances, including remedial conduct sub-
2 sequent to the notice, shall be considered.”.

3 **SEC. 8. ACCESS TO HUD PROGRAMS FOR PERSONS WITH**
4 **LIMITED ENGLISH PROFICIENCY.**

5 (a) HUD RESPONSIBILITIES.—To allow the Depart-
6 ment of Housing and Urban Development to better serve
7 persons with limited proficiency in the English language
8 by providing technical assistance to recipients of Federal
9 funds, the Secretary of Housing and Urban Development
10 shall take the following actions:

11 (1) TASK FORCE.—Within 90 days after the en-
12 actment of this Act, convene a task force comprised
13 of appropriate industry groups, recipients of funds
14 from the Department of Housing and Urban Devel-
15 opment (in this section referred to as the “Depart-
16 ment”), community-based organizations that serve
17 individuals with limited English proficiency, civil
18 rights groups, and stakeholders, which shall identify
19 a list of vital documents, including Department and
20 certain property and other documents, to be com-
21 petently translated to improve access to federally
22 conducted and federally assisted programs and ac-
23 tivities for individuals with limited English pro-
24 ficiency. The task force shall meet not less fre-
25 quently than twice per year.

1 (2) TRANSLATIONS.—Within 6 months after
2 identification of documents pursuant to paragraph
3 (1), produce translations of the documents identified
4 in all necessary languages and make such trans-
5 lations available as part of the library of forms avail-
6 able on the website of the Department and as part
7 of the clearinghouse developed pursuant to para-
8 graph (4).

9 (3) PLAN.—Develop and carry out a plan that
10 includes providing resources of the Department to
11 assist recipients of the Federal funds to improve ac-
12 cess to programs and activities for individuals with
13 limited English proficiency, which plan shall include
14 the elements described in paragraph (4).

15 (4) HOUSING INFORMATION RESOURCE CEN-
16 TER.—Develop and maintain a housing information
17 resource center to facilitate the provision of lan-
18 guage services by providers of housing services to in-
19 dividuals with limited English proficiency. Informa-
20 tion provided by such center shall be made available
21 in printed form and through the internet. The re-
22 sources provided by the center shall include the fol-
23 lowing:

24 (A) TRANSLATION OF WRITTEN MATE-
25 RIALS.—The center may provide, directly or

1 through contract, vital documents from com-
2 petent translation services for providers of
3 housing services.

4 (B) TOLL-FREE CUSTOMER SERVICE TELE-
5 PHONE NUMBER.—The center shall provide a
6 24-hour toll-free interpretation service tele-
7 phone line, by which recipients of funds of the
8 Department and individuals with limited
9 English proficiency may—

10 (i) obtain information about federally
11 conducted or federally assisted housing
12 programs of the Department;

13 (ii) obtain assistance with applying for
14 or accessing such housing programs and
15 understanding Federal notices written in
16 English; and

17 (iii) communicate with housing pro-
18 viders and learn how to access additional
19 language services.

20 The toll-free telephone service provided pursu-
21 ant to this subparagraph shall supplement re-
22 sources in the community identified by the plan
23 developed pursuant to paragraph (3).

24 (C) DOCUMENT CLEARINGHOUSE.—The
25 center shall collect and evaluate for accuracy or

1 develop, and make available, templates and doc-
2 uments that are necessary for consumers, rel-
3 evant industry representatives, and other stake-
4 holders of the Department, to access, make
5 educated decisions, and communicate effectively
6 about their housing, including—

7 (i) administrative and property docu-
8 ments;

9 (ii) legally binding documents;

10 (iii) consumer education and outreach
11 materials;

12 (iv) documents regarding rights and
13 responsibilities of any party; and

14 (v) remedies available to consumers.

15 (D) STUDY OF LANGUAGE ASSISTANCE
16 PROGRAMS.—The center shall conduct a study
17 that evaluates best-practice models for all pro-
18 grams of the Department that promote lan-
19 guage assistance and strategies to improve lan-
20 guage services for individuals with limited
21 English proficiency. Not later than 18 months
22 after the date of the enactment of this Act, the
23 center shall submit a report to the Committee
24 on Financial Services of the House of Rep-
25 resentatives and the Committee on Banking,

1 Housing, and Urban Affairs of the Senate,
2 which shall provide recommendations for imple-
3 mentation, specific to programs of the Depart-
4 ment, and information and templates that could
5 be made available to all recipients of grants
6 from the Department.

7 (E) CULTURAL AND LINGUISTIC COM-
8 PETENCE MATERIALS.—The center shall pro-
9 vide information relating to culturally and lin-
10 guistically competent housing services for popu-
11 lations with limited English proficiency.

12 (b) REPORT.—Not later than the expiration of the
13 6-month period beginning on the date of the enactment
14 of this Act, and annually thereafter, the Secretary of
15 Housing and Urban Development shall submit a report
16 regarding its compliance with the requirements under sub-
17 section (a) to the Committee on Financial Services of the
18 House of Representatives and the Committee on Banking,
19 Housing, and Urban Affairs of the Senate.

20 **SEC. 9. AUTHORIZATION OF APPROPRIATIONS.**

21 There is authorized to be appropriated for fiscal year
22 2027 and each fiscal year thereafter such sums as may
23 be necessary to carry out this Act.

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