

119TH CONGRESS
1ST SESSION

H. R. 5057

To amend the Housing and Community Development Act of 1992 to expand certain service coordinator programs, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

AUGUST 26, 2025

Mr. SMITH of Washington (for himself, Mrs. BEATTY, and Ms. BONAMICI) introduced the following bill; which was referred to the Committee on Financial Services, and in addition to the Committee on Education and Workforce, 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 the Housing and Community Development Act of 1992 to expand certain service coordinator programs, 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 “Expanding Service Co-
5 ordinator Act of 2025”.

1 **SEC. 2. EXPANSION OF COVERED SERVICE COORDINATOR**
2 **PROGRAMS.**

3 (a) IN GENERAL.—Section 671 of the Housing and
4 Community Development Act of 1992 (42 U.S.C. 13631)
5 is amended by adding at the end the following:

6 “(g) PROHIBITION ON ADDITIONAL REQUIRE-
7 MENTS.—

8 “(1) IN GENERAL.—Notwithstanding any other
9 provision of law, if a covered federally assisted hous-
10 ing project is eligible to receive amounts under this
11 title to employ or retain a service coordinator, the
12 Secretary may not subject such covered federally as-
13 sisted housing project to any additional requirements
14 in exchange for such amounts.

15 “(2) RULE OF CONSTRUCTION.—Nothing in
16 paragraph (1) may be construed to prohibit the Sec-
17 retary from requiring reasonable reporting, moni-
18 toring, or compliance activities necessary for pro-
19 gram administration.”.

20 (b) ADDITIONAL REQUIREMENTS FOR SERVICE CO-
21 ORDINATORS.—Subtitle E of title VI of the Housing and
22 Community Development Act of 1992 (42 U.S.C. 13631
23 et seq.) is amended by adding at the end the following:

24 **“SEC. 678. ADDITIONAL REQUIREMENTS.**

25 “(a) FUNDING FOR SERVICE COORDINATOR TRAIN-
26 ING.—An owner of a federally assisted housing project

1 shall, each year, reserve not less than \$2,500 of amounts
2 received to carry out a covered service coordinator pro-
3 gram for use by a service coordinator to access training
4 in areas described in section 802(d)(4) of the Cranston-
5 Gonzalez National Affordable Housing Act (42 U.S.C.
6 8011(d)(4)).

7 “(b) SERVICE COORDINATOR TRAINING REPORTING
8 REQUIREMENT.—A service coordinator operating pursu-
9 ant to a covered service coordinator program shall, on an
10 annual basis, submit to the Secretary information, as de-
11 termined appropriate by the Secretary, with respect to
12 training completed by the service coordinator in the pre-
13 ceding year.

14 “(c) GRANT APPLICATIONS.—The Secretary may not
15 require an applicant for a grant under a covered service
16 coordinator program to use all of the amounts available
17 to the applicant prior to submitting an application for
18 such grant.

19 “(d) AUTHORIZATION OF APPROPRIATIONS.—There
20 is authorized to be appropriated to the Secretary for the
21 operation of covered service coordinator programs and the
22 continuation of existing congregate service grants for resi-
23 dents of federally assisted housing projects \$225,000,000
24 for each of fiscal years 2026 through 2030.

1 “(e) COVERED SERVICE COORDINATOR PROGRAM
2 DEFINED.—The term ‘covered service coordinator pro-
3 gram’ means the service coordinator programs established
4 pursuant to—

5 “(1) this subtitle;

6 “(2) section 802 of the Cranston-Gonzalez Na-
7 tional Affordable Housing Act (42 U.S.C. 8011);

8 “(3) section 202 of the Housing Act of 1959
9 (12 U.S.C. 1701q); and

10 “(4) section 8 of the United States Housing
11 Act of 1937 (42 U.S.C. 1437f).”.

12 (c) PROVISION OF SERVICES.—Section 202(g)(3) of
13 the Housing Act of 1959 (12 U.S.C. 1701q(g)(3)) is
14 amended by inserting “, including with respect to the cal-
15 culation of initial rents” after “eligible cost under sub-
16 section (c)(2)”.

17 (d) SERVICE COORDINATOR GRANT PROGRAM.—
18 Title II of the Housing Act of 1959 (12 U.S.C. 1701q
19 et seq.) is amended by inserting after section 202b the
20 following:

21 **“SEC. 202c. SERVICE COORDINATOR GRANT PROGRAM.**

22 “(a) IN GENERAL.—The Secretary shall establish
23 and administer a competitive grant program to award
24 grants to eligible applicants to employ or retain 1 or more
25 service coordinators to assist residents residing housing

1 assisted under section 202 in accessing supportive services
2 that promote housing stability, health, and aging in place.

3 “(b) RESPONSIBILITIES.—Service coordinators fund-
4 ed under this section shall—

5 “(1) consult with project owners, tenants, serv-
6 ice providers, and others to assess resident needs;

7 “(2) coordinate or manage the provision of sup-
8 portive services;

9 “(3) facilitate tenant education and access to
10 programs that improve resident well-being;

11 “(4) meet minimum training and experience re-
12 quirements as set by the Secretary; and

13 “(5) carry out other functions as determined
14 appropriate by the Secretary.

15 “(c) ELIGIBLE USES OF GRANT FUNDS.—Amounts
16 provided under this section may be used to cover—

17 “(1) salaries and fringe benefits for service co-
18 ordinators;

19 “(2) training and continuing education for serv-
20 ice coordinators; and

21 “(3) administrative costs directly related to the
22 coordination of supportive services.

23 “(d) GRANT TERMS.—Grants shall be awarded for a
24 term of 3 years, subject to the availability of appropria-
25 tions.

1 “(e) PRIORITY.—In awarding grants, the Secretary
2 shall give priority to owners or operators of a properties
3 assisted under Section 202—

4 “(1) that serve elderly or disabled residents; or
5 “(2) are located in persistent poverty counties
6 or underserved rural areas.

7 “(f) PROGRAM GUIDANCE.—The Secretary shall
8 issue program guidance, including selection criteria and
9 allowable uses of funds, not later than 180 days after the
10 date of enactment of this section.

11 “(g) ELIGIBLE APPLICANT DEFINED.—In this sec-
12 tion, the term ‘eligible applicant’ means an owner or oper-
13 ator of a property assisted under Section 202 that is in
14 good standing with the Department of Housing and Urban
15 Development.

16 “(h) NO REQUIREMENT TO ACCEPT SERVICES.—No
17 resident may be required to accept any service provided
18 through the employment of a service coordinator.”.

19 **SEC. 3. PUBLIC SERVICE LOAN FORGIVENESS ELIGIBILITY.**

20 Section 455(m)(3)(B)(i) of the Higher Education Act
21 of 1965 (20 U.S.C. 1087e(m)(3)(B)(i)) is amended by in-
22 serting “public service as a service coordinator,” after
23 “school-based services,”.

1 **SEC. 4. EXPANSION OF FUNDING FOR SERVICES FOR PUB-**
2 **LIC AND INDIAN HOUSING RESIDENTS.**

3 Section 34 of the United States Housing Act of 1937
4 (42 U.S.C. 1437z-6) is amended by adding at the end
5 the following:

6 “(f) AUTHORIZATION OF APPROPRIATIONS.—There
7 is authorized to be appropriated to the Secretary to carry
8 out this section \$45,000,000 for each of fiscal years 2026
9 through 2030.”.

10 **SEC. 5. HRSA GRANTS FOR SERVICE COORDINATORS.**

11 (a) IN GENERAL.—The Secretary of Health and
12 Human Services, acting through the Administrator of the
13 Health Resources and Services Administration, shall es-
14 tablish a program to award 150 grants to eligible prop-
15 erties to fund service coordinators.

16 (b) GRANT PERIOD.—A grant awarded under this
17 section shall be for a period of 3 years, and may be re-
18 newed.

19 (c) DEFINITIONS.—In this section:

20 (1) ELIGIBLE PROPERTY.—The term “eligible
21 property” means a housing project with respect to
22 which a person has claimed a credit under section
23 42(a) of the Internal Revenue Code of 1986.

24 (2) SERVICE COORDINATOR.—The term “serv-
25 ice coordinator” has the meaning given the term in

1 section 671 of the Housing and Community Devel-
2 opment Act of 1992.

3 (d) AUTHORIZATION OF APPROPRIATIONS.—There is
4 authorized to be appropriated in fiscal year 2026 to carry
5 out this section \$37,000,000.

6 **SEC. 6. RURAL HOUSING SERVICE COORDINATOR GRANT**
7 **PROGRAM.**

8 Title V of the Housing Act of 1949 (42 U.S.C. 1471
9 et seq.) is amended by inserting after section 515 the fol-
10 lowing:

11 **“SEC. 515A. RURAL HOUSING SERVICE COORDINATOR**
12 **GRANT PROGRAM.**

13 “(a) IN GENERAL.—The Secretary, acting through
14 the Rural Housing Service, shall establish and administer
15 a competitive grant program to award grants to eligible
16 applicants to employ or retain 1 or more service coordina-
17 tors to assist residents residing in properties assisted
18 under Section 515 in accessing supportive services that
19 promote housing stability, health, and aging in place.

20 “(b) RESPONSIBILITIES.—Service coordinators fund-
21 ed under this section shall—

22 “(1) consult with project owners, tenants, serv-
23 ice providers, and others to assess resident needs;

24 “(2) coordinate or manage the provision of sup-
25 portive services;

1 “(3) facilitate tenant education and access to
2 programs that improve resident well-being;

3 “(4) meet minimum training and experience re-
4 quirements as set by the Secretary; and

5 “(5) carry out other functions as determined
6 appropriate by the Secretary.

7 “(c) ELIGIBLE USES OF GRANT FUNDS.—Amounts
8 provided under this section may be used to cover—

9 “(1) salaries and fringe benefits for service co-
10 ordinators;

11 “(2) training and continuing education for serv-
12 ice coordinators; and

13 “(3) administrative costs directly related to the
14 coordination of supportive services.

15 “(d) GRANT TERMS.—Grants shall be awarded for a
16 term of 3 years, subject to the availability of appropria-
17 tions.

18 “(e) PRIORITY.—In awarding grants, the Secretary
19 shall give priority to owners or operators of a properties
20 assisted under Section 515—

21 “(1) that serve elderly or disabled residents; or

22 “(2) are located in persistent poverty counties
23 or underserved rural areas.

24 “(f) PROGRAM GUIDANCE.—The Secretary shall
25 issue program guidance, including selection criteria and

1 allowable uses of funds, not later than 180 days after the
2 date of enactment of this section.

3 “(g) ELIGIBLE APPLICANT DEFINED.—In this sec-
4 tion, the term ‘eligible applicant’ means an owner or oper-
5 ator of a property assisted under Section 515 that is in
6 good standing with the Department of Agriculture.

7 “(h) NO REQUIREMENT TO ACCEPT SERVICES.—No
8 resident may be required to accept any service provided
9 through the employment of a service coordinator.

10 “(i) AUTHORIZATION OF APPROPRIATIONS.—There is
11 authorized to be appropriated to the Secretary to carry
12 out this section \$10,000,000 for fiscal year 2026 and each
13 year thereafter, to remain available until expended.”.

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