

119TH CONGRESS
2D SESSION

H. R. 7326

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 HOUSE OF REPRESENTATIVES

FEBRUARY 3, 2026

Mr. FOSTER (for himself, Ms. PETTERSEN, and Mr. FIELDS) introduced the following bill; which was referred to the Committee on Financial Services

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 mainte-
6 nance costs, and neighborhood design compatibility;
7 or

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

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 ap-
18 plicable, of affordable houses built; and

19 (3) the results of the study described in sub-
20 section (a)(2).

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

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