

119TH CONGRESS
1ST SESSION

S. 3137

To establish a rental assistance program for low-income veteran families,
and for other purposes.

IN THE SENATE OF THE UNITED STATES

NOVEMBER 6, 2025

Ms. SMITH (for herself, Mr. KING, Mr. KAINE, Mr. BENNET, Mr. BOOKER,
and Ms. KLOBUCHAR) introduced the following bill; which was read twice
and referred to the Committee on Banking, Housing, and Urban Affairs

A BILL

To establish a rental assistance program for low-income
veteran families, 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 for All Vet-
5 erans Act of 2025”.

6 **SEC. 2. LOW-INCOME VETERAN RENTAL ASSISTANCE PRO-**
7 **GRAM.**

8 (a) IN GENERAL.—Section 8(o) of the United States
9 Housing Act of 1937 (42 U.S.C. 1437f(o)) is amended
10 by adding at the end the following:

1 “(23) LOW-INCOME VETERAN RENTAL ASSIST-
2 ANCE PROGRAM.—

3 “(A) DEFINITIONS.—In this paragraph:

4 “(i) QUALIFIED VETERAN FAMILY.—

5 “(I) IN GENERAL.—The term
6 ‘qualified veteran family’ means—

7 “(aa) for fiscal year 2026, a
8 veteran family having an income
9 no higher than 50 percent of the
10 applicable income limitation for
11 extremely low-income families;

12 “(bb) for fiscal year 2027, a
13 veteran family having an income
14 no higher than 75 percent of the
15 applicable income limitation for
16 extremely low-income families;

17 “(cc) for fiscal year 2028,
18 an extremely low-income veteran
19 family;

20 “(dd) for fiscal year 2029, a
21 very low-income veteran family;
22 and

23 “(ee) for fiscal year 2030
24 and thereafter, a low-income vet-
25 eran family.

1 “(II) CONTINUING ELIGI-
2 BILITY.—The term ‘qualified veteran
3 family’ includes a veteran family that
4 was initially assisted under this para-
5 graph but no longer satisfies the re-
6 quirements under subclause (I), pro-
7 vided that the income of the veteran
8 family does not exceed 100 percent of
9 the area median income.

10 “(ii) TRIBALLY DESIGNATED HOUSING
11 ENTITY.—The term ‘tribally designated
12 housing entity’ has the meaning given the
13 term in section 4 of the Native American
14 Housing Assistance and Self-Determina-
15 tion Act of 1996 (25 U.S.C. 4103).

16 “(iii) VETERAN.—The term ‘vet-
17 eran’—

18 “(I) means a person who, regard-
19 less of length of service, was a mem-
20 ber of the Armed Forces (as that
21 term is defined in section 101 of title
22 10, United States Code); and

23 “(II) does not include a person
24 who—

1 “(aa) received a dishonor-
2 able discharge from the Armed
3 Forces; or

4 “(bb) was discharged or dis-
5 missed from the Armed Forces
6 by reason of the sentence of a
7 general court-martial.

8 “(iv) VETERAN FAMILY.—The term
9 ‘veteran family’ means—

10 “(I) a veteran who is a single
11 person;

12 “(II) a family (including families
13 with children) whose head of house-
14 hold (or whose spouse) is a veteran;
15 and

16 “(III) 1 or more veterans living
17 together with 1 or more persons.

18 “(B) ENTITLEMENT TO RENTAL ASSIST-
19 ANCE.—

20 “(i) ENTITLEMENT.—A qualified vet-
21 eran family shall be entitled to rental as-
22 sistance under this paragraph.

23 “(ii) ACCESS TO ASSISTANCE.—Each
24 public housing agency administering assist-

1 ance under this subsection shall ensure
2 that—

3 “(I) any veteran family desiring
4 to submit an application for assist-
5 ance under this paragraph shall have
6 the opportunity to do so; and

7 “(II) assistance under this para-
8 graph shall be furnished with reason-
9 able promptness to all qualified vet-
10 eran families.

11 “(C) INFORMATION REGARDING SERV-
12 ICES.—The Secretary, in consultation with the
13 Secretary of Veterans Affairs, shall provide
14 public housing agencies assisting veteran fami-
15 lies under this paragraph with information re-
16 garding services available to veterans in the
17 area, and those public housing agencies shall
18 provide that information to all veteran families
19 assisted under this paragraph.

20 “(D) PROHIBITION ON DISCRIMINATION.—

21 “(i) IN GENERAL.—An owner of 5 or
22 more rental dwelling units may not refuse
23 to lease any available unit to a holder of a
24 voucher the funds for which are appro-
25 priated pursuant to this paragraph because

1 of the status of the prospective tenant as
2 a holder of such voucher.

3 “(ii) RULE OF CONSTRUCTION.—This
4 subparagraph may not be construed to pre-
5 empt any law of any State or political sub-
6 division thereof that provides more protec-
7 tion than this subparagraph.

8 “(E) VERIFICATION OF VETERAN STA-
9 TUS.—

10 “(i) IN GENERAL.—The Secretary, in
11 consultation with the Secretary of Veterans
12 Affairs, shall maintain an electronic proc-
13 ess through which a public housing agency
14 may verify the veteran status of any vet-
15 eran family that applies for or receives
16 rental assistance under this paragraph.

17 “(ii) WAIVER STATUS.—The Sec-
18 retary, in consultation with the Secretary
19 of Veterans Affairs, may waive the exclu-
20 sion described in subparagraph (A)(iii)(II)
21 for purposes of eligibility for rental assist-
22 ance under this paragraph for particular
23 areas served by a public housing agency.

24 “(F) MOVING TO WORK.—Sums appro-
25 priated pursuant to this paragraph may not be

1 used for or pursuant to the Moving to Work
2 demonstration program authorized under sec-
3 tion 204 of the Departments of Veterans Af-
4 fairs and Housing and Urban Development, and
5 Independent Agencies Appropriations Act, 1996
6 (42 U.S.C. 1437f note; Public Law 104–134).

7 “(G) COMPLIANCE WITH INCOME TAR-
8 GETING REQUIREMENTS.—Rental assistance
9 provided under this paragraph shall not be con-
10 sidered for the purpose of determining compli-
11 ance with the requirements of section 16(b).

12 “(H) EXCLUSION OF VETERAN DISABILITY
13 BENEFITS.—Disability benefits administered by
14 the Department of Veterans Affairs shall not be
15 counted as income for the purpose of deter-
16 mining whether a veteran family meets the re-
17 quirements to be a qualified veteran family
18 under subparagraph (A)(i).

19 “(I) ADMINISTERING AGENCIES.—The Sec-
20 retary shall designate a public housing agency
21 to administer assistance under this paragraph
22 in any area where no existing public housing
23 agency has jurisdiction or where no public hous-
24 ing agency is adequately administering such as-
25 sistance, subject to public comment and after

1 consultation with States, public housing agen-
2 cies, local governments, Indian tribes, and trib-
3 ally designated housing entities.

4 “(J) TRANSITION.—No veteran receiving
5 rental assistance under this subsection on the
6 date of enactment of this paragraph shall be
7 subject to any redetermination of eligibility as
8 a result of the enactment of this paragraph.

9 “(K) SUPPORTED HOUSING.—

10 “(i) IN GENERAL.—Notwithstanding
11 this paragraph, all vouchers made available
12 by law for the supported housing program
13 administered by the Secretary in conjunc-
14 tion with the Department of Veterans Af-
15 fairs under paragraph (19) shall continue
16 to be included in that supported housing
17 program.

18 “(ii) REFERRALS.—Public housing
19 agencies shall refer veterans assisted under
20 this paragraph to the supported housing
21 program under paragraph (19) if the pub-
22 lic housing agency determines that assist-
23 ance through that program would be ap-
24 propriate for the veteran.

25 “(L) SERVICE FEES.—

1 “(i) IN GENERAL.—Public housing
2 agencies administering assistance under
3 this paragraph shall be eligible to receive
4 service fees to cover costs of assisting
5 qualified veteran families to successfully
6 lease units with assistance under this para-
7 graph, as determined by the Secretary.

8 “(ii) AMOUNT.—The amount of serv-
9 ice fees under this subparagraph shall not
10 exceed \$4,000 for each applicant household
11 determined to be eligible for assistance
12 under this paragraph, except that such
13 amount shall be adjusted for inflation an-
14 nually by the Secretary in accordance with
15 an inflationary index selected by the Sec-
16 retary.

17 “(M) AUTHORIZATION AND PERMANENT
18 APPROPRIATION.—For fiscal year 2026 and
19 each succeeding fiscal year, there is appro-
20 priated, out of any money in the Treasury not
21 otherwise appropriated, for the Secretary to
22 carry out this paragraph, such sums as may be
23 necessary to provide rental assistance for all
24 qualified veteran families entitled to assistance
25 under this paragraph, administrative fees under

1 subsection (q) associated with such rental as-
 2 sistance, and service fees under subparagraph
 3 (L) of this paragraph.

4 “(N) RELATION TO EXISTING VOUCHER
 5 PROGRAMS.—

6 “(i) SUPPLEMENT, NOT SUPPLANT.—
 7 Amounts appropriated under subparagraph
 8 (M) shall supplement, and not supplant,
 9 amounts otherwise made available for rent-
 10 al assistance under this subsection, includ-
 11 ing amounts made available under para-
 12 graph (19).

13 “(ii) RULE OF CONSTRUCTION.—
 14 Nothing in this paragraph shall be con-
 15 strued to affect the number of vouchers for
 16 rental assistance otherwise provided under
 17 this subsection, including under paragraph
 18 (19).”.

19 (b) EFFECTIVE DATE.—The amendment made by
 20 this section shall take effect on the first day of the fiscal
 21 year beginning after the fiscal year during which this sec-
 22 tion was enacted.

○