

119TH CONGRESS
1ST SESSION

S. 3464

To increase the housing supply in the United States, and for other purposes.

IN THE SENATE OF THE UNITED STATES

DECEMBER 11, 2025

Mr. SCHIFF introduced the following bill; which was read twice and referred
to the Committee on Finance

A BILL

To increase the housing supply in the United States, 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; TABLE OF CONTENTS.**

4 (a) **SHORT TITLE.**—This Act may be cited as the
5 “Housing Building Occupancy Opportunities for Millions
6 Act” or the “Housing BOOM Act”.

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

Sec. 1. Short title; table of contents.

Sec. 2. Definitions.

TITLE I—BOOSTING THE HOUSING SUPPLY

Sec. 101. Increase in State housing credit ceiling.

- Sec. 102. Middle-income housing construction loan fund.
- Sec. 103. Workforce housing block grant program.
- Sec. 104. Housing accelerator program.
- Sec. 105. Increased funding for the community development block grant program.
- Sec. 106. Increased funding for the HOME Investments Partnership program.
- Sec. 107. Disaster recovery assistance and climate resiliency grants.
- Sec. 108. Increased funding for USDA rural development housing programs.
- Sec. 109. Increased funding for Indian housing block grants.
- Sec. 110. Increased funding for supportive housing for the elderly.
- Sec. 111. Increased funding for supportive housing for persons with disabilities.
- Sec. 112. Increased funding for housing opportunities for persons with AIDS program.
- Sec. 113. Grants for converting structures for use as emergency shelters and housing for homeless persons and families.
- Sec. 114. Grants for converting State and local government buildings into affordable housing.

TITLE II—COMBATING HOMELESSNESS

- Sec. 201. Increased funding for homelessness assistance and supportive services.
- Sec. 202. SAMHSA Center for Unhoused Individuals and dedicated grant funding for behavioral health services.

TITLE III—PROVIDING TENANT SUPPORT

- Sec. 301. Increased funding for tenant-based rental assistance.
- Sec. 302. Grants for housing assistance and navigation services.
- Sec. 303. Office of Eviction Prevention and providing grant funding to support at-risk tenants.

TITLE IV—ENSURING FAIR HOUSING

- Sec. 401. Interagency Council on Housing Affordability and Preservation.
- Sec. 402. HUD Language Access Plan.

1 **SEC. 2. DEFINITIONS.**

2 In this Act:

3 (1) **DEPARTMENT.**—The term “Department”
 4 means the Department of Housing and Urban De-
 5 velopment.

6 (2) **PUBLIC HOUSING AGENCY.**—The term
 7 “public housing agency” has the meaning given the
 8 term in section 3(b) of the United States Housing
 9 Act of 1937 (42 U.S.C. 1437a(b)).

1 (3) SECRETARY.—The term “Secretary”, unless
2 otherwise provided, means the Secretary of Housing
3 and Urban Development.

4 (4) STATE.—The term “State” means each
5 State of the United States, the District of Columbia,
6 the Commonwealth of Puerto Rico, and any territory
7 or possession of the United States.

8 **TITLE I—BOOSTING THE**
9 **HOUSING SUPPLY**

10 **SEC. 101. INCREASE IN STATE HOUSING CREDIT CEILING.**

11 (a) IN GENERAL.—Subparagraph (I) of section
12 42(h)(3) of the Internal Revenue Code of 1986 is amended
13 by striking “1.12” and inserting “3.36”.

14 (b) EFFECTIVE DATE.—The amendments made by
15 this section shall apply to allocations of housing credit dol-
16 lar amount made in calendar years beginning after De-
17 cember 31, 2025.

18 **SEC. 102. MIDDLE-INCOME HOUSING CONSTRUCTION LOAN**
19 **FUND.**

20 (a) ESTABLISHMENT.—There is established within
21 the Treasury a fund to be known as the “Middle Income
22 Housing Construction Loan Fund” (in this section re-
23 ferred to as the “Fund”).

24 (b) ELIGIBLE RECIPIENTS.—Entitles eligible to re-
25 ceive amounts from the Fund include nonprofit organiza-

1 tions, public housing agencies, and qualified mission-driv-
2 en housing developers.

3 (c) USE OF FUNDS.—The Secretary shall use
4 amounts in the Fund to make low-interest loans to entities
5 described in subsection (b) for rental housing construction
6 or adaptive reuse, targeting households earning not less
7 than 60 percent and not more than 120 percent of the
8 area median income.

9 (d) APPLICATION.—

10 (1) IN GENERAL.—To be eligible for a loan
11 fund the Fund, an eligible recipient described in sub-
12 section (b) shall submit to the Secretary an applica-
13 tion in such form, at such time, and containing such
14 information as the Secretary determines appropriate.

15 (2) PRIORITY.—In awarding loans from the
16 Fund, the Secretary shall prioritize eligible recipi-
17 ents from high-cost, high opportunity markets where
18 moderate-income renters are cost-burdened but do
19 not qualify for deeply subsidized housing or housing
20 that receives tax credits under section 42 of the In-
21 ternal Revenue Code of 1986.

22 (e) PREVAILING WAGE AND APPRENTICESHIP RE-
23 QUIREMENTS.—

24 (1) PREVAILING WAGE REQUIREMENTS.—

1 (A) IN GENERAL.—All laborers and me-
2 chanics employed by contractors or subcontractors in the performance of construction, alter-
3 ation, or repair work on a project assisted in
4 whole or in part by funding made available
5 under this section shall be paid wages at rates
6 not less than those prevailing on similar
7 projects in the locality, as determined by the
8 Secretary of Labor in accordance with sub-
9 chapter IV of chapter 31 of title 40, United
10 States Code (commonly referred to as the
11 “Davis-Bacon Act”).
12

13 (B) AUTHORITY OF SECRETARY OF
14 LABOR.—With respect to the labor standards
15 specified in this paragraph, the Secretary of
16 Labor shall have the authority and functions
17 set forth in Reorganization Plan Numbered 14
18 of 1950 (64 Stat. 1267; 5 U.S.C. App.) and
19 section 3145 of title 40, United States Code.

20 (2) APPRENTICESHIP REQUIREMENTS.—The
21 following requirements apply with respect to the con-
22 struction of any housing unit using amounts from
23 the Fund:

24 (A) LABOR HOURS.—Eligible recipients
25 shall ensure that, with respect to the construc-

1 tion of any housing unit, not less than 15 per-
2 cent of the total labor hours of the construction,
3 alteration, or rehabilitation work (including
4 such work performed by any contractor or sub-
5 contractor) with respect to such unit shall, sub-
6 ject to subparagraph (B), be performed by
7 qualified apprentices.

8 (B) APPRENTICE TO JOURNEYWORKER
9 RATIO.—The requirement under subparagraph
10 (A) shall be subject to any applicable require-
11 ments for apprentice-to-journeyworker ratios of
12 the Secretary of Labor or the applicable State
13 apprenticeship agency.

14 (C) PARTICIPATION.—Each eligible recipi-
15 ent, contractor, or subcontractor who employs 4
16 or more individuals to perform construction, al-
17 teration, or repair work with respect to the con-
18 struction of a housing unit shall employ 1 or
19 more qualified apprentices to perform such
20 work.

21 (D) EXCEPTION.—

22 (i) IN GENERAL.—An eligible recipient
23 shall not be treated as failing to satisfy the
24 requirements of this paragraph if such eli-
25 gible recipient—

1 (I) satisfies the requirements de-
2 scribed in clause (ii); or

3 (II) with respect to an eligible re-
4 cipient who is not described in sub-
5 clause (I) and does not satisfy the re-
6 quirements of subparagraph (A) with
7 respect to such housing unit, such eli-
8 gible recipient pays a penalty to the
9 Secretary of Labor in an amount
10 equal to the product of—

11 (aa) \$50; multiplied by

12 (bb) the total labor hours
13 for which the requirement sub-
14 subparagraph (A) was not satisfied
15 with respect to the construction,
16 alteration, or repair work on such
17 housing unit.

18 (ii) GOOD FAITH EFFORT.—For pur-
19 poses of clause (i), an eligible recipient
20 shall be deemed to have satisfied the re-
21 quirements under this paragraph with re-
22 spect to a housing unit if such eligible re-
23 cipient has requested qualified apprentices
24 from a registered apprenticeship program,
25 and—

1 (I) such request has been denied,
2 as long as such denial is not the re-
3 sult of a refusal by the eligible recipi-
4 ent or any contractors or subcontractors
5 engaged in the performance of
6 construction, alteration, or repair
7 work with respect to such housing
8 unit to comply with the established
9 standards and requirements of the
10 registered apprenticeship program; or

11 (II) the registered apprenticeship
12 program fails to respond to such re-
13 quest within 5 business days after the
14 date on which such registered appren-
15 ticeship program received such re-
16 quest.

17 (E) DEFINITIONS.—In this paragraph:

18 (i) LABOR HOURS.—The term “labor
19 hours”—

20 (I) means the total number of
21 hours devoted to the performance of
22 construction, alteration, or repair
23 work by any individual employed by
24 the eligible recipient or by any con-
25 tractor or subcontractor; and

1 (II) excludes any hours worked
2 by—

3 (aa) foremen;

4 (bb) superintendents;

5 (cc) owners; or

6 (dd) persons employed in a
7 bona fide executive, administra-
8 tive, or professional capacity
9 (within the meaning of those
10 terms in part 541 of title 29,
11 Code of Federal Regulations).

12 (ii) QUALIFIED APPRENTICE.—The
13 term “qualified apprentice” means an indi-
14 vidual who—

15 (I) is employed by the eligible re-
16 cipient or by any contractor or sub-
17 contractor; and

18 (II) is participating in a reg-
19 istered apprenticeship program.

20 (iii) REGISTERED APPRENTICESHIP
21 PROGRAM.—The term “registered appren-
22 ticeship program” means an apprenticeship
23 program registered under the Act of Au-
24 gust 16, 1937 (commonly known as the

1 “National Apprenticeship Act”; 50 Stat.
2 664, chapter 663; 29 U.S.C. 50 et seq.).

3 (f) AUTHORIZATION OF APPROPRIATIONS.—There is
4 authorized to be appropriated to the Fund \$10,000,000
5 for each of fiscal years 2026 through 2030.

6 **SEC. 103. WORKFORCE HOUSING BLOCK GRANT PROGRAM.**

7 (a) ESTABLISHMENT.—The Secretary shall establish
8 a block grant program under which the Secretary provides
9 funds to States to support the development of workforce
10 rental housing for households earning not more than 60
11 percent and not more than 120 percent of the area median
12 income.

13 (b) REQUIREMENT.—Each State shall submit to the
14 Secretary equity-based allocation plans for funding under
15 this section that address racial and income segregation,
16 housing shortages, and economic opportunity.

17 (c) PRIORITY.—A State receiving funding under this
18 section shall prioritize the allocation of funding for—

19 (1) projects located in high-cost urban regions,
20 rural communities, and rapidly growing suburban
21 areas; and

22 (2) projects located near employment centers,
23 schools, health care facilities, and transit.

24 (d) GRANT ADMINISTRATION.—

1 (1) IN GENERAL.—The Secretary shall admin-
2 ister the program under this section, providing guid-
3 ance and technical assistance to States.

4 (2) ALLOCATION.—The Secretary shall allocate
5 grants under this section through a competitive for-
6 mula-based process, under which—

7 (A) priority shall be given to States with a
8 higher population, higher number of cost-
9 burned renters, and greater housing supply
10 deficits; and

11 (B) a State recipient may receive funds
12 and administer loans directly or delegate funds
13 to State housing finance agencies, public hous-
14 ing agencies, or redevelopment authorities with
15 demonstrated capacity to manage housing de-
16 velopment programs.

17 (e) REPORTING.—Each State that receives a grant
18 under this section shall submit to the Secretary an annual
19 report on the program under this section, which shall in-
20 clude, for the year covered by the report—

21 (1) the number of projects and units financed;

22 (2) the income levels served by those projects,
23 with a breakdown by income as a percentage of the
24 area median income;

25 (3) the average subsidy amount per unit;

1 (4) the geographic distribution of projects, in-
2 cluding whether a project was carried out in an
3 urban, rural, or high opportunity area;

4 (5) the demographics of individuals served by
5 those projects, including race, ethnicity, and house-
6 hold size; and

7 (6) data relating to loans made by the State
8 using grant funds, including loan performance, re-
9 payment status, and the number of defaults.

10 (f) PREVAILING WAGE AND APPRENTICESHIP RE-
11 QUIREMENTS.—

12 (1) PREVAILING WAGE REQUIREMENTS.—

13 (A) IN GENERAL.—All laborers and me-
14 chanics employed by contractors or subcontractors
15 in the performance of construction, alter-
16 ation, or repair work on a project assisted in
17 whole or in part by funding made available
18 under this section shall be paid wages at rates
19 not less than those prevailing on similar
20 projects in the locality, as determined by the
21 Secretary of Labor in accordance with sub-
22 chapter IV of chapter 31 of title 40, United
23 States Code (commonly referred to as the
24 “Davis-Bacon Act”).

1 (B) AUTHORITY OF SECRETARY OF
2 LABOR.—With respect to the labor standards
3 specified in this paragraph, the Secretary of
4 Labor shall have the authority and functions
5 set forth in Reorganization Plan Numbered 14
6 of 1950 (64 Stat. 1267; 5 U.S.C. App.) and
7 section 3145 of title 40, United States Code.

8 (2) APPRENTICESHIP REQUIREMENTS.—The
9 following requirements apply with respect to the con-
10 struction of any housing unit using amounts pro-
11 vided under this section:

12 (A) LABOR HOURS.—Each State shall en-
13 sure that, with respect to the construction of
14 any housing unit, not less than 15 percent of
15 the total labor hours of the construction, alter-
16 ation, or rehabilitation work (including such
17 work performed by any contractor or subcon-
18 tractor) with respect to such unit shall, subject
19 to subparagraph (B), be performed by qualified
20 apprentices.

21 (B) APPRENTICE TO JOURNEYWORKER
22 RATIO.—The requirement under subparagraph
23 (A) shall be subject to any applicable require-
24 ments for apprentice-to-journeyworker ratios of

1 the Secretary of Labor or the applicable State
2 apprenticeship agency.

3 (C) PARTICIPATION.—Each State, con-
4 tractor, or subcontractor who employs 4 or
5 more individuals to perform construction, alter-
6 ation, or repair work with respect to the con-
7 struction of a housing unit shall employ 1 or
8 more qualified apprentices to perform such
9 work.

10 (D) EXCEPTION.—

11 (i) IN GENERAL.—A State shall not
12 be treated as failing to satisfy the require-
13 ments of this paragraph if the State—

14 (I) satisfies the requirements de-
15 scribed in clause (ii); or

16 (II) with respect to an eligible re-
17 cipient who is not described in sub-
18 clause (I) and does not satisfy the re-
19 quirements of subparagraph (A) with
20 respect to such housing unit, such eli-
21 gible recipient pays a penalty to the
22 Secretary of Labor in an amount
23 equal to the product of—

24 (aa) \$50; multiplied by

1 (bb) the total labor hours
2 for which the requirement sub-
3 paragraph (A) was not satisfied
4 with respect to the construction,
5 alteration, or repair work on such
6 housing unit.

7 (ii) GOOD FAITH EFFORT.—For pur-
8 poses of clause (i), a State shall be deemed
9 to have satisfied the requirements under
10 this paragraph with respect to a housing
11 unit if such State has requested qualified
12 apprentices from a registered apprentice-
13 ship program, and—

14 (I) such request has been denied,
15 as long as such denial is not the re-
16 sult of a refusal by the State or any
17 contractors or subcontractors engaged
18 in the performance of construction, al-
19 teration, or repair work with respect
20 to such housing unit to comply with
21 the established standards and require-
22 ments of the registered apprenticeship
23 program; or

24 (II) the registered apprenticeship
25 program fails to respond to such re-

1 quest within 5 business days after the
2 date on which such registered appren-
3 ticeship program received such re-
4 quest.

5 (E) DEFINITIONS.—In this paragraph:

6 (i) LABOR HOURS.—The term “labor
7 hours”—

8 (I) means the total number of
9 hours devoted to the performance of
10 construction, alteration, or repair
11 work by any individual employed by a
12 State or by any contractor or subcon-
13 tractor; and

14 (II) excludes any hours worked
15 by—

16 (aa) foremen;

17 (bb) superintendents;

18 (cc) owners; or

19 (dd) persons employed in a
20 bona fide executive, administra-
21 tive, or professional capacity
22 (within the meaning of those
23 terms in part 541 of title 29,
24 Code of Federal Regulations).

1 (ii) QUALIFIED APPRENTICE.—The
 2 term “qualified apprentice” means an indi-
 3 vidual who—

4 (I) is employed by the eligible re-
 5 cipient or by any contractor or sub-
 6 contractor; and

7 (II) is participating in a reg-
 8 istered apprenticeship program.

9 (iii) REGISTERED APPRENTICESHIP
 10 PROGRAM.—The term “registered appren-
 11 ticeship program” means an apprenticeship
 12 program registered under the Act of Au-
 13 gust 16, 1937 (commonly known as the
 14 “National Apprenticeship Act”; 50 Stat.
 15 664, chapter 663; 29 U.S.C. 50 et seq.).

16 (g) AUTHORIZATION OF APPROPRIATIONS.—There is
 17 authorized to be appropriated to the Secretary
 18 \$5,000,000,000 for each of fiscal years 2026 through
 19 2030, to remain available until expended, to carry out this
 20 section.

21 **SEC. 104. HOUSING ACCELERATOR PROGRAM.**

22 (a) ESTABLISHMENT.—The Secretary shall establish
 23 a Housing Accelerator Program (in this section referred
 24 to as the “Program”) to provide funding to local govern-
 25 ments, affordable housing developers, and public housing

1 agencies for gap financing for affordable housing projects
2 that—

3 (1) have site control through ownership, ground
4 lease, or other enforceable instrument;

5 (2) have received all required local land use and
6 environmental clearances;

7 (3) have secured commitments for not less than
8 50 percent of total development financing; and

9 (4) demonstrate the capacity to commence con-
10 struction within 12 months of receiving Federal
11 funds.

12 (b) APPLICATION.—An entity described in subsection
13 (a) desiring funding under the Program shall submit to
14 the Secretary an application in such form, at such time,
15 and containing such information as the Secretary deter-
16 mines appropriate.

17 (c) REQUIREMENTS.—An affordable housing project
18 that receives funding under the Program shall—

19 (1) include a minimum affordability covenant of
20 not less than 30 years of affordability for each unit;
21 and

22 (2) provide that—

23 (A) not less than 40 percent of units shall
24 be affordable to families with incomes that are

1 not more than 60 percent of the area median
2 income; or

3 (B) not less than 20 percent of units shall
4 be affordable to families with incomes that are
5 not more than 50 percent of the area median
6 income.

7 (d) PREVAILING WAGE AND APPRENTICESHIP RE-
8 QUIREMENTS.—

9 (1) PREVAILING WAGE REQUIREMENTS.—

10 (A) IN GENERAL.—All laborers and me-
11 chanics employed by contractors or subcontrac-
12 tors in the performance of construction, alter-
13 ation, or repair work on a project assisted in
14 whole or in part by funding made available
15 under this section shall be paid wages at rates
16 not less than those prevailing on similar
17 projects in the locality, as determined by the
18 Secretary of Labor in accordance with sub-
19 chapter IV of chapter 31 of title 40, United
20 States Code (commonly referred to as the
21 “Davis-Bacon Act”).

22 (B) AUTHORITY OF SECRETARY OF
23 LABOR.—With respect to the labor standards
24 specified in this paragraph, the Secretary of
25 Labor shall have the authority and functions

1 set forth in Reorganization Plan Numbered 14
2 of 1950 (64 Stat. 1267; 5 U.S.C. App.) and
3 section 3145 of title 40, United States Code.

4 (2) APPRENTICESHIP REQUIREMENTS.—The
5 following requirements apply with respect to the con-
6 struction of any housing unit using amounts pro-
7 vided to an entity described in subsection (a) (in this
8 paragraph referred to as an “eligible recipient”)
9 under the Program:

10 (A) LABOR HOURS.—Eligible recipients
11 shall ensure that, with respect to the construc-
12 tion of any housing unit, not less than 15 per-
13 cent of the total labor hours of the construction,
14 alteration, or rehabilitation work (including
15 such work performed by any contractor or sub-
16 contractor) with respect to such unit shall, sub-
17 ject to subparagraph (B), be performed by
18 qualified apprentices.

19 (B) APPRENTICE TO JOURNEYWORKER
20 RATIO.—The requirement under subparagraph
21 (A) shall be subject to any applicable require-
22 ments for apprentice-to-journeyworker ratios of
23 the Secretary of Labor or the applicable State
24 apprenticeship agency.

1 (C) PARTICIPATION.—Each eligible recipi-
2 ent, contractor, or subcontractor who employs 4
3 or more individuals to perform construction, al-
4 teration, or repair work with respect to the con-
5 struction of a housing unit shall employ 1 or
6 more qualified apprentices to perform such
7 work.

8 (D) EXCEPTION.—

9 (i) IN GENERAL.—An eligible recipient
10 shall not be treated as failing to satisfy the
11 requirements of this paragraph if such eli-
12 gible recipient—

13 (I) satisfies the requirements de-
14 scribed in clause (ii); or

15 (II) with respect to an eligible re-
16 cipient who is not described in sub-
17 clause (I) and does not satisfy the re-
18 quirements of subparagraph (A) with
19 respect to such housing unit, such eli-
20 gible recipient pays a penalty to the
21 Secretary of Labor in an amount
22 equal to the product of—

23 (aa) \$50; multiplied by

24 (bb) the total labor hours
25 for which the requirement sub-

1 paragraph (A) was not satisfied
2 with respect to the construction,
3 alteration, or repair work on such
4 housing unit.

5 (ii) GOOD FAITH EFFORT.—For pur-
6 poses of clause (i), an eligible recipient
7 shall be deemed to have satisfied the re-
8 quirements under this paragraph with re-
9 spect to a housing unit if such eligible re-
10 cipient has requested qualified apprentices
11 from a registered apprenticeship program,
12 and—

13 (I) such request has been denied,
14 as long as such denial is not the re-
15 sult of a refusal by the eligible recipi-
16 ent or any contractors or subcontractors
17 engaged in the performance of
18 construction, alteration, or repair
19 work with respect to such housing
20 unit to comply with the established
21 standards and requirements of the
22 registered apprenticeship program; or

23 (II) the registered apprenticeship
24 program fails to respond to such re-
25 quest within 5 business days after the

1 date on which such registered appren-
2 ticeship program received such re-
3 quest.

4 (E) DEFINITIONS.—In this paragraph:

5 (i) LABOR HOURS.—The term “labor
6 hours”—

7 (I) means the total number of
8 hours devoted to the performance of
9 construction, alteration, or repair
10 work by any individual employed by
11 the eligible recipient or by any con-
12 tractor or subcontractor; and

13 (II) excludes any hours worked
14 by—

15 (aa) foremen;

16 (bb) superintendents;

17 (cc) owners; or

18 (dd) persons employed in a
19 bona fide executive, administra-
20 tive, or professional capacity
21 (within the meaning of those
22 terms in part 541 of title 29,
23 Code of Federal Regulations).

1 (ii) QUALIFIED APPRENTICE.—The
2 term “qualified apprentice” means an indi-
3 vidual who—

4 (I) is employed by the eligible re-
5 cipient or by any contractor or sub-
6 contractor; and

7 (II) is participating in a reg-
8 istered apprenticeship program.

9 (iii) REGISTERED APPRENTICESHIP
10 PROGRAM.—The term “registered appren-
11 ticeship program” means an apprenticeship
12 program registered under the Act of Au-
13 gust 16, 1937 (commonly known as the
14 “National Apprenticeship Act”; 50 Stat.
15 664, chapter 663; 29 U.S.C. 50 et seq.).

16 (3) AUTHORITY OF SECRETARY OF LABOR.—
17 With respect to the labor standards specified in this
18 subsection, the Secretary of Labor shall have the au-
19 thority and functions set forth in Reorganization
20 Plan Numbered 14 of 1950 (64 Stat. 1267; 5
21 U.S.C. App.) and section 3145 of title 40, United
22 States Code.

23 (e) AUTHORIZATION OF APPROPRIATIONS.—There is
24 authorized to be appropriated to the Secretary
25 \$1,000,000,000 for each of fiscal years 2026 through

1 2030, to remain available until expended, to carry out this
2 section.

3 **SEC. 105. INCREASED FUNDING FOR THE COMMUNITY DE-**
4 **VELOPMENT BLOCK GRANT PROGRAM.**

5 Title I of the Housing and Community Development
6 Act of 1974 (42 U.S.C. 5301 et seq.) is amended by add-
7 ing at the end the following:

8 **“SEC. 123. AUTHORIZATION OF APPROPRIATIONS.**

9 “There is authorized to be appropriated
10 \$4,200,000,000 for each of fiscal years 2026 through
11 2030 to carry out this title.”.

12 **SEC. 106. INCREASED FUNDING FOR THE HOME INVEST-**
13 **MENTS PARTNERSHIP PROGRAM.**

14 (a) IN GENERAL.—Subtitle A of title II of Cranston-
15 Gonzalez National Affordable Housing Act (42 U.S.C.
16 12741 et seq.) is amended by adding at the end the fol-
17 lowing:

18 **“SEC. 227. AUTHORIZATION OF APPROPRIATIONS.**

19 “(a) IN GENERAL.—There is authorized to be appro-
20 priated to the Secretary \$1,500,000,000 for each of fiscal
21 years 2026 through 2030 to carry out this subtitle.

22 “(b) ADDITIONAL AMOUNT.—In addition to the
23 amount authorized to be appropriated under subsection
24 (a), there is authorized to be appropriated \$500,000,000
25 for each of fiscal years 2026 through 2030 for projects

1 conducted under this subtitle that build or rehabilitate
2 childcare facilities.”.

3 (b) APPLICATION OF DAVIS-BACON.—Section 286(a)
4 of the Cranston-Gonzalez National Affordable Housing
5 Act (42 U.S.C. 12836(a)) is amended by inserting “or for
6 a project that builds or rehabilitates a childcare facility
7 using amounts made available under section 227(b)” after
8 “subtitle”.

9 **SEC. 107. DISASTER RECOVERY ASSISTANCE AND CLIMATE**
10 **RESILIENCY GRANTS.**

11 There is authorized to be appropriated to the Sec-
12 retary \$1,000,000,000 for each of fiscal years 2026
13 through 2030 to carry out the National Disaster Resil-
14 ience Competition under the Community Development
15 Block Grant Program under title I of the Housing and
16 Community Development Act of 1974 (42 U.S.C. 5301 et
17 seq.).

18 **SEC. 108. INCREASED FUNDING FOR USDA RURAL DEVELOP-**
19 **MENT HOUSING PROGRAMS.**

20 (a) IN GENERAL.—Section 513 of the Housing Act
21 of 1949 (42 U.S.C. 1483) is amended by adding at the
22 end the following:

23 “(f) RENTAL HOUSING.—There is authorized to be
24 appropriated \$70,000,000 for each of fiscal years 2026
25 through 2030 to carry out section 515.”.

1 (b) SENSE OF CONGRESS.—It is the sense of Con-
2 gress that the requirements under subchapter IV of chap-
3 ter 31 of title 40, United States Code (commonly referred
4 to as the “Davis-Bacon Act”) shall apply with respect to
5 rural housing programs of the Department of Agriculture.

6 **SEC. 109. INCREASED FUNDING FOR INDIAN HOUSING**
7 **BLOCK GRANTS.**

8 Section 108 of the Native American Housing Assist-
9 ance and Self-Determination Act of 1996 (25 U.S.C.
10 4117) is amended by striking “such sums as may be nec-
11 essary for each of fiscal years 2009 through 2013” and
12 inserting “\$200,000,000 for each of fiscal years 2026
13 through 2030”.

14 **SEC. 110. INCREASED FUNDING FOR SUPPORTIVE HOUSING**
15 **FOR THE ELDERLY.**

16 Section 202 of the Housing Act of 1959 (12 U.S.C.
17 1701q) is amended by striking the first and second sub-
18 section (m) and inserting the following:

19 “(m) AUTHORIZATION OF APPROPRIATIONS.—There
20 is authorized to be appropriated for providing assistance
21 under this section \$1,646,000,000 for each of fiscal years
22 2026 through 2030.”.

1 **SEC. 111. INCREASED FUNDING FOR SUPPORTIVE HOUSING**
 2 **FOR PERSONS WITH DISABILITIES.**

3 Section 811(m) of the Cranston-Gonzalez National
 4 Affordable Housing Act (42 U.S.C. 8013(m)) is amended
 5 by striking “\$300,000,000 for each of fiscal years 2011
 6 through 2015” and inserting “\$360,000,000 for each of
 7 fiscal years 2026 through 2030”.

8 **SEC. 112. INCREASED FUNDING FOR HOUSING OPPORTUNI-**
 9 **TIES FOR PERSONS WITH AIDS PROGRAM.**

10 The AIDS Housing Opportunity Act (42 U.S.C.
 11 12901 et seq.) is amended—

12 (1) in section 854 (42 U.S.C. 12903), by add-
 13 ing at the end the following:

14 “(g) PREVAILING WAGE AND APPRENTICESHIP RE-
 15 QUIREMENTS.—

16 “(1) PREVAILING WAGE REQUIREMENTS.—

17 “(A) IN GENERAL.—All laborers and me-
 18 chanics employed by contractors or subcontrac-
 19 tors in the performance of construction, alter-
 20 ation, or repair work on a construction project
 21 assisted in whole or in part by funding made
 22 available under this subtitle shall be paid wages
 23 at rates not less than those prevailing on simi-
 24 lar projects in the locality, as determined by the
 25 Secretary of Labor in accordance with sub-
 26 chapter IV of chapter 31 of title 40, United

1 States Code (commonly referred to as the
2 ‘Davis-Bacon Act’).

3 “(B) AUTHORITY OF SECRETARY OF
4 LABOR.—With respect to the labor standards
5 specified in this paragraph, the Secretary of
6 Labor shall have the authority and functions
7 set forth in Reorganization Plan Numbered 14
8 of 1950 (64 Stat. 1267; 5 U.S.C. App.) and
9 section 3145 of title 40, United States Code.

10 “(2) APPRENTICESHIP REQUIREMENTS.—The
11 following requirements apply with respect to the con-
12 struction of any housing unit using amounts pro-
13 vided to an entity under this subtitle (in this para-
14 graph referred to as an ‘eligible recipient’):

15 “(A) LABOR HOURS.—Eligible recipients
16 shall ensure that, with respect to the construc-
17 tion of any housing unit, not less than 15 per-
18 cent of the total labor hours of the construction,
19 alteration, or rehabilitation work (including
20 such work performed by any contractor or sub-
21 contractor) with respect to such unit shall, sub-
22 ject to subparagraph (B), be performed by
23 qualified apprentices.

24 “(B) APPRENTICE TO JOURNEYWORKER
25 RATIO.—The requirement under subparagraph

1 (A) shall be subject to any applicable require-
2 ments for apprentice-to-journeyworker ratios of
3 the Secretary of Labor or the applicable State
4 apprenticeship agency.

5 “(C) PARTICIPATION.—Each eligible re-
6 cipient, contractor, or subcontractor who em-
7 ploys 4 or more individuals to perform con-
8 struction, alteration, or repair work with re-
9 spect to the construction of a housing unit shall
10 employ 1 or more qualified apprentices to per-
11 form such work.

12 “(D) EXCEPTION.—

13 “(i) IN GENERAL.—An eligible recipi-
14 ent shall not be treated as failing to satisfy
15 the requirements of this paragraph if such
16 eligible recipient—

17 “(I) satisfies the requirements
18 described in clause (ii); or

19 “(II) with respect to an eligible
20 recipient who is not described in sub-
21 clause (I) and does not satisfy the re-
22 quirements of subparagraph (A) with
23 respect to such housing unit, such eli-
24 gible recipient pays a penalty to the

1 Secretary of Labor in an amount
2 equal to the product of—

3 “(aa) \$50; multiplied by
4 “(bb) the total labor hours
5 for which the requirement sub-
6 paragraph (A) was not satisfied
7 with respect to the construction,
8 alteration, or repair work on such
9 housing unit.

10 “(ii) GOOD FAITH EFFORT.—For pur-
11 poses of clause (i), an eligible recipient
12 shall be deemed to have satisfied the re-
13 quirements under this paragraph with re-
14 spect to a housing unit if such eligible re-
15 cipient has requested qualified apprentices
16 from a registered apprenticeship program,
17 and—

18 “(I) such request has been de-
19 nied, as long as such denial is not the
20 result of a refusal by the eligible re-
21 cipient or any contractors or sub-
22 contractors engaged in the perform-
23 ance of construction, alteration, or re-
24 pair work with respect to such hous-
25 ing unit to comply with the estab-

1 lished standards and requirements of
 2 the registered apprenticeship pro-
 3 gram; or

4 “(II) the registered apprentice-
 5 ship program fails to respond to such
 6 request within 5 business days after
 7 the date on which such registered ap-
 8 prenticeship program received such
 9 request.

10 “(E) DEFINITIONS.—In this paragraph:

11 “(i) LABOR HOURS.—The term ‘labor
 12 hours’—

13 “(I) means the total number of
 14 hours devoted to the performance of
 15 construction, alteration, or repair
 16 work by any individual employed by
 17 the eligible recipient or by any con-
 18 tractor or subcontractor; and

19 “(II) excludes any hours worked
 20 by—

21 “(aa) foremen;

22 “(bb) superintendents;

23 “(cc) owners; or

24 “(dd) persons employed in a
 25 bona fide executive, administra-

1 tive, or professional capacity
2 (within the meaning of those
3 terms in part 541 of title 29,
4 Code of Federal Regulations).

5 “(ii) QUALIFIED APPRENTICE.—The
6 term ‘qualified apprentice’ means an indi-
7 vidual who—

8 “(I) is employed by the eligible
9 recipient or by any contractor or sub-
10 contractor; and

11 “(II) is participating in a reg-
12 istered apprenticeship program.

13 “(iii) REGISTERED APPRENTICESHIP
14 PROGRAM.—The term ‘registered appren-
15 ticeship program’ means an apprenticeship
16 program registered under the Act of Au-
17 gust 16, 1937 (commonly known as the
18 ‘National Apprenticeship Act’; 50 Stat.
19 664, chapter 663; 29 U.S.C. 50 et seq.)”;
20 and

21 (2) by amending section 863 (42 U.S.C. 12912)

22 to read as follows:

1 **“SEC. 863. AUTHORIZATION OF APPROPRIATIONS.**

2 “(a) IN GENERAL.—There is authorized to be appro-
3 priated \$600,000,000 for each of fiscal years 2026
4 through 2030 to carry out this subtitle.

5 “(b) ADDITIONAL AMOUNT.—In addition to the
6 amount authorized to be appropriated under subsection
7 (a), there is authorized to be appropriated \$500,000,000
8 for each of fiscal years 2026 through 2030 to carry out
9 the Ending the HIV Epidemic: A Plan for America Initia-
10 tive at the Department of Health and Human Services.”.

11 **SEC. 113. GRANTS FOR CONVERTING STRUCTURES FOR**
12 **USE AS EMERGENCY SHELTERS AND HOUS-**
13 **ING FOR HOMELESS PERSONS AND FAMILIES.**

14 (a) DEFINITIONS.—In this section:

15 (1) CONTINUUM OF CARE.—The term “con-
16 tinuum of care” means a collaborative applicant es-
17 tablished and operating for a geographic area for
18 purposes of the Continuum of Care Program under
19 subtitle C of title IV of the McKinney-Vento Home-
20 less Assistance Act (42 U.S.C. 11381 et seq.).

21 (2) EMERGENCY HOUSING.—The term “emer-
22 gency housing” means housing that is provided on
23 a short-term and temporary basis to address emer-
24 gency situations. Such term does not include transi-
25 tional or permanent housing, as those terms are de-

1 fined in section 401 of the McKinney-Vento Home-
2 less Assistance Act (42 U.S.C. 11360).

3 (3) EMERGENCY SHELTER; PRIVATE NON-
4 PROFIT ORGANIZATION; STATE.—The terms “emer-
5 gency shelter”, “private nonprofit organization”, and
6 “State” have the meanings given those terms in sec-
7 tion 321 of the McKinney-Vento Homeless Assist-
8 ance Act (42 U.S.C. 11351).

9 (4) HOMELESS.—The term “homeless” has the
10 meaning given such term in section 103 of the
11 McKinney-Vento Homeless Assistance Act (42
12 U.S.C. 11302).

13 (5) PERMANENT HOUSING; SUPPORTIVE SERV-
14 ICES; TRANSITIONAL HOUSING.—The terms “perma-
15 nent housing”, “supportive services”, and “transi-
16 tional housing” have the meanings given those terms
17 in section 401 of the McKinney-Vento Homeless As-
18 sistance Act (42 U.S.C. 11360).

19 (b) AUTHORITY.—The Secretary shall carry out a
20 program under this section to make grants to States and
21 continua of care for distribution to units of local govern-
22 ment and private nonprofit organizations to assist in car-
23 rying out conversions of structures for use as emergency,
24 temporary, and transitional housing and emergency shel-
25 ters for homeless persons and families.

1 (c) USE OF GRANT AMOUNTS.—Amounts from a
2 grant under this section shall be used only in connection
3 with the conversion of hotels, motels, or vacant, blighted,
4 or unused residential properties for use as housing or shel-
5 ter as provided in subsection (b), including for—

6 (1) the acquisition (by purchase or lease), reha-
7 bilitation, renovation, or other conversion of such
8 structures;

9 (2) operating costs in connection with use of
10 such structures as housing or shelters; and

11 (3) providing supportive services, homelessness
12 prevention services, and housing counseling services
13 in connection with the converted housing or shelter.

14 (d) APPLICATION; SELECTION.—The Secretary shall
15 provide for States and continua of care to apply for grants
16 under this section and shall select States and continua of
17 care to receive such grants based on a competition that
18 takes into account—

19 (1) the level of housing instability in the juris-
20 diction of the applicant and the need—

21 (A) for emergency, transitional, or perma-
22 nent housing or emergency shelters for home-
23 less persons and families;

24 (B) to address safety and public health
25 needs of such persons and families; and

1 (C) for supportive services for such persons
2 and families; and

3 (2) the effectiveness of the proposed method of
4 distribution of grant amounts to units of local gov-
5 ernment and private nonprofit organizations in ad-
6 dressing such needs.

7 (e) PREVAILING WAGE AND APPRENTICESHIP RE-
8 QUIREMENTS.—

9 (1) PREVAILING WAGE REQUIREMENTS.—

10 (A) IN GENERAL.—All laborers and me-
11 chanics employed by contractors or subcontrac-
12 tors in the performance of construction, alter-
13 ation, or repair work on a project assisted in
14 whole or in part by funding made available
15 under this section shall be paid wages at rates
16 not less than those prevailing on similar
17 projects in the locality, as determined by the
18 Secretary of Labor in accordance with sub-
19 chapter IV of chapter 31 of title 40, United
20 States Code (commonly referred to as the
21 “Davis-Bacon Act”).

22 (B) AUTHORITY OF SECRETARY OF
23 LABOR.—With respect to the labor standards
24 specified in this paragraph, the Secretary of
25 Labor shall have the authority and functions

1 set forth in Reorganization Plan Numbered 14
2 of 1950 (64 Stat. 1267; 5 U.S.C. App.) and
3 section 3145 of title 40, United States Code.

4 (2) APPRENTICESHIP REQUIREMENTS.—The
5 following requirements apply with respect to the con-
6 version of any property using amounts provided to
7 an entity described in subsection (b) (in this para-
8 graph referred to as an “eligible recipient”) under
9 this section:

10 (A) LABOR HOURS.—Eligible recipients
11 shall ensure that, with respect to the construc-
12 tion of any property, not less than 15 percent
13 of the total labor hours of the construction, al-
14 teration, or rehabilitation work (including such
15 work performed by any contractor or subcon-
16 tractor) with respect to such unit shall, subject
17 to subparagraph (B), be performed by qualified
18 apprentices.

19 (B) APPRENTICE TO JOURNEYWORKER
20 RATIO.—The requirement under subparagraph
21 (A) shall be subject to any applicable require-
22 ments for apprentice-to-journeyworker ratios of
23 the Secretary of Labor or the applicable State
24 apprenticeship agency.

1 (C) PARTICIPATION.—Each eligible recipi-
2 ent, contractor, or subcontractor who employs 4
3 or more individuals to perform construction, al-
4 teration, or repair work with respect to the con-
5 struction of a property shall employ 1 or more
6 qualified apprentices to perform such work.

7 (D) EXCEPTION.—

8 (i) IN GENERAL.—An eligible recipient
9 shall not be treated as failing to satisfy the
10 requirements of this paragraph if such eli-
11 gible recipient—

12 (I) satisfies the requirements de-
13 scribed in clause (ii); or

14 (II) with respect to an eligible re-
15 cipient who is not described in sub-
16 clause (I) and does not satisfy the re-
17 quirements of subparagraph (A) with
18 respect to such housing unit, such eli-
19 gible recipient pays a penalty to the
20 Secretary of Labor in an amount
21 equal to the product of—

22 (aa) \$50; multiplied by

23 (bb) the total labor hours
24 for which the requirement sub-
25 paragraph (A) was not satisfied

1 with respect to the construction,
2 alteration, or repair work on such
3 housing unit.

4 (ii) GOOD FAITH EFFORT.—For pur-
5 poses of clause (i), an eligible recipient
6 shall be deemed to have satisfied the re-
7 quirements under this paragraph with re-
8 spect to a property if such eligible recipient
9 has requested qualified apprentices from a
10 registered apprenticeship program, and—

11 (I) such request has been denied,
12 as long as such denial is not the re-
13 sult of a refusal by the eligible recipi-
14 ent or any contractors or subcontractors
15 engaged in the performance of
16 construction, alteration, or repair
17 work with respect to such property to
18 comply with the established standards
19 and requirements of the registered ap-
20 prenticeship program; or

21 (II) the registered apprenticeship
22 program fails to respond to such re-
23 quest within 5 business days after the
24 date on which such registered appren-

1 ticeship program received such re-
2 quest.

3 (E) DEFINITIONS.—In this paragraph:

4 (i) LABOR HOURS.—The term “labor
5 hours”—

6 (I) means the total number of
7 hours devoted to the performance of
8 construction, alteration, or repair
9 work by any individual employed by
10 the eligible recipient or by any con-
11 tractor or subcontractor; and

12 (II) excludes any hours worked
13 by—

14 (aa) foremen;

15 (bb) superintendents;

16 (cc) owners; or

17 (dd) persons employed in a
18 bona fide executive, administra-
19 tive, or professional capacity
20 (within the meaning of those
21 terms in part 541 of title 29,
22 Code of Federal Regulations).

23 (ii) QUALIFIED APPRENTICE.—The
24 term “qualified apprentice” means an indi-
25 vidual who—

1 (I) is employed by the eligible re-
 2 cipient or by any contractor or sub-
 3 contractor; and

4 (II) is participating in a reg-
 5 istered apprenticeship program.

6 (iii) REGISTERED APPRENTICESHIP
 7 PROGRAM.—The term “registered appren-
 8 ticeship program” means an apprenticeship
 9 program registered under the Act of Au-
 10 gust 16, 1937 (commonly known as the
 11 “National Apprenticeship Act”; 50 Stat.
 12 664, chapter 663; 29 U.S.C. 50 et seq.).

13 (f) REPORTS.—The Secretary shall require each re-
 14 cipient of a grant under this section to submit a report
 15 to the Secretary, not later than 1 year after the award
 16 of the grant, detailing how grant amounts were used and
 17 describing the effect of that use on the level of homeless-
 18 ness in the jurisdiction of the recipient.

19 (g) AUTHORIZATION OF APPROPRIATIONS.—There is
 20 authorized to be appropriated for grants under this section
 21 \$250,000,000 for each of fiscal years 2026 through 2030.

22 **SEC. 114. GRANTS FOR CONVERTING STATE AND LOCAL**
 23 **GOVERNMENT BUILDINGS INTO AFFORD-**
 24 **ABLE HOUSING.**

25 (a) DEFINITIONS.—In this section:

1 (1) ELIGIBLE BUILDING.—The term “eligible
2 building” means a building that the Secretary, in co-
3 ordination with the Administrator of General Serv-
4 ices, determines is unused or underutilized and suit-
5 able for residential development.

6 (2) QUALIFIED RESIDENTIAL RENTAL
7 PROJECT.—The term “qualified residential rental
8 project” means any project for residential rental
9 property that at all times for the period that is not
10 less than 30 years, or the minimum period that a
11 State or unit of local government decides that is not
12 less than 30 years, meets the following requirements:

13 (A) The project requires that—

14 (i) 20 percent or more of the residen-
15 tial units in such project are occupied by
16 a household with an income that does not
17 exceed 50 percent of the median income
18 for the area;

19 (ii) 40 percent or more of the residen-
20 tial units in such project are occupied by
21 a household with an income that does not
22 exceed 60 percent of the median income
23 for the area; or

24 (iii) the average income of a house-
25 hold occupying 40 percent or more of the

1 residential units in such project does not
2 exceed 60 percent of the median income
3 for the area, although individual residential
4 units within that 40 percent of units may
5 be occupied by a household with an income
6 that does not exceed 80 percent of the me-
7 dian income for the area.

8 (B) The housing costs, including water and
9 sewer, electricity, heating, cooling, trash, and
10 recycling, and other specific circumstances of
11 the property that may also be considered in af-
12 fordability calculations under local regulations,
13 with respect to each residential unit described
14 in subparagraph (A) does not exceed 30 percent
15 of the income limit described in subparagraph
16 (A) that applies to the household occupying
17 such unit.

18 (3) STATE.—The term “State” means each of
19 the several States, the District of Columbia, each
20 commonwealth, territory, or possession of the United
21 States, and each federally recognized Indian Tribe.

22 (b) ESTABLISHMENT.—Not later than 1 year after
23 the date of the enactment of this section, the Secretary
24 shall establish a grant program, to be known as the “Of-
25 fice to Residential Affordable Housing Conversion Pro-

1 gram” (in this section referred to as the “Conversion Pro-
2 gram”), to facilitate the conversion of buildings owned by
3 a State or unit of local government into qualified residen-
4 tial rental projects.

5 (c) ELIGIBLE RECIPIENTS.—In administering the
6 Conversion Program, the Secretary shall make grants
7 available to States and units of local government on a
8 competitive basis in accordance with this section.

9 (d) APPLICATION.—To be eligible for a grant under
10 the Conversion Program, an entity described in subsection
11 (c) shall submit to the Secretary an application in such
12 form, at such time, and containing such information as
13 the Secretary determines appropriate.

14 (e) USE OF FUNDS.—Each entity that is awarded an
15 amount under the Conversion Program may use such
16 amount for the acquisition of an eligible building and any
17 costs associated with converting such building into quali-
18 fied residential rental projects.

19 (f) CONSULTATION WITH CONTINUUM OF CARE
20 PROJECT SPONSORS.—Each entity that is awarded an
21 amount under the Conversion Program is encouraged to
22 consult with a local project sponsor receiving amounts
23 under the continuum of care program under subtitle C of
24 title IV of the McKinney-Vento Homeless Assistance Act
25 (42 U.S.C. 11381 et seq.).

1 (g) PREVAILING WAGE AND APPRENTICESHIP RE-
2 QUIREMENTS.—

3 (1) PREVAILING WAGE REQUIREMENTS.—

4 (A) IN GENERAL.—All laborers and me-
5 chanics employed by contractors or subcontrac-
6 tors in the performance of construction, alter-
7 ation, or repair work on a project assisted in
8 whole or in part by funding made available
9 under this section shall be paid wages at rates
10 not less than those prevailing on similar
11 projects in the locality, as determined by the
12 Secretary of Labor in accordance with sub-
13 chapter IV of chapter 31 of title 40, United
14 States Code (commonly referred to as the
15 “Davis-Bacon Act”).

16 (B) AUTHORITY OF SECRETARY OF
17 LABOR.—With respect to the labor standards
18 specified in this paragraph, the Secretary of
19 Labor shall have the authority and functions
20 set forth in Reorganization Plan Numbered 14
21 of 1950 (64 Stat. 1267; 5 U.S.C. App.) and
22 section 3145 of title 40, United States Code.

23 (2) APPRENTICESHIP REQUIREMENTS.—The
24 following requirements apply with respect to the con-
25 version of any housing unit using amounts provided

1 to an entity described in subsection (a) (in this para-
2 graph referred to as an “eligible recipient”) under
3 the Conversion Program:

4 (A) LABOR HOURS.—Eligible recipients
5 shall ensure that, with respect to the construc-
6 tion of any housing unit, not less than 15 per-
7 cent of the total labor hours of the construction,
8 alteration, or rehabilitation work (including
9 such work performed by any contractor or sub-
10 contractor) with respect to such unit shall, sub-
11 ject to subparagraph (B), be performed by
12 qualified apprentices.

13 (B) APPRENTICE TO JOURNEYWORKER
14 RATIO.—The requirement under subparagraph
15 (A) shall be subject to any applicable require-
16 ments for apprentice-to-journeyworker ratios of
17 the Secretary of Labor or the applicable State
18 apprenticeship agency.

19 (C) PARTICIPATION.—Each eligible recipi-
20 ent, contractor, or subcontractor who employs 4
21 or more individuals to perform construction, al-
22 teration, or repair work with respect to the con-
23 struction of a housing unit shall employ 1 or
24 more qualified apprentices to perform such
25 work.

1 (D) EXCEPTION.—

2 (i) IN GENERAL.—An eligible recipient
3 shall not be treated as failing to satisfy the
4 requirements of this paragraph if such eli-
5 gible recipient—

6 (I) satisfies the requirements de-
7 scribed in clause (ii); or

8 (II) with respect to an eligible re-
9 cipient who is not described in sub-
10 clause (I) and does not satisfy the re-
11 quirements of subparagraph (A) with
12 respect to such housing unit, such eli-
13 gible recipient pays a penalty to the
14 Secretary of Labor in an amount
15 equal to the product of—

16 (aa) \$50; multiplied by

17 (bb) the total labor hours
18 for which the requirement sub-
19 paragraph (A) was not satisfied
20 with respect to the construction,
21 alteration, or repair work on such
22 housing unit.

23 (ii) GOOD FAITH EFFORT.—For pur-
24 poses of clause (i), an eligible recipient
25 shall be deemed to have satisfied the re-

1 requirements under this paragraph with re-
2 spect to a housing unit if such eligible re-
3 cipient has requested qualified apprentices
4 from a registered apprenticeship program,
5 and—

6 (I) such request has been denied,
7 as long as such denial is not the re-
8 sult of a refusal by the eligible recipi-
9 ent or any contractors or subcontractors
10 engaged in the performance of
11 construction, alteration, or repair
12 work with respect to such housing
13 unit to comply with the established
14 standards and requirements of the
15 registered apprenticeship program; or

16 (II) the registered apprenticeship
17 program fails to respond to such re-
18 quest within 5 business days after the
19 date on which such registered appren-
20 ticeship program received such re-
21 quest.

22 (E) DEFINITIONS.—In this paragraph:

23 (i) LABOR HOURS.—The term “labor
24 hours”—

1 (I) means the total number of
2 hours devoted to the performance of
3 construction, alteration, or repair
4 work by any individual employed by
5 the eligible recipient or by any con-
6 tractor or subcontractor; and

7 (II) excludes any hours worked
8 by—

9 (aa) foremen;

10 (bb) superintendents;

11 (cc) owners; or

12 (dd) persons employed in a
13 bona fide executive, administra-
14 tive, or professional capacity
15 (within the meaning of those
16 terms in part 541 of title 29,
17 Code of Federal Regulations).

18 (ii) QUALIFIED APPRENTICE.—The
19 term “qualified apprentice” means an indi-
20 vidual who—

21 (I) is employed by the eligible re-
22 cipient or by any contractor or sub-
23 contractor; and

24 (II) is participating in a reg-
25 istered apprenticeship program.

1 (iii) REGISTERED APPRENTICESHIP
 2 PROGRAM.—The term “registered appren-
 3 ticeship program” means an apprenticeship
 4 program registered under the Act of Au-
 5 gust 16, 1937 (commonly known as the
 6 “National Apprenticeship Act”; 50 Stat.
 7 664, chapter 663; 29 U.S.C. 50 et seq.).

8 (h) AUTHORIZATION OF APPROPRIATIONS.—There is
 9 authorized to be appropriated to carry out the Conversion
 10 Program \$750,000,000 for each of fiscal years 2026
 11 through 2030.

12 **TITLE II—COMBATING** 13 **HOMELESSNESS**

14 **SEC. 201. INCREASED FUNDING FOR HOMELESSNESS AS-** 15 **SISTANCE AND SUPPORTIVE SERVICES.**

16 Subtitle A of title IV of the McKinney-Vento Home-
 17 less Assistance Act (42 U.S.C. 11360 et seq.) is amended
 18 by striking section 408 (42 U.S.C. 11364) and inserting
 19 the following:

20 **“SEC. 408. AUTHORIZATION OF APPROPRIATIONS.**

21 “There is authorized to be appropriated—

22 “(1) \$3,750,000,000 for each of fiscal years
 23 2026 through 2030 to carry out subtitle B of this
 24 title; and

1 “(2) \$4,450,000,000 for each of fiscal years
2 2026 through 2030 to carry out subtitle C of this
3 title.

4 **“SEC. 409. PREVAILING WAGE AND APPRENTICESHIP RE-**
5 **QUIREMENTS.**

6 “(a) PREVAILING WAGE REQUIREMENTS.—

7 “(1) IN GENERAL.—All laborers and mechanics
8 employed by contractors or subcontractors in the
9 performance of construction, alteration, or repair
10 work on a construction project assisted in whole or
11 in part by funding made available under this title
12 shall be paid wages at rates not less than those pre-
13 vailing on similar projects in the locality, as deter-
14 mined by the Secretary of Labor in accordance with
15 subchapter IV of chapter 31 of title 40, United
16 States Code (commonly referred to as the ‘Davis-
17 Bacon Act’).

18 “(2) AUTHORITY OF SECRETARY OF LABOR.—
19 With respect to the labor standards specified in this
20 subsection, the Secretary of Labor shall have the au-
21 thority and functions set forth in Reorganization
22 Plan Numbered 14 of 1950 (64 Stat. 1267; 5
23 U.S.C. App.) and section 3145 of title 40, United
24 States Code.

1 “(b) APPRENTICESHIP REQUIREMENTS.—The fol-
2 lowing requirements apply with respect to the conversion
3 of any housing unit using amounts provided to a recipient
4 of assistance under this title (in this subsection referred
5 to as an ‘eligible recipient’):

6 “(1) LABOR HOURS.—Eligible recipients shall
7 ensure that, with respect to the construction of any
8 housing unit, not less than 15 percent of the total
9 labor hours of the construction, alteration, or reha-
10 bilitation work (including such work performed by
11 any contractor or subcontractor) with respect to
12 such unit shall, subject to paragraph (2), be per-
13 formed by qualified apprentices.

14 “(2) APPRENTICE TO JOURNEYWORKER
15 RATIO.—The requirement under paragraph (1) shall
16 be subject to any applicable requirements for ap-
17 prentice-to-journeyworker ratios of the Secretary of
18 Labor or the applicable State apprenticeship agency.

19 “(3) PARTICIPATION.—Each eligible recipient,
20 contractor, or subcontractor who employs 4 or more
21 individuals to perform construction, alteration, or re-
22 pair work with respect to the construction of a hous-
23 ing unit shall employ 1 or more qualified apprentices
24 to perform such work.

25 “(4) EXCEPTION.—

1 “(A) IN GENERAL.—An eligible recipient
2 shall not be treated as failing to satisfy the re-
3 quirements of this paragraph if such eligible re-
4 cipient—

5 “(i) satisfies the requirements de-
6 scribed subparagraph (B); or

7 “(ii) with respect to an eligible recipi-
8 ent who is not described in clause (i) and
9 does not satisfy the requirements of para-
10 graph (1) with respect to such housing
11 unit, such eligible recipient pays a penalty
12 to the Secretary of Labor in an amount
13 equal to the product of—

14 “(I) \$50; multiplied by

15 “(II) the total labor hours for
16 which the requirement subparagraph
17 (A) was not satisfied with respect to
18 the construction, alteration, or repair
19 work on such housing unit.

20 “(B) GOOD FAITH EFFORT.—For purposes
21 of subparagraph (A), an eligible recipient shall
22 be deemed to have satisfied the requirements
23 under this subsection with respect to a housing
24 unit if such eligible recipient has requested

1 qualified apprentices from a registered appren-
2 ticeship program, and—

3 “(i) such request has been denied, as
4 long as such denial is not the result of a
5 refusal by the eligible recipient or any con-
6 tractors or subcontractors engaged in the
7 performance of construction, alteration, or
8 repair work with respect to such housing
9 unit to comply with the established stand-
10 ards and requirements of the registered
11 apprenticeship program; or

12 “(ii) the registered apprenticeship
13 program fails to respond to such request
14 within 5 business days after the date on
15 which such registered apprenticeship pro-
16 gram received such request.

17 “(5) DEFINITIONS.—In this subsection:

18 “(A) LABOR HOURS.—The term ‘labor
19 hours’—

20 “(i) means the total number of hours
21 devoted to the performance of construction,
22 alteration, or repair work by any individual
23 employed by the eligible recipient or by any
24 contractor or subcontractor; and

25 “(ii) excludes any hours worked by—

1 “(I) foremen;
2 “(II) superintendents;
3 “(III) owners; or
4 “(IV) persons employed in a
5 bona fide executive, administrative, or
6 professional capacity (within the
7 meaning of those terms in part 541 of
8 title 29, Code of Federal Regulations).

9 “(B) QUALIFIED APPRENTICE.—The term
10 ‘qualified apprentice’ means an individual
11 who—

12 “(i) is employed by the eligible recipi-
13 ent or by any contractor or subcontractor;
14 and

15 “(ii) is participating in a registered
16 apprenticeship program.

17 “(C) REGISTERED APPRENTICESHIP PRO-
18 GRAM.—The term ‘registered apprenticeship
19 program’ means an apprenticeship program
20 registered under the Act of August 16, 1937
21 (commonly known as the ‘National Apprentice-
22 ship Act’; 50 Stat. 664, chapter 663; 29 U.S.C.
23 50 et seq.).”

1 **SEC. 202. SAMHSA CENTER FOR UNHOUSED INDIVIDUALS**
 2 **AND DEDICATED GRANT FUNDING FOR BE-**
 3 **HAVIORAL HEALTH SERVICES.**

4 Part B of title V of the Public Health Service Act
 5 (42 U.S.C. 290bb et seq.) is amended by adding at the
 6 end the following:

7 **“Subpart 4—Center for Unhoused Individuals**
 8 **“SEC. 5200. CENTER FOR UNHOUSED INDIVIDUALS.**

9 “(a) IN GENERAL.—There is established in the Ad-
 10 ministration a Center for Unhoused Individuals (referred
 11 to in this section as the ‘Center’) to lead Federal efforts
 12 to improve and expand access to mental and behavioral
 13 health services for unhoused individuals. The Center shall
 14 be headed by a director (referred to in this section as the
 15 ‘Director’) appointed by the Secretary from among indi-
 16 viduals with extensive experience or academic qualifica-
 17 tions in the provision of mental and behavioral health serv-
 18 ices to unhoused individuals.

19 “(b) DUTIES.—The Director of the Center shall—

20 “(1) develop and promote policies that expand
 21 access to mental and behavioral health services for
 22 unhoused individuals;

23 “(2) develop and promote policies that support
 24 housing services for unhoused individuals that have,
 25 or likely have, at least one mental and behavioral
 26 health condition;

1 “(3) facilitate coordination among—

2 “(A) Federal, State, and local entities that
3 serve unhoused individuals; and

4 “(B) entities that provide mental and be-
5 havioral health services; and

6 “(4) provide technical assistance to entities re-
7 ceiving a grant under section 5200–1 regarding the
8 use of Federal funds to best support mental and be-
9 havioral health services for unhoused individuals.

10 “(c) GRANTS AND COOPERATIVE AGREEMENTS.—In
11 carrying out the duties under subsection (b), the Director
12 may make grants to and enter into contracts and coopera-
13 tive agreements with public and nonprofit private entities.

14 “(d) AUTHORIZATION OF APPROPRIATIONS.—There
15 is authorized to be appropriated to carry out this section
16 \$10,000,000 for each of fiscal years 2026 through 2030.

17 **“SEC. 5200–1. MENTAL AND BEHAVIORAL HEALTH RE-**
18 **SPONSE GRANTS FOR UNHOUSED INDIVID-**
19 **UALS.**

20 “(a) IN GENERAL.—The Secretary, in consultation
21 with the Secretary of Housing and Urban Development,
22 shall establish a grant program under which the Secretary
23 will award grants to eligible entities to improve mental and
24 behavioral health and housing services for unhoused indi-
25 viduals, including through—

1 “(1) the expansion and improvement of mental
2 and behavioral health services for unhoused individ-
3 uals; and

4 “(2) the expansion and improvement of housing
5 services for individuals experiencing, or likely experi-
6 encing, mental and behavioral health conditions.

7 “(b) ELIGIBILITY.—An entity is eligible to receive a
8 grant under this section if such entity is—

9 “(1) a State (as defined in section 534);

10 “(2) a municipality or other unit of local gov-
11 ernment; or

12 “(3) an Indian Tribe (as defined in section 4 of
13 the Indian Self-Determination and Education Assist-
14 ance Act).

15 “(c) USE OF FUNDS.—An entity may use funds re-
16 ceived through a grant under this section to increase ac-
17 cess to mental and behavioral health services for unhoused
18 individuals, including through—

19 “(1) expanding access to evidence-based sub-
20 stance use disorder treatment and recovery activities
21 and services for unhoused individuals;

22 “(2) increasing access to medication-assisted
23 treatment for unhoused individuals who are also ex-
24 periencing opioid use disorder;

1 “(3) implementing and expanding harm reduc-
2 tion strategies and services through programs that
3 serve unhoused individuals;

4 “(4) reducing opioid and synthetic opioid or
5 fentanyl overdose deaths among unhoused individ-
6 uals;

7 “(5) implementing and expanding evidence-
8 based substance use disorder prevention strategies
9 among unhoused individuals;

10 “(6) expanding and increasing care coordina-
11 tion for unhoused individuals experiencing a mental
12 and behavioral health condition;

13 “(7) expanding access to and increasing the
14 number of health care professionals who treat
15 unhoused individuals experiencing at least one men-
16 tal and behavioral health condition;

17 “(8) establishing and expanding housing pro-
18 grams targeting unhoused individuals experiencing
19 mental and behavioral health conditions;

20 “(9) expanding access to mental and behavioral
21 health diagnostic services for unhoused individuals;

22 “(10) supporting and expanding the mental and
23 behavioral health care workforce that treats
24 unhoused individuals; and

1 “(11) supporting and expanding evidence-based
2 mental health training for non-health care profes-
3 sionals that interface frequently with unhoused indi-
4 viduals, such as law enforcement personnel and first
5 responders.

6 “(d) ALLOCATION.—

7 “(1) IN GENERAL.—Of the amount made avail-
8 able to carry out this section for a fiscal year, the
9 Secretary shall distribute a portion of such amount
10 to eligible entities selected to receive a grant under
11 this section on the basis of a formula developed by
12 the Secretary.

13 “(2) PRIORITIZATION.—The formula developed
14 by the Secretary under paragraph (1) shall prioritize
15 eligible entities located in regions that—

16 “(A) experience high rates of homelessness
17 and housing instability; and

18 “(B) experience above-average housing
19 costs.

20 “(e) AUTHORIZATION OF APPROPRIATIONS.—There
21 is authorized to be appropriated to carry out this section
22 \$1,000,000,000 for each of fiscal years 2026 through
23 2030.

1 **“SEC. 5200-2. PREVAILING WAGE AND APPRENTICESHIP**
2 **REQUIREMENTS FOR CONSTRUCTION**
3 **PROJECTS.**

4 “(a) PREVAILING WAGE REQUIREMENTS.—

5 “(1) IN GENERAL.—All laborers and mechanics
6 employed by contractors or subcontractors in the
7 performance of construction, alteration, or repair
8 work on a project assisted in whole or in part by
9 funding made available under this subpart shall be
10 paid wages at rates not less than those prevailing on
11 similar projects in the locality, as determined by the
12 Secretary of Labor in accordance with subchapter
13 IV of chapter 31 of title 40, United States Code
14 (commonly referred to as the ‘Davis-Bacon Act’).

15 “(2) LABOR STANDARDS.—With respect to the
16 labor standards specified in this subsection, the Sec-
17 retary of Labor shall have the authority and func-
18 tions set forth in Reorganization Plan Numbered 14
19 of 1950 (64 Stat. 1267; 5 U.S.C. App.) and section
20 3145 of title 40, United States Code.

21 “(b) APPRENTICESHIP REQUIREMENTS.—The fol-
22 lowing requirements apply with respect to the construc-
23 tion, alteration, or repair of any housing unit using
24 amounts provided to an entity under this subpart (referred
25 to in this subsection as an ‘eligible recipient’):

1 “(1) LABOR HOURS.—Each eligible recipient
2 shall ensure that not less than 15 percent of the
3 total labor hours of the construction, alteration, or
4 repair work (including such work performed by any
5 contractor or subcontractor of the recipient) with re-
6 spect to such unit shall, subject to paragraph (2), be
7 performed by qualified apprentices.

8 “(2) APPRENTICE-TO-JOURNEYWORKER
9 RATIO.—The requirement under paragraph (1) shall
10 be subject to any applicable requirements for ap-
11 prentice-to-journeyworker ratios of the Secretary of
12 Labor or the applicable State apprenticeship agency.

13 “(3) PARTICIPATION.—Each eligible recipient,
14 or contractor or subcontractor of the eligible recipi-
15 ent, who employs 4 or more individuals to perform
16 construction, alteration, or repair work with respect
17 to such housing unit shall employ 1 or more quali-
18 fied apprentices to perform such work.

19 “(4) EXCEPTION.—

20 “(A) IN GENERAL.—An eligible recipient
21 shall not be treated as failing to satisfy the re-
22 quirements of this subsection with respect to a
23 housing unit if—

1 “(i) such eligible recipient satisfies the
2 requirements described in subparagraph
3 (B) with respect to such housing unit; or

4 “(ii) with respect to an eligible recipi-
5 ent who is not described in clause (i) and
6 does not satisfy the requirements of para-
7 graph (1) with respect to such housing
8 unit, such eligible recipient pays a penalty
9 to the Secretary of Labor in an amount
10 equal to the product of—

11 “(I) \$50; multiplied by

12 “(II) the total labor hours for
13 which the requirement described in
14 paragraph (1) was not satisfied with
15 respect to the construction, alteration,
16 or repair work on such housing unit.

17 “(B) GOOD FAITH EFFORT.—For purposes
18 of subparagraph (A), an eligible recipient shall
19 be deemed to have satisfied the requirements
20 under this subsection with respect to a housing
21 unit if such eligible recipient has requested
22 qualified apprentices from a registered appren-
23 ticeship program, and—

24 “(i) such request has been denied, as
25 long as such denial is not the result of a

1 refusal by the eligible recipient or any con-
2 tractors or subcontractors engaged in the
3 performance of construction, alteration, or
4 repair work with respect to such housing
5 unit to comply with the established stand-
6 ards and requirements of the registered
7 apprenticeship program; or

8 “(ii) the registered apprenticeship
9 program fails to respond to such request
10 within 5 business days after the date on
11 which such registered apprenticeship pro-
12 gram received such request.

13 “(5) DEFINITIONS.—For purposes of this sub-
14 section:

15 “(A) LABOR HOURS.—The term ‘labor
16 hours’—

17 “(i) means the total number of hours
18 devoted to the performance of construction,
19 alteration, or repair work by any individual
20 employed by the eligible recipient or by any
21 contractor or subcontractor; and

22 “(ii) excludes any hours worked by—

23 “(I) foremen;

24 “(II) superintendents;

25 “(III) owners; or

1 “(IV) persons employed in a
2 bona fide executive, administrative, or
3 professional capacity (within the
4 meaning of those terms in part 541 of
5 title 29, Code of Federal Regulations).

6 “(B) QUALIFIED APPRENTICE.—The term
7 ‘qualified apprentice’ means an individual
8 who—

9 “(i) is employed by the eligible recipi-
10 ent or by a contractor or subcontractor of
11 the eligible recipient; and

12 “(ii) is participating in a registered
13 apprenticeship program.

14 “(C) REGISTERED APPRENTICESHIP PRO-
15 GRAM.—The term ‘registered apprenticeship
16 program’ means an apprenticeship program
17 registered under the Act of August 16, 1937
18 (commonly known as the ‘National Apprentice-
19 ship Act’; 50 Stat. 664, chapter 663; 29 U.S.C.
20 50 et seq.).

21 **“SEC. 5200-3. DEFINITIONS.**

22 “‘In this subpart:

23 “(1) MENTAL AND BEHAVIORAL HEALTH.—The
24 term ‘mental and behavioral health’ means the
25 health of an individual as it pertains to mental ill-

1 ness, drug abuse, alcohol abuse, and substance use
2 disorders.

3 “(2) UNHOUSED INDIVIDUAL.—The term
4 ‘unhoused individual’ has the meaning given the
5 term ‘homeless individual’ in section 103(a) of the
6 McKinney-Vento Homeless Assistance Act (42
7 U.S.C. 11302).”.

8 **TITLE III—PROVIDING TENANT** 9 **SUPPORT**

10 **SEC. 301. INCREASED FUNDING FOR TENANT-BASED RENT-** 11 **AL ASSISTANCE.**

12 Section 8(o) of the United States Housing Act of
13 1937 (42 U.S.C. 1437f(o)) is amended by adding at the
14 end the following:

15 “(23) AUTHORIZATION OF APPROPRIATIONS.—
16 There is authorized to be appropriated an amount
17 sufficient to increase the number of vouchers avail-
18 able under this subsection by 1,000,000 from fiscal
19 year 2026 to fiscal year 2035.”.

20 **SEC. 302. GRANTS FOR HOUSING ASSISTANCE AND NAVIGA-** 21 **TION SERVICES.**

22 (a) IN GENERAL.—The Secretary, acting through the
23 Office of Housing Counseling, shall carry out a program
24 to make grants to eligible entities under subsection (b) to
25 support education, awareness, and enrollment in State and

1 Federal housing assistance programs to individuals, com-
2 munities, applicants, and program enrollees.

3 (b) ELIGIBILITY.—A grant under this section may be
4 made only to a community- or consumer-focused nonprofit
5 group, a trade, industry, or professional associations, or
6 a State or unit of local government, that—

7 (1) will serve as a housing navigator by con-
8 ducting activities described in subsection (c); and

9 (2) has demonstrated to the Secretary that—

10 (A) the entity has existing relationships, or
11 could readily establish relationships, with ad-
12 ministrators of local, State, or Federal housing
13 assistance programs;

14 (B) has knowledge and expertise in local,
15 State, or Federal housing assistance programs;
16 and

17 (C) has existing relationships, or could
18 readily establish relationships, with commu-
19 nities and individuals who would likely benefit
20 from such programs.

21 (c) DUTIES.—An entity that receives a grant under
22 this section shall use amounts from such grant for—

23 (1) conducting in-person public education ac-
24 tivities to raise awareness of local, State, and Fed-
25 eral housing assistance programs in communities

1 where individuals would likely benefit from assist-
2 ance provided by such programs;

3 (2) distribute information concerning eligibility
4 and enrollment processes in such programs;

5 (3) facilitate and assist applicants in the enroll-
6 ment process for such programs, including by offer-
7 ing assistance online, over the telephone, and in-per-
8 son; and

9 (4) provide information in a manner that is cul-
10 turally and linguistically appropriate to the needs of
11 the population being served.

12 (d) STANDARDS.—

13 (1) NAVIGATORS.—The Secretary shall estab-
14 lish standards for entities receiving grants under
15 this section, including standards to ensure that any
16 entity receiving such a grant is qualified and li-
17 censed, if appropriate, to engage in the activities de-
18 scribed in subsection (c) and to avoid conflicts of in-
19 terest.

20 (2) INFORMATION.—The Secretary, in collabo-
21 ration with States, shall establish standards to en-
22 sure that information made available by entities re-
23 ceiving grants under this section is fair, accurate,
24 and impartial.

1 (e) AUTHORIZATION OF APPROPRIATIONS.—There is
2 authorized to be appropriated for grants under this section
3 \$50,000,000 for each of fiscal years 2026 through 2030.

4 **SEC. 303. OFFICE OF EVICTION PREVENTION AND PRO-**
5 **VIDING GRANT FUNDING TO SUPPORT AT-**
6 **RISK TENANTS.**

7 (a) IN GENERAL.—Section 4 of the Department of
8 Housing and Urban Development Act (42 U.S.C. 3533)
9 is amended by adding at the end the following:

10 “(i) OFFICE OF EVICTION PREVENTION.—

11 “(1) ESTABLISHMENT.—There is established in
12 the Department, in the Office of the Secretary, the
13 Office of Eviction Prevention.

14 “(2) DIRECTOR.—There is established the posi-
15 tion of Director of the Office of Eviction Prevention.
16 The Director shall be the head of the Office of Evic-
17 tion Prevention and shall be appointed by, and shall
18 report to, the Secretary. Such position shall be a ca-
19 reer-reserved position in the Senior Executive Serv-
20 ice.

21 “(3) MISSION.—The mission of the Office of
22 Eviction Prevention shall be to prevent evictions
23 from rental housing and to protect tenants of such
24 housing from the harm of evictions and eviction fil-
25 ings.

1 “(4) FUNCTIONS.—The Director shall have pri-
2 mary responsibility within the Department for all ac-
3 tivities and matters relating to eviction prevention,
4 including the following:

5 “(A) Administering the Eviction Protection
6 Grant Program of the Department, including—

7 “(i) conducting a robust evaluation of
8 grantees under the program and the activi-
9 ties undertaken under the program by
10 grantees, and assessing whether such ac-
11 tivities improved outcomes for tenants
12 served by a grant, taking into consider-
13 ation the differing tenant protections in
14 States and localities;

15 “(ii) identifying, and reporting to the
16 Congress on, best practices and activities
17 for eviction protection, including identi-
18 fying resources and funding needed to con-
19 tinue and replicate best practices and ac-
20 tivities; and

21 “(iii) providing technical assistance
22 and support to grantees under the pro-
23 gram to provide them with training, exper-
24 tise, best practices, and problem-solving
25 strategies.

1 “(B) Analyzing and reporting on informa-
2 tion gathered through the Eviction Protection
3 Grant Program and other programs adminis-
4 tered by the Office.

5 “(C) Coordinating with the Office of Policy
6 Development and Research of the Department
7 in establishing a database on evictions, which
8 shall be administered by such Office and shall
9 include such measures as may be necessary to
10 protect against the release of personally identi-
11 fiable information regarding tenants, analyzing
12 information collected by such database, and re-
13 porting to the Congress regarding such anal-
14 yses.

15 “(D) Coordinating strategies to prevent
16 evictions and early lease terminations in hous-
17 ing programs administered by the Department,
18 including through—

19 “(i) training offices and personnel of
20 the Department on eviction prevention
21 policies and programs and tenants rights;
22 and

23 “(ii) coordinating with other offices of
24 the Department, including the Office of

1 Fair Housing and Equal Opportunity and
2 the Office of Gender-Based Violence.

3 “(E) Collaborating with other Federal
4 agencies, including the Office of Access to Jus-
5 tice of the Department of Justice, the Bureau
6 of Consumer Financial Protection, the Depart-
7 ment of Agriculture, the Department of the
8 Treasury, the Department of Veterans Affairs,
9 and the Department of Defense, to develop best
10 practices for eviction prevention strategies with-
11 in Federal programs and the private rental
12 market.

13 “(F) Identifying strategies to prevent and
14 reduce evictions across the United States, in-
15 cluding—

16 “(i) collaborating with Federal agen-
17 cies whose activities impact tenants in fed-
18 erally subsidized housing and housing in
19 the private rental market, including the
20 Federal Housing Finance Agency, the Bu-
21 reau of Consumer Financial Protection,
22 the Department of Justice, the Federal
23 Trade Commission, the Department of
24 Health and Human Services, the Depart-
25 ment of Transportation, the United States

1 Domestic Policy Council, and the National
2 Economic Council;

3 “(ii) establishing a working group on
4 eviction prevention to study and develop
5 solutions to the national eviction crisis,
6 which working group shall include rep-
7 resentatives of agencies referred to in
8 clause (i), tenant representatives, rep-
9 resentatives of legal services providers, and
10 grantees under the Eviction Protection
11 Grant Program;

12 “(iii) providing technical assistance to
13 housing providers, State and local govern-
14 ments, and other agencies on issues related
15 to evictions and tenant protections; and

16 “(iv) coordinating with State and local
17 governments and agencies, including State
18 housing finance agencies, on such issues.

19 “(G) Conducting outreach to and engage-
20 ment with tenants to—

21 “(i) provide education and informa-
22 tion about tenant protections and available
23 eviction prevention programs, including by
24 developing resources and materials for ten-
25 ants;

1 “(ii) collect complaints and feedback
2 from tenants and community members on
3 evictions and eviction-prevention programs;
4 and

5 “(iii) refer complaints regarding evic-
6 tions to appropriate Federal, State, and
7 local agencies or organizations, including
8 legal and other advocacy organizations, ap-
9 propriate to address housing-related issues.

10 “(5) COVERED EVICTIONS.—For purposes of
11 this subsection the term ‘eviction’ includes the vari-
12 ety of processes and means by which landlords re-
13 move tenants from rental properties, including—

14 “(A) court-ordered evictions, including
15 eviction filings, court-ordered eviction rulings,
16 and any eviction actions that take place
17 through the judicial system;

18 “(B) extra-legal evictions that do not in-
19 volve the judicial system, commonly known as
20 illegal, unlawful, informal, or self-help evictions,
21 including threatening tenants, changing the
22 locks on rental units, shutting off the utilities
23 to such units, and paying tenants to surrender
24 occupancy of a unit;

1 “(C) administrative actions by public hous-
2 ing agencies to evict residents of public housing;
3 and

4 “(D) early lease terminations by housing
5 providers receiving assistance from the Depart-
6 ment of Housing and Urban Development.”.

7 (b) TRANSFER.—The Secretary shall provide for the
8 transfer of the administration of the Eviction Protection
9 Grant Program of the Department, which as of the date
10 of the enactment of this Act is the responsibility of the
11 Office of Policy Development and Research, to the Direc-
12 tor of the Office of Eviction Prevention established under
13 subsection (i) of section 4 of the Department of Housing
14 and Urban Development Act (42 U.S.C. 3533), as added
15 by the amendment made by subsection (a) of this section.

16 (c) AUTHORIZATION OF APPROPRIATIONS.—There is
17 authorized to be appropriated—

18 (1) \$100,000,000 for each of fiscal years 2026
19 through 2030 for grants under the Eviction Protec-
20 tion Grant Program of the Department; and

21 (2) \$100,000,000 for each of fiscal years 2026
22 through 2030 for costs of personnel for and activi-
23 ties of the Office of Eviction Prevention.

1 **TITLE IV—ENSURING FAIR**
2 **HOUSING**

3 **SEC. 401. INTERAGENCY COUNCIL ON HOUSING AFFORD-**
4 **ABILITY AND PRESERVATION.**

5 (a) DEFINITIONS.—In this section:

6 (1) COUNCIL.—The term “Council” means the
7 United States Interagency Council on Housing Af-
8 fordability and Preservation established under sub-
9 section (b).

10 (2) FEDERAL AGENCY.—The term “Federal
11 agency” has the meaning given the term “agency”
12 in section 551 of title 5, United States Code.

13 (b) ESTABLISHMENT.—There is established in the ex-
14 ecutive branch an independent establishment to be known
15 as the United States Interagency Council on Housing Af-
16 fordability and Preservation, whose mission shall be to de-
17 velop Federal policy designed to preserve and increase af-
18 fordable housing supply and increase fairness in the rental
19 market and further the principles of fair housing and cre-
20 ate a national partnership at every level of government
21 and with the private sector to carry out such purposes.

22 (c) MEMBERSHIP.—

23 (1) MEMBERS.—The Council shall be composed
24 of the heads of the following agencies or offices, or
25 the designee of such agency or office head:

- 1 (A) Department.
- 2 (B) Department of Justice.
- 3 (C) Department of Labor.
- 4 (D) Department of the Treasury.
- 5 (E) Bureau of Consumer Financial Protec-
- 6 tion.
- 7 (F) Department of Health and Human
- 8 Services.
- 9 (G) Department of Education.
- 10 (H) Department of Veterans Affairs.
- 11 (I) Department of Agriculture.
- 12 (J) Department of Commerce.
- 13 (K) Department of Defense.
- 14 (L) Department of Energy.
- 15 (M) Department of Homeland Security.
- 16 (N) Department of Interior.
- 17 (O) Department of Transportation.
- 18 (P) Corporation for National and Commu-
- 19 nity Service.
- 20 (Q) General Services Administration.
- 21 (R) Office of Management and Budget.
- 22 (S) Social Security Administration.
- 23 (T) United States Postal Service.
- 24 (U) White House Office on Faith-Based
- 25 and Neighborhood Partnerships.

1 (2) CHAIRPERSON.—The Council shall elect a
2 Chairperson and a Vice Chairperson from among its
3 members. The positions of Chairperson and Vice
4 Chairperson shall rotate among its members on an
5 annual basis.

6 (3) MEETINGS.—The Council shall meet at the
7 call of its Chairperson or a majority of its members,
8 but not less often than four times each year, and the
9 rotation of the positions of Chairperson and Vice
10 Chairperson required under paragraph (2) shall
11 occur at the first meeting of each year.

12 (4) PROHIBITION OF ADDITIONAL PAY.—Mem-
13 bers of the Council shall receive no additional pay,
14 allowances, or benefits by reason of their service on
15 the Council.

16 (5) ADMINISTRATION.—The Executive Director
17 of the Council shall report to the Chairman of the
18 Council.

19 (d) FUNCTIONS.—

20 (1) DUTIES.—The Council shall—

21 (A) not later than 12 months after the
22 date of enactment of this Act, develop, make
23 available for public comment, and submit to the
24 President and to the Congress a National Stra-

1 tegie Plan to Preserve Affordable Housing, and
2 shall update such plan annually;

3 (B) review all Federal activities and pro-
4 grams relating to public housing, affordable
5 housing production, affordable housing pro-
6 grams, and housing voucher programs;

7 (C) monitor, evaluate, and recommend im-
8 provements in programs and activities to assist
9 affordable housing production conducted by
10 Federal agencies, State and local governments,
11 and private voluntary organizations;

12 (D) provide professional and technical as-
13 sistance (by not less than 5, but in no case
14 more than 10, regional coordinators employed
15 by the Council, each having responsibility for
16 interaction and coordination of the activities of
17 the Council within the 10 standard Federal re-
18 gions) to States, local governments, and other
19 public and private nonprofit organizations, in
20 order to enable such governments and organiza-
21 tions to—

22 (i) interpret regulations and assist in
23 the application process for Federal assist-
24 ance, including grants;

1 (ii) provide assistance on the ways in
2 which Federal programs may best be co-
3 ordinated to complement the objectives of
4 this section;

5 (iii) develop recommendations and
6 program ideas based on regional specific
7 issues in serving homeless and low-income
8 populations; and

9 (iv) establish a schedule for biennial
10 regional workshops to be held by the Coun-
11 cil in each of the 10 standard Federal re-
12 gions to further carry out and provide the
13 assistance described in clauses (i), (ii), and
14 (iii) and other appropriate assistance as
15 necessary;

16 (E) encourage the creation of State Inter-
17 agency Councils on Affordable Housing and the
18 formulation of jurisdictional 10-year plans to
19 end homelessness at State, city, and county lev-
20 els;

21 (F) annually obtain from Federal agencies
22 their identification of consumer-oriented entitle-
23 ment and other resources for which individuals
24 may be eligible and the agencies' identification
25 of improvements to ensure access;

1 (G) develop mechanisms to ensure access
2 by persons and families to all Federal, State,
3 and local programs for which the persons are
4 eligible, and to verify collaboration among enti-
5 ties within a community that receive Federal
6 funding under programs targeted for persons
7 experiencing homelessness, and other affordable
8 housing programs for which persons and fami-
9 lies are eligible;

10 (H) conduct research and evaluation re-
11 lated to its functions as defined in this section;

12 (I) develop joint Federal agency and other
13 initiatives to fulfill the goals of the agency;

14 (J) collect and disseminate information re-
15 lating to low-income individuals;

16 (K) prepare the annual reports required
17 under paragraph (3)(B);

18 (L) prepare and distribute to States (in-
19 cluding State contact persons described in sec-
20 tion 7(a)), local governments, and other public
21 and private nonprofit organizations, a bi-
22 monthly bulletin that describes the Federal re-
23 sources available to them to assist with afford-
24 able housing; and

1 (M) not later than 6 months after trans-
2 mission of each report required under para-
3 graph (3)(B), convene a meeting of representa-
4 tives of all Federal agencies and committees of
5 the Senate and the House of Representatives
6 having jurisdiction over any Federal program to
7 assist affordable housing programs or produc-
8 tion, local and State governments, academic re-
9 searchers who specialize in homelessness, non-
10 profit housing and service providers that receive
11 funding under any Federal program to assist
12 homeless individuals or families, organizations
13 advocating on behalf of such nonprofit pro-
14 viders and persons receiving housing or services
15 under any such Federal affordable housing pro-
16 gram, and persons receiving housing or services
17 under any such Federal program, at which
18 meeting such representatives shall discuss all
19 issues relevant to the council's jurisdiction.

20 (2) AUTHORITY.—In carrying out paragraph
21 (1), the Council may—

22 (A) arrange national, regional, State, and
23 local conferences for the purpose of developing
24 and coordinating effective programs and activi-
25 ties to assist in carrying out the mission de-

1 scribed in subsection (b) and pay for expenses
2 of attendance at meetings which are concerned
3 with the functions or activities for which the
4 appropriation is made; and

5 (B) publish a newsletter concerning Fed-
6 eral, State, and local programs that are effec-
7 tive in carrying out such mission.

8 (3) REPORTS.—

9 (A) BY AGENCIES.—Not later than 90
10 days after the date of enactment of this Act,
11 and annually thereafter, the head of each Fed-
12 eral agency that is a member of the Council
13 shall prepare and transmit to the Congress and
14 the Council a report that describes—

15 (i) each affordable housing program
16 administered by such agency and the num-
17 ber of individuals served by such program;

18 (ii) impediments, including any statu-
19 tory and regulatory restrictions, to the use
20 by individuals of each such program and to
21 obtaining services or benefits under each
22 such program; and

23 (iii) efforts made by such agency to
24 increase the opportunities for individuals
25 to obtain permanent housing, supportive

1 services, and access to legal services in re-
2 gards to housing matters.

3 (B) BY COUNCIL.—The Council shall pre-
4 pare and transmit to the President and the
5 Congress an annual report that—

6 (i) assesses the nature and extent of
7 the problems relating to affordable housing
8 and the needs of low-income individuals;

9 (ii) provides a comprehensive and de-
10 tailed description of the activities and ac-
11 complishments of the Federal Government
12 in resolving the problems and meeting the
13 needs assessed pursuant to clause (i);

14 (iii) describes the accomplishments
15 and activities of the Council, in working
16 with Federal, State, and local agencies and
17 public and private organizations in order
18 to preserve and expand affordable housing;

19 (iv) assesses the level of Federal as-
20 sistance necessary to adequately resolve
21 the problems and meet the needs assessed
22 pursuant to clause (i); and

23 (v) specifies any recommendations of
24 the Council for appropriate and necessary

1 legislative and administrative actions to re-
2 solve such problems and meet such needs.

3 (4) NOTIFICATION OF OTHER FEDERAL AGEN-
4 CIES.—If, in monitoring and evaluating programs
5 and activities to assist in carrying out the mission
6 described in subsection (b) conducted by other Fed-
7 eral agencies, the Council determines that any sig-
8 nificant problem, abuse, or deficiency exists in the
9 administration of the program or activity of any
10 Federal agency, the Council shall submit a notice of
11 the determination of the Council to the Inspector
12 General of the Federal agency (or the head of the
13 Federal agency, in the case of a Federal agency that
14 has no Inspector General).

15 (5) PROGRAM TIMETABLES.—Not later than 90
16 days after date of the enactment of this Act, the
17 head of each Federal agency or office that is a mem-
18 ber of the Council and responsible for administering
19 a program to assist in carrying out the mission de-
20 scribed in subsection (b) shall provide to the Council
21 a timetable regarding program funding availability
22 and application deadlines. The Council shall furnish
23 such information to each State (including the State
24 contact person described in subsection (g)(1)).

25 (e) DIRECTOR AND STAFF.—

1 (1) DIRECTOR.—The Council shall appoint an
2 Executive Director at the first meeting of the Coun-
3 cil held under subsection (c)(3), who shall be com-
4 pensated at a rate not to exceed the rate of basic
5 pay payable for level V of the Executive Schedule
6 under section 5316 of title 5, United States Code.

7 (2) ADDITIONAL PERSONNEL.—With the ap-
8 proval of the Council, the Executive Director of the
9 Council may appoint and fix the compensation of
10 such additional personnel as the Executive Director
11 considers necessary to carry out the duties of the
12 Council.

13 (3) DETAILS FROM OTHER AGENCIES.—Upon
14 request of the Council, the head of any Federal
15 agency may detail, on a reimbursable basis, any of
16 the personnel of such agency to the Council to assist
17 the Council in carrying out its duties under this sec-
18 tion.

19 (4) ADMINISTRATIVE SUPPORT.—The Secretary
20 of Housing and Urban Development shall provide
21 the Council with such administrative and support
22 services as are necessary to ensure that the Council
23 carries out its functions under this section in an effi-
24 cient and expeditious manner.

1 (5) EXPERTS AND CONSULTANTS.—With the
2 approval of the Council, the Executive Director of
3 the Council may procure temporary and intermittent
4 services under section 3109(b) of title 5, United
5 States Code.

6 (f) POWERS.—

7 (1) MEETINGS.—For the purpose of carrying
8 out this section, the Council may hold such meet-
9 ings, and sit and act at such times and places, as
10 the Council considers appropriate.

11 (2) DELEGATION.—Any member or employee of
12 the Council may, if authorized by the Council, take
13 any action that the Council is authorized to take in
14 this section.

15 (3) INFORMATION.—The Council may secure di-
16 rectly from any Federal agency such information as
17 may be necessary to enable the Council to carry out
18 this section. Upon request of the Chairperson of the
19 Council, the head of such agency shall furnish such
20 information to the Council.

21 (4) DONATIONS.—The Council may accept, use,
22 and dispose of gifts or donations of services or prop-
23 erty, both real and personal, public and private,
24 without fiscal year limitation, for the purpose of aid-
25 ing or facilitating the work of the Council.

1 (5) **MAILS.**—The Council may use the United
2 States mails in the same manner and under the
3 same conditions as other Federal agencies.

4 (g) **ENCOURAGEMENT OF STATE INVOLVEMENT.**—

5 (1) **STATE CONTACT PERSONS.**—Each State
6 shall designate an individual to serve as a State con-
7 tact person for the purpose of receiving and dissemi-
8 nating information and communications received
9 from the Council.

10 (2) **STATE INTERAGENCY COUNCILS AND LEAD**
11 **AGENCIES.**—Each State is encouraged to establish a
12 State interagency council on housing affordability
13 and preservation or designate a lead agency for the
14 State for the purpose of assuming primary responsi-
15 bility for coordinating and interacting with the
16 Council and State and local agencies as necessary.

17 (h) **AUTHORIZATION OF APPROPRIATIONS.**—

18 (1) **IN GENERAL.**—There is authorized to be
19 appropriated to carry out this section \$4,800,000 for
20 each of fiscal years 2026 through 2030.

21 (2) **AVAILABILITY.**—Any amounts appropriated
22 to carry out this section shall remain available until
23 expended.

1 **SEC. 402. HUD LANGUAGE ACCESS PLAN.**

2 Not later than 180 days after the date of inaugura-
3 tion of a President, the Secretary shall release a com-
4 prehensive Language Access Plan, which shall—

5 (1) include plans to improve access to Federal
6 housing programs, services, and resources for indi-
7 viduals with limited English proficiency;

8 (2) focus on translation services, digital and
9 technological enhancements, community outreach
10 and engagement, and enhanced data collection and
11 reporting;

12 (3) include an estimate for funding to carry out
13 the activities under paragraphs (1) and (2); and

14 (4) provide for training for employees of the
15 Department to ensure compliance with the Lan-
16 guage Access Plan.

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