

**[DISCUSSION DRAFT]**117<sup>TH</sup> CONGRESS  
1<sup>ST</sup> SESSION**H. R.** \_\_\_\_\_

To provide a path to end homelessness in the United States, and for other purposes.

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**IN THE HOUSE OF REPRESENTATIVES**

Ms. WATERS (for herself, Mr. CLEAVER, and Mr. TORRES of New York) introduced the following bill; which was referred to the Committee on

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**A BILL**

To provide a path to end homelessness 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 “Ending Homelessness Act of 2021”.

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

Sec. 1. Short title; table of contents.

Sec. 2. Expansion of housing choice voucher program.

Sec. 3. Entitlement program for housing choice vouchers.

- Sec. 4. Repeal of ineligibility criteria.
- Sec. 5. Prohibiting housing discrimination based on source of income or veteran status.
- Sec. 6. Funding to address unmet need.
- Sec. 7. Housing Trust Fund.
- Sec. 8. Technical assistance funds to help states and local organizations align health and housing systems.
- Sec. 9. Permanent authorization of appropriations for McKinney-Vento Homeless Assistance Act grants.
- Sec. 10. Permanent extension of United States Interagency Council on Homelessness.
- Sec. 11. Eligibility of private nonprofit organizations for funding.
- Sec. 12. Eligibility of faith-based organizations.
- Sec. 13. Emergency designation.
- Sec. 14. Conforming amendments.

1 **SEC. 2. EXPANSION OF HOUSING CHOICE VOUCHER PRO-**  
2 **GRAM.**

3 (a) FUNDING.—There is appropriated out of any  
4 money in the Treasury not otherwise appropriated, for  
5 providing incremental voucher assistance in accordance  
6 with this section—

7 (1) for fiscal year 2022, the amount necessary  
8 to fund 500,000 such incremental vouchers in such  
9 year, to remain available until expended;

10 (2) for each of fiscal years 2023 through 2025,  
11 the amount necessary to fund 1,000,000 such incre-  
12 mental vouchers in each such year, to remain avail-  
13 able until expended; and

14 (3) for each of fiscal years 2022 through 2025,  
15 the amount necessary to renew all expiring tenant-  
16 based annual contributions contracts under section 8  
17 of the United States Housing Act of 1937 (42  
18 U.S.C. 1437f) and provide administrative fees under

1 such section 8(q), as modified pursuant to sub-  
2 section (i) of section 3, in connection with such re-  
3 newed vouchers.

4 (b) ELIGIBLE HOUSEHOLDS.—Amounts made avail-  
5 able under subsection (a) may be used only for providing  
6 rental housing assistance under section 8(o) of the United  
7 States Housing Act of 1937 (42 U.S.C. 1437f(o)) for an  
8 eligible family who—

9 (1) has an income that does not exceed the  
10 higher of—

11 (A) 15 percent of the median family in-  
12 come for the area, as determined by the Sec-  
13 retary of Housing and Urban Development,  
14 with adjustments for smaller and larger families  
15 (except that the Secretary may establish income  
16 ceilings higher or lower than 15 percent of the  
17 median for the area on the basis of the Sec-  
18 retary's findings that such variations are nec-  
19 essary because of unusually high or low family  
20 incomes); or

21 (B) 50 percent of the poverty guidelines  
22 updated periodically by the Department of  
23 Health and Human Services under the author-  
24 ity of section 673(2) of the Community Services  
25 Block Grant Act (42 U.S.C. 9902(2)) applica-

1 ble to a family of the size involved (except that  
2 this subparagraph shall not apply in the case of  
3 public housing agencies or projects located in  
4 Puerto Rico or any other territory or possession  
5 of the United States); or

6 (2) is an extremely low-income family that in-  
7 cludes an individual who is an individual who is a  
8 recipient of supplemental security income benefits  
9 under title XVI of the Social Security Act.

10 (c) ALLOCATION.—The Secretary of Housing and  
11 Urban Development shall allocate amounts made available  
12 under subsection (a) to public housing agencies based on  
13 criteria that prioritize agencies—

14 (1) having large numbers of families meeting  
15 the requirements of subsection (b) residing within  
16 the jurisdictions served by the agencies;

17 (2) whose jurisdictions have high rates of home-  
18 lessness; and

19 (3) whose jurisdictions have high rates of other  
20 severe housing hardship, including overcrowding and  
21 evictions.

22 **SEC. 3. ENTITLEMENT PROGRAM FOR HOUSING CHOICE**  
23 **VOUCHERS.**

24 (a) ENTITLEMENT.—During fiscal year 2026 and  
25 each fiscal year thereafter, any family that is otherwise

1 eligible for tenant-based rental assistance under section  
2 8(o) of the United States Housing Act of 1937 (42 U.S.C.  
3 1437f(o)) shall be entitled to such rental assistance in ac-  
4 cordance with this section during such period that such  
5 family meets the requirements under subsection (c) as a  
6 qualified family.

7 (b) FUNDING.—For fiscal year 2026 and each fiscal  
8 year thereafter, there is appropriated out of any money  
9 in the Treasury not otherwise appropriated the amount  
10 necessary—

11 (1) to provide assistance under section 8(o) of  
12 the United States Housing Act of 1937 in accord-  
13 ance with the entitlement under subsection (a) of  
14 this section for each qualified family in the amount  
15 determined under such section 8(o); and

16 (2) to provide administrative fees under such  
17 section 8(q), as modified pursuant to subsection (i)  
18 of this section, in connection with each voucher for  
19 assistance provided pursuant to paragraph (1) of  
20 this subsection.

21 (c) QUALIFIED FAMILIES.—For purposes of this sec-  
22 tion, the term “qualified family” means the following:

23 (1) FISCAL YEAR 2026.—For fiscal year 2026,  
24 a family that meets the requirements under section  
25 2(b) of this Act.

1           (2) FISCAL YEAR 2027.—For fiscal year 2027,  
2           a family having an income that does not exceed the  
3           higher of—

4                   (A) 22.5 percent of the median family in-  
5                   come for the area, as determined by the Sec-  
6                   retary of Housing and Urban Development,  
7                   with adjustments for smaller and larger families  
8                   (except that the Secretary may establish income  
9                   ceilings higher or lower than 22.5 percent of  
10                  the median for the area on the basis of the Sec-  
11                  retary’s findings that such variations are nec-  
12                  essary because of unusually high or low family  
13                  incomes); or

14                   (B) the poverty guidelines updated periodi-  
15                   cally by the Department of Health and Human  
16                   Services under the authority of section 673(2)  
17                   of the Community Services Block Grant Act  
18                   (42 U.S.C. 9902(2)) applicable to a family of  
19                   the size involved (except that this clause shall  
20                   not apply in the case of public housing agencies  
21                   or projects located in Puerto Rico or any other  
22                   territory or possession of the United States).

23           (3) FISCAL YEAR 2028.—For fiscal year 2028,  
24           an extremely low-income family.

1           (4) FISCAL YEAR 2029.—For fiscal year 2029,  
2 a very low-income family.

3           (5) FISCAL YEAR 2030 AND AFTER.—For fiscal  
4 year 2030 and each fiscal year thereafter, a low-in-  
5 come family.

6           (d) REPEAL OF INCOME TARGETING REQUIRE-  
7 MENT.—Effective October 1, 2028, section 16 of the  
8 United States Housing Act of 1937 (42 U.S.C. 1437n)  
9 is amended by striking subsection (b).

10          (e) ADMINISTERING AGENCIES.—

11           (1) REGIONAL CONSORTIA.—The Secretary  
12 shall encourage and provide for public housing agen-  
13 cies to form regional consortia to administer the pro-  
14 gram for rental assistance under this section with  
15 respect to geographical areas.

16           (2) WAIVERS.—The Secretary may waive, or  
17 specify alternative requirements for, any provision of  
18 any statute or regulation that the Secretary admin-  
19 isters in with the provision of tenant-based assist-  
20 ance under section 8 of the United States Housing  
21 Act of 1937 (42 U.S.C. 1437f) (except for require-  
22 ments related to fair housing, nondiscrimination,  
23 labor standards, and the environment), if the Sec-  
24 retary determines that such waiver or alternative re-  
25 quirement is necessary to provide for administration

1 of the program for rental assistance under this sec-  
2 tion in accordance with paragraph (1).

3 (f) USE OF SMALL AREA FAIR MARKET RENTS.—

4 Paragraph (1) of section 8(o) of the United States Hous-  
5 ing Act of 1937 (42 U.S.C. 1437f(o)(1)) is amended

6 (g) in subparagraph (B), by striking “subparagraph  
7 (D)” and inserting “subparagraphs (D) and (F)”; and

8 (h) by adding at the end the following new subpara-  
9 graph:

10 “(F) USE OF SMALL AREA FAIR MARKET  
11 RENTS.—Effective for fiscal year 2022 and  
12 each fiscal year thereafter, the Secretary shall  
13 utilize, and shall require public housing agen-  
14 cies to establish and utilize, payment standards  
15 under this paragraph only on the basis of fair  
16 market rentals established for market areas  
17 smaller than market areas used for purposes of  
18 establishing fair market rentals under sub-  
19 section (c), which shall be based on rents for  
20 dwelling units located within a zip code rather  
21 than a housing market area.”.

22 (i) PROJECT-BASING.—Notwithstanding subpara-  
23 graph (A) of paragraph (13) of section 8(o) of the United  
24 States Housing Act of 1937 (42 U.S.C. 1437f(o)(13)(A)),  
25 an agency administering assistance under this section may

1 enter into agreements to attach such assistance to a  
2 project in accordance with such paragraph, except that—

3 (1) a qualified family residing in a dwelling unit  
4 so assisted may at any time opt to use such assist-  
5 ance on a tenant-based basis for a different dwelling  
6 unit; and

7 (2) subparagraph (B) of such section 8(o)(13)  
8 (relating to percentage limitation) shall not apply  
9 with respect to assistance under this section.

10 (j) SECURITY DEPOSITS.—

11 (1) AUTHORITY.—An agency administering as-  
12 sistance under this section may authorize a qualified  
13 family assisted under this section to use such assist-  
14 ance for security deposits and broker and application  
15 fees relating to obtaining a dwelling unit, except that  
16 the Secretary may establish a limitation on the  
17 amount of such assistance used pursuant to this  
18 subsection and for each authorized purpose under  
19 this subsection.

20 (2) RECAPTURE.—The Secretary shall require  
21 the return to the Secretary of any amounts used for  
22 a security deposit with respect to a dwelling unit  
23 upon the termination of the residence in such unit  
24 by an assisted family.

1           (k) ADMINISTRATIVE FEES.—Notwithstanding the  
2 administrative fee with respect to tenant-based assistance  
3 in effect on October 1, 2021, pursuant section 8(q) of the  
4 United States Housing Act of 1937 (42 U.S.C. 1437f(q)),  
5 the Secretary shall, by regulation, establish a new admin-  
6 istrative fee for such assistance, applicable to fiscal year  
7 2022 and thereafter, that reflects local variation in the  
8 cost of administering a well-run housing choice voucher  
9 program and which encourages public housing agencies to  
10 expand housing choice for assisted families.

11           (l) PROHIBITION OF USE UNDER MOVING TO WORK  
12 PROGRAM .—None of the amounts made available by sub-  
13 section (b) of this section may be used under, to carry  
14 out, or otherwise in connection with the Moving to Work  
15 demonstration program authorized by section 204 of the  
16 Departments of Veterans Affairs and Housing and Urban  
17 Development and Independent Agencies Appropriations  
18 Act, 1996 (Public Law 104–134; 110 Stat. 1321), as ex-  
19 panded by section 239 of the Transportation, Housing and  
20 Urban Development, and Related Agencies Appropriations  
21 Act, 2016 (division L of Public Law 114–113; 129 Stat.  
22 2897) or any other provision of law.

23           (m) DEFINITIONS.—For purposes of this section, the  
24 following definitions shall apply:

1           (1) INDIAN TRIBE; TRIBALLY DESIGNATED  
2 HOUSING AGENCY.—The terms “Indian tribe” and  
3 “tribally designated housing agency” have the mean-  
4 ings given such terms in section 4 of the Native  
5 American Housing Assistance and Self-Determina-  
6 tion Act of 1996 (25 U.S.C. 4103).

7           (2) LOW-INCOME FAMILY; VERY LOW-INCOME  
8 FAMILY; EXTREMELY LOW-INCOME FAMILY.—The  
9 terms “low-income family”, “very low-income fam-  
10 ily”, and “extremely low-income family” have the  
11 meanings given such terms in section 3(b) of the  
12 United States Housing Act of 1937 (42 U.S.C.  
13 1437a(b)).

14           (3) PUBLIC HOUSING AGENCY.—The term  
15 “public housing agency” has the meaning given such  
16 term in section 3(b) of the United States Housing  
17 Act of 1937 (42 U.S.C. 1437a(b)).

18           (4) SECRETARY.—The term “Secretary” means  
19 the Secretary of Housing and Urban Development.

20           (5) STATE.—The term “State” has the mean-  
21 ing given such term in section 3(b) of the United  
22 States Housing Act of 1937 (42 U.S.C. 1437a(b)).

1 **SEC. 4. REPEAL OF INELIGIBILITY CRITERIA.**

2 (a) UNITED STATES HOUSING ACT OF 1937.—Effective  
3 tive October 1, 2025, section 6 of the United States Hous-  
4 ing Act of 1937 (42 U.S.C. 1437d) is amended—

5 (1) in subsection (q)(1), by adding at the end  
6 the following new subparagraph:

7 “(D) INAPPLICABILITY.—This subsection  
8 shall not apply to applicants for, or families as-  
9 sisted under, the entitlement program for hous-  
10 ing choice vouchers under section 3 of the End-  
11 ing Homelessness Act of 2021.”; and

12 (2) in subsection (s), by striking “or assisted  
13 housing program”.

14 (b) QUALITY HOUSING AND WORK RESPONSIBILITY  
15 ACT OF 1998.—Section 576 of the Quality Housing and  
16 Work Responsibility Act of 1998 (42 U.S.C. 13661 is  
17 amended—

18 (1) by inserting “covered” before “federally as-  
19 sisted housing” each place such term appears; and

20 (2) by adding at the end the following new sub-  
21 section:

22 “(f) DEFINITION OF COVERED FEDERALLY AS-  
23 SISTED HOUSING.—The term ‘covered federally assisted  
24 housing’ has the meaning given the term ‘federally as-  
25 sisted housing’ in section 579, except that the former term

1 shall not include housing specified in subsection (a)(2)(B)  
2 of such section.”.

3 **SEC. 5. PROHIBITING HOUSING DISCRIMINATION BASED**  
4 **ON SOURCE OF INCOME OR VETERAN STA-**  
5 **TUS.**

6 (a) IN GENERAL.—The Fair Housing Act (42 U.S.C.  
7 3601 et seq.) is amended—

8 (1) in section 802 (42 U.S.C. 3602), by adding  
9 at the end the following:

10 “(p) ‘Source of income’ includes—

11 “(1) current and future use of a tenant- or  
12 project-based housing voucher under section 8 of the  
13 United States Housing Act of 1937 (42 U.S.C.  
14 1437f) and any form of Federal, State, or local  
15 housing assistance provided to a person or family or  
16 provided to a housing owner on behalf of a person  
17 or family, including rental vouchers, rental assist-  
18 ance, down payment assistance, other homeowner-  
19 ship assistance, assistance to cover housing costs,  
20 and other rental and homeownership subsidies, or  
21 guarantees or financial assistance provided through  
22 government and nongovernment organizations, in-  
23 cluding both receipt of such assistance and compli-  
24 ance with its terms thereof;

1           “(2) income received as a monthly benefit  
2 under title II of the Social Security Act (42 U.S.C.  
3 401 et seq.), as a supplemental security income ben-  
4 efit under title XVI of the Social Security Act (42  
5 U.S.C. 1381 et seq.), or as a benefit under the Rail-  
6 road Retirement Act of 1974 (45 U.S.C. 231 et  
7 seq.) or income provided through Federal, State, or  
8 local governments or nongovernment organizations,  
9 or through any public or State-supported general or  
10 disability income assistance program or the terms of  
11 such income;

12           “(3) income received by court order, including  
13 spousal support and child support;

14           “(4) any payment from a trust, guardian, con-  
15 servator, co-signer, or relative; and

16           “(5) any other source of income or funds, in-  
17 cluding savings accounts and investments.

18           “(q) ‘Veteran status’ means a veteran, as defined in  
19 section 101 of title 38, United States Code.”;

20           (2) in section 804 (42 U.S.C. 3604)—

21                   (A) by inserting “source of income, veteran  
22 status,” after “familial status,” each place that  
23 term appears; and

24                   (B) in subsection (c)—

1 (i) by inserting “(1)” before “To  
2 make”; and

3 (ii) by adding at the end the fol-  
4 lowing:

5 “(2) Nothing in this title shall be construed to—

6 “(A) prohibit a lender from implementing a  
7 loan program for veterans or based upon veteran  
8 status; or

9 “(B) prohibit an entity from providing housing  
10 assistance under section 8(o)(19) of the United  
11 States Housing Act of 1937 (42 U.S.C.  
12 1437f(o)(19)), the Homeless Providers Grant and  
13 Per Diem program of the Department of Veterans  
14 Affairs, or any other Federal housing assistance pro-  
15 gram for veterans or based upon veteran status.”;

16 (3) in section 805 (42 U.S.C. 3605)—

17 (A) in subsection (a), by inserting “source  
18 of income, veteran status,” after “familial sta-  
19 tus,”; and

20 (B) in subsection (c), by inserting “source  
21 of income, veteran status,” after “handicap,”;

22 (4) in section 806 (42 U.S.C. 3606), by insert-  
23 ing “source of income, veteran status,” after “famil-  
24 ial status,”;

1 (5) in section 808(e)(6) (42 U.S.C. 3608(e)(6)),  
2 by inserting “source of income, veteran status,”  
3 after “handicap,”; and

4 (6) in section 810(f) (42 U.S.C. 3610(f)), by  
5 striking paragraph (4) and inserting the following:

6 “(4) During the period beginning on the date of en-  
7 actment of the Fair Housing Improvement Act of 2019  
8 and ending on the date that is 40 months after such date  
9 of enactment, each agency certified for purposes of this  
10 title on the day before such date of enactment shall, for  
11 purposes of this subsection, be considered certified under  
12 this subsection with respect to those matters for which the  
13 agency was certified on that date. If the Secretary deter-  
14 mines in an individual case that an agency has not been  
15 able to meet the certification requirements within this 40-  
16 month period due to exceptional circumstances, such as  
17 the infrequency of legislative sessions in that jurisdiction,  
18 the Secretary may extend such period by not more than  
19 6 months.”.

20 (b) PREVENTION OF INTIMIDATION IN FAIR HOUS-  
21 ING CASES.—Section 901 of the Civil Rights Act of 1968  
22 (42 U.S.C. 3631) is amended by inserting “source of in-  
23 come (as defined in section 802), veteran status (as de-  
24 fined in section 802),” before “or national origin” each  
25 place that term appears.

1 (c) AUTHORIZATION OF APPROPRIATIONS FOR EN-  
2 FORCEMENT.—There is authorized to be appropriated for  
3 contracts, grants, and other assistance—

4 (1) \$90,000,000 for each of fiscal years 2022  
5 through 2031 for the Fair Housing Initiatives Pro-  
6 gram under section 561 of the Housing and Com-  
7 munity Development Act of 1987 (42 U.S.C.  
8 3616a); and

9 (2) \$47,000,000 for each of fiscal years 2022  
10 through 2031 for the Fair Housing Assistance Pro-  
11 gram under the Fair Housing Act (42 U.S.C. 3601  
12 et seq.).

13 (3) \$3,000,000 for each of fiscal years 2022  
14 through 2024 to the Secretary of Housing and  
15 Urban Development for a carrying out national  
16 media campaign to raise public awareness to help in-  
17 dividuals understand their expanded rights under  
18 the Fair Housing Act and learn how to report inci-  
19 dents of housing discrimination.

20 **SEC. 6. FUNDING TO ADDRESS UNMET NEED.**

21 Title IV of the McKinney-Vento Homeless Assistance  
22 Act (42 U.S.C. 11360 et seq) is amended—

23 (1) by redesignating section 491 (42 U.S.C.  
24 11408; relating to rural housing stability grant pro-  
25 gram) as section 441;

1 (2) by redesignating section 592 (42 U.S.C.  
2 11408a; relating to use of FMHA inventory for  
3 transitional housing for homeless persons and for  
4 turnkey housing) as section 442; and

5 (3) by adding at the end the following new sub-  
6 title:

7 **“Subtitle E—Emergency Funding to**  
8 **Undress Unmet Need**

9 **“SEC. 451. FUNDING TO ADDRESS UNMET NEEDS.**

10 “(a) *DIRECT APPROPRIATIONS.*—*There is appro-*  
11 *priated out of any money in the Treasury not otherwise*  
12 *appropriated for each of fiscal years 2022 through 2026,*  
13 *\$1,000,000,000, to remain available until expended, for*  
14 *emergency relief grants under this section to address the*  
15 *unmet needs of homeless populations in jurisdictions with*  
16 *the highest need.*

17 “(b) *FORMULA GRANTS.*—

18 “(1) *ALLOCATION.*—*Amounts appropriated*  
19 *under subsection (a) for a fiscal year shall be allo-*  
20 *cated among collaborative applicants that comply*  
21 *with section 402, in accordance with the funding for-*  
22 *mula established under paragraph (2) of this sub-*  
23 *section.*

24 “(2) *FORMULA.*—*The Secretary shall, in con-*  
25 *sultation with the United States Interagency Council*

1        *on Homeless, establish a formula for allocating grant*  
2        *amounts under this section to address the unmet*  
3        *needs of homeless populations in jurisdictions with*  
4        *the highest need, using the best currently available*  
5        *data that targets need based on key structural deter-*  
6        *minants of homelessness in the geographic area rep-*  
7        *resented by a collaborative applicant, which shall in-*  
8        *clude data providing accurate counts of—*

9                *“(A) the poverty rate in the geographic area*  
10               *represented by the collaborative applicant;*

11               *“(B) shortages of affordable housing for low-*  
12               *, very low-, and extremely low-income households*  
13               *in the geographic area represented by the collabo-*  
14               *rative applicant;*

15               *“(C) the number of overcrowded housing*  
16               *units in the geographic area represented by the*  
17               *collaborative applicant;*

18               *“(D) the number of unsheltered homeless in-*  
19               *dividuals and the number of chronically homeless*  
20               *individuals; and*

21               *“(E) any other factors that the Secretary*  
22               *considers appropriate.*

23        *The formula shall provide priority to collaborative*  
24        *applicants for which the local governments, within the*  
25        *area served by the applicant, have adopted local poli-*

1        *cies, such as through zoning and regulation, that le-*  
2        *verage the private sector’s participation to provide*  
3        *housing that is reserved and affordable to low-, very*  
4        *low-, and extremely low-income households, as defined*  
5        *by the Secretary, for a minimum term of 15 years.*  
6        *The Secretary shall establish by regulation the process*  
7        *and manner that local governments will be evaluated.*  
8        *The Secretary shall ensure that local governments are*  
9        *not incentivized or otherwise rewarded for elimi-*  
10       *nating or undermining the intent of zoning regula-*  
11       *tions or other regulations or policies that establish*  
12       *fair wages for laborers, ensure health and safety of*  
13       *buildings for residents and the general public, protect*  
14       *fair housing, establish environmental protections, es-*  
15       *tablish standards for resiliency, prevent tenant dis-*  
16       *placement, or any other requirements that the Sec-*  
17       *retary determines it is in the public interest to pre-*  
18       *serve.*

19                *“(3) GRANTS.—For each fiscal year for which*  
20        *amounts are made available under subsection (a), the*  
21        *Secretary shall make a grant to each collaborative ap-*  
22        *plicant for which an amount is allocated pursuant to*  
23        *application of the formula established pursuant to*  
24        *paragraph (2) of this subsection in an amount that*

1        *is equal to the formula amount determined for such*  
2        *collaborative applicant.*

3            “(4) *TIMING.*—*The funding formula required*  
4        *under paragraph (2) shall be established by regula-*  
5        *tions issued, after notice and opportunity for public*  
6        *comment, not later than 6 months after the date of*  
7        *enactment of this section.*

8            “(c) *USE OF GRANTS.*—

9            “(1) *IN GENERAL.*—*Subject to paragraphs (2)*  
10        *through (4), a collaborative applicant that receives a*  
11        *grant under this section may use such grant amounts*  
12        *only for eligible activities under section 415, 423, or*  
13        *441(b).*

14            “(2) *PERMANENT SUPPORTIVE HOUSING RE-*  
15        *QUIREMENT.*—

16            “(A) *REQUIREMENT.*—*Except as provided*  
17        *in subparagraph (B), each collaborative appli-*  
18        *cant that receives a grant under this section*  
19        *shall use not less than 75 percent of such grant*  
20        *amount for permanent supportive housing, in-*  
21        *cluding capital costs, rental subsidies, and serv-*  
22        *ices.*

23            “(B) *EXEMPTION.*—*The Secretary shall ex-*  
24        *empt a collaborative applicant from the applica-*  
25        *bility of the requirement under subparagraph*

1           (A) if the applicant demonstrates, in accordance  
2           with such standards and procedures as the Sec-  
3           retary shall establish, that—

4                   “(i) chronic homelessness has been  
5                   functionally eliminated in the geographic  
6                   area served by the applicant; or

7                   “(ii) the permanent supportive housing  
8                   under development in the geographic area  
9                   served by the applicant is sufficient to func-  
10                  tionally eliminate chronic homelessness once  
11                  such units are available for occupancy.

12           The Secretary shall consider and make a deter-  
13           mination regarding each request for an exemp-  
14           tion under this subparagraph not later than 60  
15           days after receipt of such request.

16           “(3) *LIMITATION ON USE FOR ADMINISTRATIVE*  
17           *EXPENSES.*—Not more than 5 percent of the total  
18           amount of any grant under this section to a collabo-  
19           rative applicant may be used for costs of administra-  
20           tion.

21           “(4) *HOUSING FIRST REQUIREMENT.*—The Sec-  
22           retary shall ensure that each collaborative applicant  
23           that receives a grant under this section is imple-  
24           menting, to the extent possible, and will use such

1        *grant amounts in accordance with, a Housing First*  
2        *model for assistance for homeless persons.*

3        “(d) *RENEWAL FUNDING.—Expiring contracts for*  
4        *leasing, rental assistance, or permanent housing shall be*  
5        *treated, for purposes of section 429, as expiring contracts*  
6        *referred to in subsection (a) of such section.*

7        “(e) *REPORTING TO CONGRESS.—*

8                “(1) *ANNUAL REPORTS.—Not later than the ex-*  
9        *piration of the 12-month period beginning upon the*  
10        *first allocation of amounts made after the date of the*  
11        *enactment of this Act pursuant to subsection (b)(1),*  
12        *and annually thereafter, the Secretary and the United*  
13        *States Interagency Council on Homelessness shall sub-*  
14        *mit a report to the Committees on Financial Services*  
15        *and Appropriations of the House of Representatives*  
16        *and the Committees on Banking, Housing, and*  
17        *Urban Affairs and Appropriations of the Senate pro-*  
18        *viding detailed information regarding the grants*  
19        *made under this section during the preceding year,*  
20        *the activities funded with such grant amounts, and*  
21        *the impact of such activities on the communities*  
22        *where such activities took place.*

23                “(2) *COLLECTION OF INFORMATION BY SEC-*  
24        *RETARY.—The Secretary shall require each collabo-*  
25        *rative applicant that receives a grant under this sec-*

1        *tion to submit such information to the Secretary as*  
2        *may be necessary for the Secretary to comply with the*  
3        *reporting requirement under paragraph (1).*

4        **“SEC. 452. OUTREACH FUNDING.**

5            *“(a) DIRECT APPROPRIATION.—There is appropriated*  
6        *out of any money in the Treasury not otherwise appro-*  
7        *priated for each of fiscal years 2022 through 2026,*  
8        *\$100,000,000, to remain available until expended, to the*  
9        *Secretary for grants under this section to provide outreach*  
10       *and coordinate services for persons and households who are*  
11       *homeless or formerly homeless.*

12        *“(b) GRANTS.—*

13            *“(1) IN GENERAL.—The Secretary shall make*  
14        *grants under this section on a competitive basis only*  
15        *to collaborative applicants who comply with section*  
16        *402.*

17            *“(2) PRIORITY.—The competition for grants*  
18        *under this section shall provide priority—*

19            *“(A) to collaborative applicants who submit*  
20        *plans to make innovative and effective use of*  
21        *staff funded with grant amounts pursuant to*  
22        *subsection (c); and*

23            *“(B) to collaborative applicants for which*  
24        *the local governments, within the area served by*  
25        *the applicant, have adopted local policies, such*

1           *as through zoning and regulation, that leverage*  
2           *the private sector’s participation to provide*  
3           *housing that is reserved and affordable to low-,*  
4           *very low-, and extremely low-income households,*  
5           *as defined by Secretary, for a minimum term of*  
6           *15 years. The Secretary shall establish by regula-*  
7           *tion the process and manner that local govern-*  
8           *ments will be evaluated. The Secretary shall en-*  
9           *sure that local governments are not incentivized*  
10          *or otherwise rewarded for eliminating or under-*  
11          *mining the intent of zoning regulations or other*  
12          *regulations or policies that establish fair wages*  
13          *for laborers, ensure health and safety of buildings*  
14          *for residents and the general public, protect fair*  
15          *housing, establish environmental protections, es-*  
16          *tablish standards for resiliency, prevent tenant*  
17          *displacement, or any other requirements that the*  
18          *Secretary determines it is in the public interest*  
19          *to preserve.*

20          “(c) *USE OF GRANTS.—A collaborative applicant that*  
21          *receives a grant under this section may use such grant*  
22          *amounts only for providing case managers, social workers,*  
23          *or other staff who conduct outreach and coordinate services*  
24          *for persons and households who are homeless or formerly*  
25          *homeless.*

1       “(d) *TIMING.*—*The Secretary shall establish the cri-*  
2 *teria for the competition for grants under this section re-*  
3 *quired under subsection (b) by regulations issued, after no-*  
4 *tice and opportunity for public comment, not later than*  
5 *6 months after the date of enactment of this section.*”.

6 **SEC. 7. HOUSING TRUST FUND.**

7       (a) **FUNDING.**—

8           (1) **ANNUAL FUNDING.**—There is appropriated,  
9 out of any money in the Treasury not otherwise ap-  
10 propriated, for each of fiscal years 2022 through  
11 2026, \$1,000,000,000, to remain available until ex-  
12 pended, which shall be credited to the Housing  
13 Trust Fund established pursuant to section 1338 of  
14 the Federal Housing Enterprises Financial Safety  
15 and Soundness Act of 1992 (12 U.S.C. 4568) for  
16 use under such section.

17           (2) **PRIORITY FOR HOUSING THE HOMELESS.**—

18           (A) **PRIORITY.**—During the first 5 fiscal  
19 years that amounts are made available under  
20 this subsection, the Secretary of Housing and  
21 Urban Development shall ensure that priority  
22 for occupancy in dwelling units described in  
23 subparagraph (B) that become available for oc-  
24 cupancy shall be given to persons and house-  
25 holds who are homeless (as such term is defined

1 in section 103 of the McKinney-Vento Homeless  
2 Assistance Act (42 U.S.C. 11302)).

3 (B) COVERED DWELLING UNITS.—A dwell-  
4 ing unit described in this subparagraph is any  
5 dwelling unit that—

6 (i) is located in housing that was at  
7 any time provided assistance with any  
8 amounts from the Housing Trust Fund re-  
9 ferred to paragraph (1) that were credited  
10 to such Trust Fund by such paragraph; or

11 (ii) is receiving assistance described in  
12 paragraph (2) with amounts made avail-  
13 able under such paragraph.

14 (b) TENANT RENT CONTRIBUTION.—

15 (1) LIMITATION.—Subparagraph (A) of section  
16 1338(c)(7) of the Federal Housing Enterprises Fi-  
17 nancial Safety and Soundness Act of 1992 (12  
18 U.S.C. 4568(c)(7)(A)) is amended—

19 (A) by striking “except that not less than  
20 75 percent” and inserting the following: “except  
21 that—

22 “(i) *not less than 75 percent*”;

23 (B) by adding at the end the following new  
24 clause:

1                   “(ii) notwithstanding any other provi-  
2                   sion of law, all rental housing dwelling  
3                   units shall be subject to legally binding  
4                   commitments that ensure that the contribu-  
5                   tion toward rent by a family residing in the  
6                   dwelling unit shall not exceed 30 percent of  
7                   the adjusted income (as such term is defined  
8                   in section 3(b) of the United States Housing  
9                   Act of 1937 (42 U.S.C. 1437a(b))) of such  
10                  family; and”.

11                  (2) REGULATIONS.—The Secretary of Housing  
12                  and Urban Development shall issue regulations to  
13                  implement section 1338(c)(7)(A)(ii) of the Federal  
14                  Housing Enterprises Financial Safety and Sound-  
15                  ness Act of 1992, as added by the amendment made  
16                  by paragraph (1)(B) of this section, not later than  
17                  the expiration of the 90-day period beginning on the  
18                  date of the enactment of this Act.

19   **SEC. 8. TECHNICAL ASSISTANCE FUNDS TO HELP STATES**  
20                                   **AND LOCAL ORGANIZATIONS ALIGN HEALTH**  
21                                   **AND HOUSING SYSTEMS.**

22                  (a) FUNDING.—There is hereby made available to the  
23                  Secretary of Housing and Urban Development  
24                  \$20,000,000, to remain available until expended, for pro-  
25                  viding technical assistance under section 405 of the

1 McKinney-Vento Homeless Assistance Act (42 U.S.C.  
2 11361(b)) to integrate and coordinate assistance provided  
3 under the McKinney-Vento Homeless Assistance Act (42  
4 U.S.C. 11301 et seq.) with health care funded by Federal  
5 programs, in collaboration with the United States Inter-  
6 agency Council on Homelessness and the Secretary of  
7 Health and Human Services.

8 (b) USE.—In allocating amounts made available by  
9 subsection (a), the Secretary shall seek to—

10 (1) assist States and localities in integrating  
11 and aligning policies and funding between Medicaid  
12 programs, behavioral health providers, and housing  
13 providers to create supportive housing opportunities;  
14 and

15 (2) engage State Medicaid program directors,  
16 Governors, State housing and homelessness agencies,  
17 any other relevant State offices, and any relevant  
18 local government entities, to assist States in increas-  
19 ing use of their Medicaid programs to finance sup-  
20 portive services for homeless persons.

21 (c) PRIORITY.—In using amounts made available  
22 under this section, the Secretary shall give priority—

23 (1) to use for States and localities having the  
24 highest numbers of chronically homeless persons;  
25 and

1           (2) to assist localities that have adopted local  
2 policies, such as through zoning and regulation, that  
3 leverage the private sector's participation to provide  
4 and make housing affordable for low-, very low-, and  
5 extremely low-income household, as defined by the  
6 Secretary, for a minimum of 15 years. The Sec-  
7 retary shall establish by regulation the process and  
8 manner that local governments will be evaluated.  
9 The Secretary shall ensure that local governments  
10 are not incentivized or otherwise rewarded for elimi-  
11 nating or undermining the intent of zoning regula-  
12 tions or other regulations or policies that establish  
13 fair wages for laborers, ensure health and safety of  
14 buildings for residents and the general public, pro-  
15 tect fair housing, establish environmental protec-  
16 tions, establish standards for resiliency, prevent ten-  
17 ant displacement, or any other requirements that the  
18 Secretary determines it is in the public interest to  
19 preserve.

20 **SEC. 9. PERMANENT AUTHORIZATION OF APPROPRIATIONS**  
21 **FOR MCKINNEY-VENTO HOMELESS ASSIST-**  
22 **ANCE ACT GRANTS.**

23 Section 408 of the McKinney-Vento Homeless Assist-  
24 ance Act (42 U.S.C. 11364) is amended to read as follows:

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

2 *“There are authorized to be appropriated to carry out*  
3 *this title such sums as may be necessary for each fiscal*  
4 *year.”.*

5 **SEC. 10. PERMANENT EXTENSION OF UNITED STATES**  
6 **INTERAGENCY COUNCIL ON HOMELESSNESS.**

7 Section 209 of the McKinney-Vento Homeless Assist-  
8 ance Act (42 U.S.C. 11319) is hereby repealed.

9 **SEC. 11. ELIGIBILITY OF PRIVATE NONPROFIT ORGANIZA-**  
10 **TIONS FOR FUNDING.**

11 Notwithstanding any other provision of law, the Sec-  
12 retary of Housing and Urban Development shall provide  
13 that private nonprofit organizations (as such term is de-  
14 fined in section 401 of the McKinney-Vento Homeless As-  
15 sistance Act (42 U.S.C. 11360)) that are eligible entities  
16 (as such term is defined in such section 401), including  
17 faith-based such organizations that are eligible entities,  
18 shall be eligible for assistance made available or author-  
19 ized by this Act or by the amendments made by this Act  
20 (but not including assistance under section 452 of the  
21 McKinney-Vento Homeless Assistance Act, as added by  
22 section 3 of this Act), and shall be eligible to be sub-  
23 grantees for entities receiving amounts made available or  
24 authorized by this Act or by the amendments made by  
25 this Act.

1 **SEC. 12. ELIGIBILITY OF FAITH-BASED ORGANIZATIONS.**

2 Notwithstanding any other provision of law, in deter-  
3 mining eligibility for assistance made available by this Act  
4 or the amendments made by this Act or for which appro-  
5 priations are authorized by this Act or the amendments  
6 made by this Act, the status of an entity as faith-based  
7 or the possibility that an entity may be faith-based may  
8 not be a basis for any discrimination against such entity  
9 in any manner or for any purpose.

10 **SEC. 13. EMERGENCY DESIGNATION.**

11 (a) IN GENERAL.—The amounts provided by this  
12 Act, and the amendments made by this Act, are des-  
13 igned as an emergency requirement pursuant to section  
14 4(g) of the Statutory Pay-As-You-Go Act of 2010 (2  
15 U.S.C. 933(g)).

16 (b) DESIGNATION IN SENATE.—In the Senate, this  
17 Act and the amendments made by this Act are designated  
18 as an emergency requirement pursuant to section 403(a)  
19 of S. Con. Res. 13 (111th Congress), the concurrent reso-  
20 lution on the budget for fiscal year 2010.

21 **SEC. 14. CONFORMING AMENDMENTS.**

22 The table of sections in section 101(b) of the McKin-  
23 ney-Vento Homeless Assistance Act is amended—

24 (1) in the item relating to title II, by striking  
25 “INTERAGENCY COUNCIL ON THE HOME-

1 LESS” and inserting “UNITED STATES INTER-  
2 AGENCY COUNCIL ON HOMELESSNESS”;  
3 (2) by striking the item relating to section 209;  
4 and  
5 (3) in the item relating to section 491, by strik-  
6 ing “491” and inserting “441”;  
7 (4) in the item relating to section 492, by strik-  
8 ing “492” and inserting “442”; and  
9 (5) by inserting before the item relating to title  
10 V the following:

*“Subtitle E—5-Year Path to End Homelessness*

*“Sec. 451. Funding to address unmet needs.*

*“Sec. 452. Outreach funding.”.*