

**AMENDMENT TO THE AMENDMENT IN THE  
NATURE OF A SUBSTITUTE TO H.R. 6644  
OFFERED BY MS. WATERS OF CALIFORNIA**

Insert before section 1 the following:

# 1 DIVISION I—HOUSING FOR THE 2 21ST CENTURY ACT

Insert at the end the following:

7 (a) FUNDING.—There is appropriated out of any  
8 money in the Treasury not otherwise appropriated, for  
9 providing incremental voucher assistance in accordance  
10 with this section for each of fiscal years 2025 through  
11 2028, the amount necessary to fund—

(1) the number of incremental vouchers required to be allocated under subsection (c);

14 (2) annual renewals of the vouchers allocated  
15 under subsection (c); and

16 (3) administrative fees for vouchers allocated  
17 under subsection (c).

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

6                (1) has an income that does not exceed 50 per-  
7 cent of the maximum income limitation for ex-  
8 tremely low-income families established by the Sec-  
9 retary of Housing and Urban Development (in this  
10 section referred to as the “Secretary”) pursuant to  
11 section 3(b)(2)(C) of the United States Housing Act  
12 of 1937; or

13                (2) is an extremely low-income family that in-  
14 cludes an individual who is an individual who is a  
15 recipient of supplemental security income benefits  
16 under title XVI of the Social Security Act.

17        (c) ALLOCATION.—

18                (1) INCREMENTAL VOUCHERS.—The Secretary  
19 of Housing and Urban Development shall allocate  
20 500,000 incremental vouchers in fiscal year 2025  
21 and 1,000,000 incremental vouchers in increments  
22 of 500,000 in each calendar year from 2026 through  
23 2028 under this section to public housing agencies  
24 pursuant to section 213(d) of the Housing and Com-  
25 munity Development Act of 1974 (42 U.S.C. 1439).

12 SEC. 102. ENTITLEMENT PROGRAM FOR HOUSING CHOICE  
13 VOUCHERS.

14 (a) ENTITLEMENT.—During fiscal year 2029 and  
15 each fiscal year thereafter, any family that is otherwise  
16 eligible for tenant-based rental assistance under section  
17 8(o) of the United States Housing Act of 1937 (42 U.S.C.  
18 1437f(o)) shall be entitled to such rental assistance in ac-  
19 cordance with this section during such period that such  
20 family meets the requirements under subsection (c) or (d)  
21 as a qualified family.

22 (b) FUNDING.—For fiscal year 2029 and each fiscal  
23 year thereafter, there is appropriated out of any money  
24 in the Treasury not otherwise appropriated the amount  
25 necessary—

1 (1) to provide assistance under section 8(o) of  
2 the United States Housing Act of 1937 in accord-  
3 ance with the entitlement under subsection (a) of  
4 this section for each qualified family in the amount  
5 determined under such section 8(o); and

6 (2) to provide administrative fees under such  
7 section 8(q), as modified pursuant to subsection (i)  
8 of this section, in connection with each voucher for  
9 assistance provided pursuant to paragraph (1) of  
10 this subsection.

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

16 (2) FISCAL YEAR 2030.—For fiscal year 2030,  
17 a family having an income that—

18 (A) meets the requirements under section  
19 601(b) of this Act; or

20 (B) does not exceed 75 percent of the max-  
21 imum income limitation for extremely low-in-  
22 come families established by the Secretary pur-  
23 suant to section 3(b)(2)(C) of the United States  
24 Housing Act of 1937.

8 (d) CONTINUING ELIGIBILITY.—A family shall meet  
9 the requirements under this subsection as a qualifying  
10 family if the family—

11 (1) does not meet the requirements under sub-  
12 section (c); and

13 (2) was initially assisted under this section or  
14 section 601 of this Act and continues to be assisted.

15 (e) REPEAL OF INCOME TARGETING REQUIRE-  
16 MENT.—Effective October 1, 2030, section 16 of the  
17 United States Housing Act of 1937 (42 U.S.C. 1437n)  
18 is amended by striking subsection (b).

19 (f) ADMINISTERING AGENCIES.—

10 (g) USE OF SMALL AREA FAIR MARKET RENTS.—  
11 Paragraph (1) of section 8(o) of the United States Hous-  
12 ing Act of 1937 (42 U.S.C. 1437f(o)(1)) is amended—  
13 (1) in subparagraph (B), by striking “subpara-  
14 graph (D)” and inserting “subparagraphs (D) and  
15 (F)”; and  
16 (2) by adding at the end the following new sub-  
17 paragraph:

## 1        (h) PROJECT-BASING.—

2                (1) IN GENERAL.—Notwithstanding subparagraph (A) of paragraph (13) of section 8(o) of the  
3                United States Housing Act of 1937 (42 U.S.C.  
4                1437f(o)(13)(A)), a public housing agency admin-  
5                istering assistance under this section may enter into  
6                agreements to attach such assistance to a project in  
7                accordance with such paragraph, except that—

8                        (A) a qualified family residing in a dwell-  
9                ing unit so assisted may at any time opt to use  
10                such assistance on a tenant-based basis for a  
11                different dwelling unit and, upon such a move,  
12                the public housing agency shall provide the  
13                qualified family with tenant-based rental assist-  
14                ance under this section; and

15                        (B) subparagraph (B) of such section  
16                8(o)(13) (relating to percentage limitation)  
17                shall not apply with respect to assistance under  
18                this section.

19                        (2) PERCENTAGE LIMITATION.—For purposes  
20                of section 8(o)(13)(B) of the United States Housing  
21                Act of 1937, all families assisted by a public housing  
22                agency under this section shall be counted as au-  
23                thorized units for the agency.

24                        (i) SECURITY DEPOSITS.—

15 (j) ADMINISTRATIVE FEES.—Notwithstanding the  
16 administrative fee with respect to tenant-based assistance  
17 in effect on October 1, 2023, pursuant to section 8(q) of  
18 the United States Housing Act of 1937 (42 U.S.C.  
19 1437f(q)), the Secretary shall, by regulation, establish a  
20 new administrative fee for such assistance, applicable to  
21 fiscal year 2025 and thereafter, that reflects local vari-  
22 ation in the cost of administering a well-run housing  
23 choice voucher program and which encourages public  
24 housing agencies to expand housing choice for assisted

1 families and increase the rate at which families issued  
2 vouchers use them successfully to lease housing.

3 (k) PROHIBITION OF USE UNDER MOVING TO WORK  
4 PROGRAM.—None of the amounts made available by sub-  
5 section (b) of this section or by section 601 of this Act  
6 may be used under, to carry out, or otherwise in connec-  
7 tion with the Moving to Work demonstration program au-  
8 thorized by section 204 of the Departments of Veterans  
9 Affairs and Housing and Urban Development and Inde-  
10 pendent Agencies Appropriations Act, 1996 (Public Law  
11 104-134; 110 Stat. 1321), as expanded by section 239  
12 of the Transportation, Housing and Urban Development,  
13 and Related Agencies Appropriations Act, 2016 (division  
14 L of Public Law 114-113; 129 Stat. 2897) or any other  
15 provision of law.

16 (l) DEFINITIONS.—For purposes of this section, the  
17 following definitions shall apply:

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

24 (2) LOW-INCOME FAMILY; VERY LOW-INCOME  
25 FAMILY; EXTREMELY LOW-INCOME FAMILY.—The

1        terms “low-income family”, “very low-income fam-  
2        ily”, and “extremely low-income family” have the  
3        meanings given such terms in section 3(b) of the  
4        United States Housing Act of 1937 (42 U.S.C.  
5        1437a(b)).

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

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

## 15 SEC. 103. REPEAL OF INELIGIBILITY CRITERIA.

16 (a) UNITED STATES HOUSING ACT OF 1937.—Effective  
17 October 1, 2027, section 6 of the United States Hous-  
18 ing Act of 1937 (42 U.S.C. 1437d) is amended—

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

3 (b) QUALITY HOUSING AND WORK RESPONSIBILITY  
4 ACT OF 1998.—The Quality Housing and Work Responsi-  
5 bility Act of 1998 is amended—

6 (1) in section 576 (42 U.S.C. 13661)—

10 (B) by adding at the end the following new  
11 subsection:

12       “(f) DEFINITION OF COVERED FEDERALLY AS-  
13 SISTED HOUSING.—The term ‘covered federally assisted  
14 housing’ has the meaning given the term ‘federally as-  
15 sisted housing’ in section 579, except that the former term  
16 shall not include housing specified in subsection (a)(2)(B)  
17 of such section.”; and

18 (2) in section 577(a) (42 U.S.C. 13662(a)), by  
19 adding after and below paragraph (2) the following  
20 new flush material:

21 "This subsection shall not apply to applicants for, or fami-  
22 lies assisted under, the entitlement program for housing  
23 choice vouchers under title VI of the Housing for the 21st  
24 Century Act.".

1   **SEC. 104. PROHIBITING HOUSING DISCRIMINATION BASED**  
2                   **ON SOURCE OF INCOME.**

3       (a) IN GENERAL.—The Fair Housing Act (42 U.S.C.  
4   3601 et seq.) is amended—

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

7       “(p) ‘Source of income’ includes—

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

22                   “(2) income received as a monthly benefit  
23       under title II of the Social Security Act (42 U.S.C.  
24       401 et seq.), as a supplemental security income ben-  
25       efit under title XVI of the Social Security Act (42  
26       U.S.C. 1381 et seq.), or as a benefit under the Rail-

1 road Retirement Act of 1974 (45 U.S.C. 231 et  
2 seq.) or income provided through Federal, State, or  
3 local governments or nongovernment organizations,  
4 or through any public or State-supported general or  
5 disability income assistance program or the terms of  
6 such income;

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

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

11 “(5) any other source of income or funds, in-  
12 cluding savings accounts and investments.”;

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

14 (A) by inserting “source of income,” after  
15 “familial status,” each place that term appears;

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

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

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

21 (4) in section 806 (42 U.S.C. 3606), by insert-  
22 ing “source of income,” after “familial status,”;

23 (5) in section 807 (42 U.S.C. 3607), by adding  
24 at the end the following new subsection:

1        "(c) Nothing under this title shall be construed to  
2 prohibit any entity from providing a preference for veterans or based on veteran status in the sale or rental of  
3 a dwelling or in the provision of services or facilities in  
4 connection therewith.";

6                (6) in section 808(e)(6) (42 U.S.C. 3608(e)(6)),  
7        by inserting "source of income," after "handicap,";  
8        and

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

11        "(4) During the period beginning on the date of enactment of the Housing for the 21st Century Act and ending on the date that is 40 months after such date of enactment, each agency certified for purposes of this title on the day before such date of enactment shall, for purposes of this subsection, be considered certified under this subsection with respect to those matters for which the agency was certified on that date. If the Secretary determines in an individual case that an agency has not been able to meet the certification requirements within this 40-month period due to exceptional circumstances, such as the infrequency of legislative sessions in that jurisdiction, the Secretary may extend such period by not more than 6 months.".

1       (b) PREVENTION OF INTIMIDATION IN FAIR HOUS-  
2   ING CASES.—Section 901 of the Civil Rights Act of 1968  
3   (42 U.S.C. 3631) is amended by inserting “source of in-  
4   come (as defined in section 802),” before “or national ori-  
5   gin” each place that term appears.

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

9               (1) \$90,000,000 for each of fiscal years 2025  
10   through 2034 for the Fair Housing Initiatives Pro-  
11   gram under section 561 of the Housing and Com-  
12   munity Development Act of 1987 (42 U.S.C.  
13   3616a);

14               (2) \$47,000,000 for each of fiscal years 2025  
15   through 2034 for the Fair Housing Assistance Pro-  
16   gram under the Fair Housing Act (42 U.S.C. 3601  
17   et seq.); and

18               (3) \$3,000,000 for each of fiscal years 2025  
19   through 2027 to the Secretary of Housing and  
20   Urban Development for a carrying out national  
21   media campaign to raise public awareness to help in-  
22   dividuals understand their expanded rights under  
23   the Fair Housing Act and learn how to report inci-  
24   dents of housing discrimination.

**1 SEC. 105. FUNDING TO ADDRESS UNMET NEED.**

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

4           (1) by redesignating section 491 (42 U.S.C.  
5       11408; relating to rural housing stability grant pro-  
6       gram) as section 441;

7           (2) by redesignating section 592 (42 U.S.C.  
8       11408a; relating to use of FMHA inventory for  
9       transitional housing for homeless persons and for  
10      turnkey housing) as section 442; and

11           (3) by adding at the end the following new sub-  
12      title:

## **13       “Subtitle E—Emergency Funding 14      To Address Unmet Need**

### **15      “SEC. 451. FUNDING TO ADDRESS UNMET NEEDS.**

16           “(a) DIRECT APPROPRIATIONS.—There is appro-  
17       priated out of any money in the Treasury not otherwise  
18       appropriated for each of fiscal years 2025 through 2029,  
19       \$1,000,000,000, to remain available until expended, for  
20       emergency relief grants under this section to address the  
21       unmet needs of homeless populations in jurisdictions with  
22       the highest need.

23           “(b) FORMULA GRANTS.—

24           “(1) ALLOCATION.—Amounts appropriated  
25       under subsection (a) for a fiscal year shall be allo-  
26       cated among collaborative applicants that comply

1       with section 402, in accordance with the funding for-  
2       mula established under paragraph (2) of this sub-  
3       section.

4               “(2) FORMULA.—The Secretary shall, in con-  
5       sultation with the United States Interagency Council  
6       on Homeless, establish a formula for allocating  
7       grant amounts under this section to address the  
8       unmet needs of homeless populations in jurisdictions  
9       with the highest need, using the best currently avail-  
10       able data that targets need based on key structural  
11       determinants of homelessness in the geographic area  
12       represented by a collaborative applicant, which shall  
13       include data providing accurate counts of—

14                       “(A) the poverty rate in the geographic  
15       area represented by the collaborative applicant;

16                       “(B) shortages of affordable housing for  
17       low-, very low-, and extremely low-income  
18       households in the geographic area represented  
19       by the collaborative applicant;

20                       “(C) the number of overcrowded housing  
21       units in the geographic area represented by the  
22       collaborative applicant;

23                       “(D) the number of unsheltered homeless  
24       individuals and the number of chronically home-  
25       less individuals; and

1                         “(E) any other factors that the Secretary  
2                         considers appropriate.

3                         The formula shall provide priority to (i) collaborative  
4                         applicants for which the local governments, within  
5                         the area served by the applicant, have adopted local  
6                         policies, such as through zoning and regulation, that  
7                         leverage the private sector’s participation to provide  
8                         housing that is reserved and affordable to low-, very  
9                         low-, and extremely low-income households, as de-  
10                         fined by the Secretary, for a minimum term of 15  
11                         years, and (ii) collaborative applicants for which the  
12                         local governments have adopted policies that de-  
13                         criminalize homelessness. The Secretary shall estab-  
14                         lish by regulation the process and manner that local  
15                         governments will be evaluated. The Secretary shall  
16                         ensure that local governments are not incentivized or  
17                         otherwise rewarded for eliminating or undermining  
18                         the intent of zoning regulations or other regulations  
19                         or policies that establish fair wages for laborers, en-  
20                         sure health and safety of buildings for residents and  
21                         the general public, protect fair housing, establish en-  
22                         vironmental protections, establish standards for re-  
23                         siliency, prevent tenant displacement, or any other  
24                         requirements that the Secretary determines it is in  
25                         the public interest to preserve.

1                 “(3) GRANTS.—For each fiscal year for which  
2                 amounts are made available under subsection (a),  
3                 the Secretary shall make a grant to each collabora-  
4                 tive applicant for which an amount is allocated  
5                 pursuant to application of the formula established  
6                 pursuant to paragraph (2) of this subsection in an  
7                 amount that is equal to the formula amount deter-  
8                 mined for such collaborative applicant.

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

14                 “(c) USE OF GRANTS.—

15                 “(1) IN GENERAL.—Subject to paragraphs (2)  
16                 through (4), a collaborative applicant that receives a  
17                 grant under this section may use such grant  
18                 amounts only for eligible activities under section  
19                 415, 423, or 441(b).

20                 “(2) PERMANENT SUPPORTIVE HOUSING RE-  
21                 QUIREMENT.—

22                 “(A) REQUIREMENT.—Except as provided  
23                 in subparagraph (B), each collaborative appli-  
24                 cant that receives a grant under this section  
25                 shall use not less than 75 percent of such grant

1                   amount for permanent supportive housing, in-  
2                   cluding capital costs, rental subsidies, and serv-  
3                   ices.

4                   “(B) EXEMPTION.—The Secretary shall  
5                   exempt a collaborative applicant from the appli-  
6                   cability of the requirement under subparagraph  
7                   (A) if the applicant demonstrates, in accordance  
8                   with such standards and procedures as the Sec-  
9                   etary shall establish, that—

10                   “(i) chronic homelessness has been  
11                   functionally eliminated in the geographic  
12                   area served by the applicant; or

13                   “(ii) the permanent supportive hous-  
14                   ing under development in the geographic  
15                   area served by the applicant is sufficient to  
16                   functionally eliminate chronic homelessness  
17                   once such units are available for occu-  
18                   pancy.

19                   The Secretary shall consider and make a deter-  
20                   mination regarding each request for an exemp-  
21                   tion under this subparagraph not later than 60  
22                   days after receipt of such request.

23                   “(3) LIMITATION ON USE FOR ADMINISTRATIVE  
24                   EXPENSES.—Not more than 5 percent of the total  
25                   amount of any grant under this section to a collabo-

1           rative applicant may be used for costs of administra-  
2           tion.

3           “(4) HOUSING FIRST REQUIREMENT.—The Sec-  
4           retary shall ensure that each collaborative applicant  
5           that receives a grant under this section is imple-  
6           menting, to the extent possible, and will use such  
7           grant amounts in accordance with, a Housing First  
8           model for assistance for homeless persons.

9           “(d) RENEWAL FUNDING.—Expiring contracts for  
10           leasing, rental assistance, or permanent housing shall be  
11           treated, for purposes of section 429, as expiring contracts  
12           referred to in subsection (a) of such section.

13           “(e) REPORTING TO CONGRESS.—

14           “(1) ANNUAL REPORTS.—Not later than the ex-  
15           piration of the 12-month period beginning upon the  
16           first allocation of amounts made after the date of  
17           the enactment of this Act pursuant to subsection  
18           (b)(1), and annually thereafter, the Secretary and  
19           the United States Interagency Council on Homeless-  
20           ness shall submit a report to the Committees on Fi-  
21           nancial Services and Appropriations of the House of  
22           Representatives and the Committees on Banking,  
23           Housing, and Urban Affairs and Appropriations of  
24           the Senate providing detailed information regarding  
25           the grants made under this section during the pre-

1        ceding year, the activities funded with such grant  
2        amounts, and the impact of such activities on the  
3        communities where such activities took place.

4        "(2) COLLECTION OF INFORMATION BY SEC-  
5        RETARY.—The Secretary shall require each collabora-  
6        tive applicant that receives a grant under this sec-  
7        tion to submit such information to the Secretary as  
8        may be necessary for the Secretary to comply with  
9        the reporting requirement under paragraph (1).

10 **"SEC. 452. OUTREACH FUNDING.**

11        "(a) DIRECT APPROPRIATION.—There is appro-  
12        priated out of any money in the Treasury not otherwise  
13        appropriated for each of fiscal years 2025 through 2029,  
14        \$100,000,000, to remain available until expended, to the  
15        Secretary for grants under this section to provide outreach  
16        and coordinate services for persons and households who  
17        are homeless or formerly homeless.

18        "(b) GRANTS.—

19        "(1) IN GENERAL.—The Secretary shall make  
20        grants under this section on a competitive basis only  
21        to collaborative applicants who comply with section  
22        402.

23        "(2) PRIORITY.—The competition for grants  
24        under this section shall provide priority—

1                 “(A) to collaborative applicants who sub-  
2                 mit plans to make innovative and effective use  
3                 of staff funded with grant amounts pursuant to  
4                 subsection (c);

5                 “(B) to collaborative applicants for which  
6                 the local governments, within the area served by  
7                 the applicant, have adopted local policies, such  
8                 as through zoning and regulation, that leverage  
9                 the private sector’s participation to provide  
10                 housing that is reserved and affordable to low-  
11                 , very low-, and extremely low-income house-  
12                 holds, as defined by Secretary, for a minimum  
13                 term of 15 years; and

14                 “(C) to collaborative applicants for which  
15                 the local governments have adopted policies that  
16                 decriminalize homelessness.

17                 The Secretary shall establish by regulation the proc-  
18                 ess and manner that local governments will be evalu-  
19                 ated. The Secretary shall ensure that local govern-  
20                 ments are not incentivized or otherwise rewarded for  
21                 eliminating or undermining the intent of zoning reg-  
22                 ulations or other regulations or policies that estab-  
23                 lish fair wages for laborers, ensure health and safety  
24                 of buildings for residents and the general public,  
25                 protect fair housing, establish environmental protec-

1       tions, establish standards for resiliency, prevent ten-  
2       tant displacement, or any other requirements that the  
3       Secretary determines it is in the public interest to  
4       preserve.

5       “(c) USE OF GRANTS.—A collaborative applicant  
6       that receives a grant under this section—

7           “(1) may use such grant amounts only for pro-  
8       viding case managers, social workers, or other staff  
9       who conduct outreach and coordinate services for  
10       persons and households who are homeless or for-  
11       merly homeless; and

12           “(2) shall not use grant amounts for any law  
13       enforcement purposes.

14       “(d) TIMING.—The Secretary shall establish the cri-  
15       teria for the competition for grants under this section re-  
16       quired under subsection (b) by regulations issued, after  
17       notice and opportunity for public comment, not later than  
18       6 months after the date of enactment of this section.”.

19 **SEC. 106. HOUSING TRUST FUND.**

20       (a) FUNDING.—

21           (1) ANNUAL FUNDING.—There is appropriated,  
22       out of any money in the Treasury not otherwise ap-  
23       propriated, for each of fiscal years 2025 through  
24       2029, \$1,000,000,000, to remain available until ex-  
25       pended, which shall be credited to the Housing

1       Trust Fund established pursuant to section 1338 of  
2       the Federal Housing Enterprises Financial Safety  
3       and Soundness Act of 1992 (12 U.S.C. 4568) for  
4       use under such section.

5               (2) PRIORITY FOR HOUSING THE HOMELESS.—

6                   (A) PRIORITY.—During the first 5 fiscal  
7       years that amounts are made available under  
8       this subsection, the Secretary of Housing and  
9       Urban Development shall ensure that priority  
10      for occupancy in dwelling units described in  
11      subparagraph (B) that become available for oc-  
12      cupancy shall be given to persons and house-  
13      holds who are homeless (as such term is defined  
14      in section 103 of the McKinney-Vento Homeless  
15      Assistance Act (42 U.S.C. 11302)).

16                   (B) COVERED DWELLING UNITS.—A dwell-  
17      ing unit described in this subparagraph is any  
18      dwelling unit that—

19                           (i) is located in housing that was at  
20      any time provided assistance with any  
21      amounts from the Housing Trust Fund re-  
22      ferred to paragraph (1) that were credited  
23      to such Trust Fund by such paragraph; or

1 (ii) is receiving assistance described in  
2 paragraph (2) with amounts made avail-  
3 able under such paragraph.

4 (b) TENANT RENT CONTRIBUTION.—

9 (A) by striking "except that not less than  
10 75 percent" and inserting the following: "except  
11 that—

12 (i) not less than 75 percent";

13 (B) by adding at the end the following new  
14 clause:

9 SEC. 107. TECHNICAL ASSISTANCE FUNDS TO HELP STATES  
10 AND LOCAL ORGANIZATIONS ALIGN HEALTH  
11 AND HOUSING SYSTEMS.

12 (a) FUNDING.—There is hereby made available to the  
13 Secretary of Housing and Urban Development  
14 \$20,000,000, to remain available until expended, for pro-  
15 viding technical assistance under section 405 of the  
16 McKinney-Vento Homeless Assistance Act (42 U.S.C.  
17 11361(b)) to integrate and coordinate assistance provided  
18 under the McKinney-Vento Homeless Assistance Act (42  
19 U.S.C. 11301 et seq.) with health care funded by Federal  
20 programs, in collaboration with the United States Inter-  
21 agency Council on Homelessness and the Secretary of  
22 Health and Human Services.

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

6 (2) engage State Medicaid program directors,  
7 Governors, State housing and homelessness agencies,  
8 any other relevant State offices, and any relevant  
9 local government entities, to assist States in increas-  
10 ing use of their Medicaid programs to finance sup-  
11 portive services for homeless persons.

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

14 (1) to use for States and localities having the  
15 highest numbers of chronically homeless persons;  
16 and

17 (2) to assist localities that have adopted local  
18 policies, such as through zoning and regulation, that  
19 leverage the private sector's participation to provide  
20 and make housing affordable for low-, very low-, and  
21 extremely low-income household, as defined by the  
22 Secretary, for a minimum of 15 years. The Sec-  
23 retary shall establish by regulation the process and  
24 manner that local governments will be evaluated

25 The Secretary shall ensure that local governments

1       are not incentivized or otherwise rewarded for eliminating or undermining the intent of zoning regulations or other regulations or policies that establish fair wages for laborers, ensure health and safety of buildings for residents and the general public, protect fair housing, establish environmental protections, establish standards for resiliency, prevent tenant displacement, or any other requirements that the Secretary determines it is in the public interest to preserve.

11   **SEC. 108. PERMANENT AUTHORIZATION OF APPROPRIATIONS FOR MCKINNEY-VENTO HOMELESS ASSISTANCE ACT GRANTS.**

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

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

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

20   **SEC. 109. PERMANENT EXTENSION OF UNITED STATES INTERAGENCY COUNCIL ON HOMELESSNESS.**

22       Section 209 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11319) is hereby repealed.

1 **SEC. 110. ELIGIBILITY OF PRIVATE NONPROFIT ORGANIZA-**  
2 **TIONS FOR FUNDING.**

3 Notwithstanding any other provision of law, the Sec-  
4 retary of Housing and Urban Development shall provide  
5 that private nonprofit organizations (as such term is de-  
6 fined in section 401 of the McKinney-Vento Homeless As-  
7 sistance Act (42 U.S.C. 11360)) that are eligible entities  
8 (as such term is defined in such section 401), including  
9 faith-based such organizations that are eligible entities,  
10 shall be eligible for assistance made available or author-  
11 ized by this Act or by the amendments made by this Act  
12 (but not including assistance under section 452 of the  
13 McKinney-Vento Homeless Assistance Act, as added by  
14 section 602 of this Act), and shall be eligible to be sub-  
15 grantees for entities receiving amounts made available or  
16 authorized by this Act or by the amendments made by  
17 this Act.

18 **SEC. 111. ELIGIBILITY OF FAITH-BASED ORGANIZATIONS.**

19 Notwithstanding any other provision of law, in deter-  
20 mining eligibility for assistance made available by this Act  
21 or the amendments made by this Act or for which appro-  
22 priations are authorized by this Act or the amendments  
23 made by this Act, the status of an entity as faith-based  
24 or the possibility that an entity may be faith-based may  
25 not be a basis for any discrimination against such entity  
26 in any manner or for any purpose.

**1 SEC. 112. CONFORMING AMENDMENTS.**

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

4 (1) in the item relating to title II, by striking

5 “INTERAGENCY COUNCIL ON THE HOME-  
6 LESS” and inserting “UNITED STATES INTER-  
7 AGENCY COUNCIL ON HOMELESSNESS”;

8 (2) by striking the item relating to section 209;

9 (3) in the item relating to section 491, by strik-  
10 ing “491” and inserting “441”;

11 (4) in the item relating to section 492, by strik-  
12 ing “492” and inserting “442”; and

13 (5) by inserting before the item relating to title  
14 V the following:

“Subtitle E—Emergency Funding To Address Unmet Need

“Sec. 451. Funding to address unmet needs.

“Sec. 452. Outreach funding.”.

**15 SEC. 113. FUNDING PRIORITY.**

16 In selecting entities to receive amounts authorized to  
17 be appropriated by this title and amounts made available  
18 by this title, the Secretary of Housing and Urban Develop-  
19 ment shall provide priority to entities serving areas for  
20 which the local governments having jurisdiction have  
21 adopted policies that decriminalize homelessness.

**1 SEC. 114. OFFSET OF COSTS.**

2 Any costs imposed by this title or the amendments  
3 made by this title shall be offset by an equal reduction  
4 to the amount held in the Federal Reserve surplus.

**5 TITLE II—CREATING AND PRE-  
6 SERVING AFFORDABLE, EQUI-  
7 TABLE, AND ACCESSIBLE  
8 HOUSING FOR THE 21ST CEN-  
9 TURY****10 SEC. 201. PUBLIC HOUSING INVESTMENTS.**

11 (a) APPROPRIATION.—In addition to amounts other-  
12 wise made available, there is appropriated to the Secretary  
13 of Housing and Urban Development (in this section re-  
14 ferred to as the “Secretary”) for fiscal year 2025, out of  
15 any money in the Treasury not otherwise appropriated—

16 (1) \$10,000,000,000, to remain available until  
17 September 30, 2033, for the Capital Fund under  
18 section 9(d) of the United States Housing Act of  
19 1937 (42 U.S.C. 1437g(d)) pursuant to the same  
20 formula as in fiscal year 2021, to be made available  
21 within 60 days of the date of the enactment of this  
22 title;

23 (2) \$53,000,000,000, to remain available until  
24 September 30, 2028, for eligible activities under sec-  
25 tion 9(d)(1) of the United States Housing Act of  
26 1937 (42 U.S.C. 1437g(d)(1)) for priority invest-

1       ments as determined by the Secretary to repair, re-  
2       place, or construct properties assisted under such  
3       section 9;

23 (5) \$50,000,000, to remain available until Sep-  
24 tember 30, 2033, to make new awards or increase  
25 prior awards to existing technical assistance pro-

1       viders to provide an increase in capacity building  
2       and technical assistance available to entities eligible  
3       for funding for activities or projects consistent with  
4       this section.

5       (b) TERMS AND CONDITIONS FOR SECTION 24  
6 GRANTS.—Grants awarded under subsection (a)(3) shall  
7 be subject to terms and conditions determined by the Sec-  
8 retary, which shall include the following:

9               (1) USE.—Grant funds may be used for resi-  
10       dent and community services, community develop-  
11       ment and revitalization, and affordable housing  
12       needs in the community.

13               (2) APPLICANTS.—Eligible recipients of grants  
14       shall include lead applicants and joint applicants, as  
15       follows:

16               (A) LEAD APPLICANTS.—A lead applicant  
17       shall be a local government, a public housing  
18       agency, or an owner of an assisted housing  
19       property.

20               (B) JOINT APPLICANTS.—A nonprofit or-  
21       ganization or a for-profit developer may apply  
22       jointly as a joint applicant with such public en-  
23       tities specified in subparagraph (A). A local  
24       government must be a joint applicant with an

1           owner of an assisted housing property specified  
2           in subparagraph (A).

3           (3) PERIOD OF AFFORDABILITY.—Grantees  
4           shall commit to a period of affordability determined  
5           by the Secretary of not fewer than 20 years, but the  
6           Secretary may specify a period of affordability that  
7           is fewer than 20 years with respect to homeowner-  
8           ship units developed with section 24 grants.

9           (4) ENVIRONMENTAL REVIEW.—For purposes  
10          of environmental review, a grantee shall be treated  
11          as a public housing agency under section 26 of the  
12          United States Housing Act of 1937 (42 U.S.C.  
13          1437x).

14           (5) LOW-INCOME AND AFFORDABLE HOUS-  
15          ING.—Amounts made available under this section  
16          shall be used for low-income housing (as such term  
17          is defined under section 3(b) of the United States  
18          Housing Act of 1937 (42 U.S.C. 1437a(b))), HUD-  
19          assisted housing, and affordable housing, which shall  
20          be housing for which the owner of the project shall  
21          record an affordability use restriction approved by  
22          the Secretary for households earning up to 120 per-  
23          cent of the area median income and is subject to the  
24          period of affordability under paragraph (3) of this  
25          subsection.

1 (c) OTHER TERMS AND CONDITIONS.—Grants  
2 awarded under this section shall be subject to the fol-  
3 lowing terms and conditions:

7 (2) DEVELOPMENT OF NEW UNITS.—Paragraph  
8 (3) of section 9(g) of the United States Housing Act  
9 of 1937 (42 U.S.C. 1437g(g)(3)) shall not apply to  
10 new funds made available under this section.

17 (4) ENERGY EFFICIENCY AND RESILIENCE.—  
18 Amounts made available under this section shall ad-  
19 vance improvements to energy and water efficiency  
20 or climate and disaster resilience in housing assisted  
21 under this section.

22 (5) RECAPTURE.—If the Secretary recaptures  
23 funding allocated by formula from a public housing  
24 agency under subsection (a)(1), such recaptured  
25 amounts shall be added to the amounts available

1 under subsection (a)(2), and shall be obligated by  
2 the Secretary prior to the expiration of such funds.

9 (d) IMPLEMENTATION.—The Secretary shall have au-  
10 thority to issue such regulations or notices, or other guid-  
11 ance, forms, instructions, and publications to carry out the  
12 programs, projects, or activities authorized under this sec-  
13 tion to ensure that such programs, projects, or activities  
14 are completed in a timely and effective manner.

15 SEC. 202. INVESTMENTS IN AFFORDABLE AND ACCESSIBLE  
16 HOUSING PRODUCTION.

17 (a) APPROPRIATION.—In addition to amounts other-  
18 wise made available, there is appropriated to the Secretary  
19 of Housing and Urban Development (in this section re-  
20 ferred to as the “Secretary”) for fiscal year 2025, out of  
21 any money in the Treasury not otherwise appropriated—

22 (1) \$9,925,000,000, to remain available until  
23 September 30, 2028, for activities and assistance for  
24 the HOME Investment Partnerships Program (in  
25 this section referred to as the “HOME program”),

1 as authorized under sections 241 through 242, 244  
2 through 253, 255 through 256, and 281 through  
3 290 of the Cranston-Gonzalez National Affordable  
4 Housing Act (42 U.S.C. 12741–12742, 42 U.S.C.  
5 12744–12753, 42 U.S.C. 12755–12756, 42 U.S.C.  
6 12831–12840) (in this section referred to as  
7 “NAHA”), subject to the terms and conditions para-  
8 graph (1)(A) of subsection (b);

9 (2) \$14,925,000,000, to remain available until  
10 September 30, 2028, for activities and assistance for  
11 the HOME Investment Partnerships Program, as  
12 authorized under sections 241 through 242, 244  
13 through 253, 255 through 256, and 281 through  
14 290 of the Cranston-Gonzalez National Affordable  
15 Housing Act (42 U.S.C. 12741–12742, 42 U.S.C.  
16 12744–12753, 42 U.S.C. 12755–12756, 42 U.S.C.  
17 12831–12840), subject to the terms and conditions  
18 in paragraphs (1)(B) and (2) of subsection (b);

19 (3) \$50,000,000, to remain available until Sep-  
20 tember 30, 2033, to make new awards or increase  
21 prior awards to existing technical assistance pro-  
22 viders to provide an increase in capacity building  
23 and technical assistance available to any grantees  
24 implementing activities or projects consistent with  
25 this section; and

10 (b) TERMS AND CONDITIONS.—

## 11 (1) FORMULAS.—

19 (B) The Secretary shall allocate amounts  
20 made available under subsection (a)(2) pursu-  
21 ant to the formula specified in section  
22 1338(c)(3) of the Federal Housing Enterprises  
23 Financial Safety and Soundness Act of 1992  
24 (12 U.S.C. 4568(c)(3)) to grantees that re-  
25 ceived Housing Trust Fund allocations pursu-

1 ant to that same formula in fiscal year 2023  
2 and shall make such allocations within 60 days  
3 of the date of the enactment of this title.

4 (2) ELIGIBLE ACTIVITIES.—Other than as pro-  
5 vided in paragraph (5) of this subsection, funds  
6 made available under subsection (a)(2) may only be  
7 used for eligible activities described in subpara-  
8 graphs (A) through (B)(i) of section 1338(c)(7) of  
9 the Federal Housing Enterprises Financial Safety  
10 and Soundness Act of 1992 (12 U.S.C. 4568(c)(7)),  
11 except that not more than 10 percent of funds made  
12 available may be used for activities under such sub-  
13 paragraph (B)(i).

14 (3) FUNDING RESTRICTIONS.—The commit-  
15 ment requirements in section 218(g) (42 U.S.C.  
16 12748(g)) of NAHA, the matching requirements in  
17 section 220 (42 U.S.C. 12750) of NAHA, and the  
18 set-aside for housing developed, sponsored, or owned  
19 by community housing development organizations re-  
20 quired in section 231 of NAHA (42 U.S.C. 12771)  
21 shall not apply for amounts made available under  
22 this section.

23 (4) REALLOCATION.—For funds provided under  
24 paragraphs (1) and (2) of subsection (a), the Sec-  
25 retary may recapture certain amounts remaining

1       available to a grantee under this section or amounts  
2       declined by a grantee, and reallocate such amounts  
3       to other grantees under that paragraph to ensure  
4       fund expenditure, geographic diversity, and avail-  
5       ability of funding to communities within the State  
6       from which the funds have been recaptured.

7               (5) ADMINISTRATION.—Notwithstanding sub-  
8       sections (c) and (d)(1) of section 212 of NAHA (42  
9       U.S.C. 12742), grantees may use not more than 15  
10      percent of their allocations under this section for ad-  
11      ministrative and planning costs.

12               (c) IMPLEMENTATION.—The Secretary shall have au-  
13      thority to issue such regulations, notices, or other guid-  
14      ance, forms, instructions, and publications to carry out the  
15      programs, projects, or activities authorized under this sec-  
16      tion to ensure that such programs, projects, or activities  
17      are completed in a timely and effective manner.

18      **SEC. 203. HOUSING INVESTMENT FUND.**

19               (a) APPROPRIATION.—In addition to amounts other-  
20      wise available, there is appropriated for fiscal year 2025,  
21      out of any money in the Treasury not otherwise appro-  
22      priated, to remain available until September 30, 2028—

23                       (1) \$740,000,000 to the Department of the  
24      Treasury to establish the Housing Investment Fund  
25      established by this section within the Community

1       Development Financial Institutions Fund (in this  
2       section referred to as the “CDFI Fund”) to make  
3       grants to increase investment in the development,  
4       preservation, rehabilitation, financing, or purchase  
5       of affordable housing primarily for low-, very-low,  
6       and extremely low-income families who are renters,  
7       and for homeowners with incomes up to 120 percent  
8       of the area median income, and for economic devel-  
9       opment and community facilities related to such  
10      housing and to further fair housing; and

11                   (2) \$10,000,000 for the costs to the CDFI  
12      Fund of administering and overseeing the implemen-  
13      tation of this section, including information tech-  
14      nology, financial reporting, research and evaluations,  
15      and other costs.

16                   (b) ELIGIBLE GRANTEES.—A grant under this sec-  
17      tion may be made, pursuant to such requirements as the  
18      CDFI Fund shall establish, only to—

19                   (1) a CDFI Fund certified community develop-  
20      ment financial institution, as such term is defined in  
21      section 103 of the Riegle Community Development  
22      and Regulatory Improvement Act of 1994 (12  
23      U.S.C. 4702);

24                   (2) a nonprofit organization having as one of its  
25      principal purposes the creation, development, or

1       preservation of affordable housing, including a sub-  
2       sidiary of a public housing authority; or

3               (3) a consortium comprised of certified commu-  
4       nity development financial institutions, eligible non-  
5       profit housing organizations, or a combination of  
6       both.

7       (c) ELIGIBLE USES.—Eligible uses for grant  
8       amounts awarded from the Housing Investment Fund  
9       pursuant to this section shall—

10               (1) be reasonably expected to result in eligible  
11       affordable housing activities that support or sustain  
12       affordable housing funded by a grant under this sec-  
13       tion and capital from other public and private  
14       sources; and

15               (2) include activities—

16                       (A) to provide loan loss reserves;

17                       (B) to capitalize an acquisition fund to ac-  
18       quire residential, industrial, or commercial  
19       property and land for the purpose of the preser-  
20       vation, development, or rehabilitation of afford-  
21       able housing, including to support the creation,  
22       preservation, or rehabilitation of resident-owned  
23       manufactured housing communities;

24                       (C) to capitalize an affordable housing  
25       fund, for development, preservation, rehabilita-

7 (D) to capitalize an affordable housing  
8 mortgage fund, to facilitate the origination of  
9 mortgages to buyers that may experience sig-  
10 nificant barriers to accessing affordable mort-  
11 gage credit, including mortgages having low  
12 original principal obligations;

13 (E) for risk-sharing loans;

14 (F) to provide loan guarantees; and

15 (G) to fund rental housing operations.

16 (d) IMPLEMENTATION.—The CDFI Fund shall have  
17 the authority to issue such regulations, notice, or other  
18 guidance, forms, instructions, and publications to carry  
19 out the programs, projects, or activities authorized under  
20 this section to ensure that such programs, projects, or ac-  
21 tivities are completed in a timely and effective manner.

22 SEC. 204. SECTION 811 SUPPORTIVE HOUSING FOR PEOPLE  
23 WITH DISABILITIES.

24 (a) APPROPRIATION.—In addition to amounts other-  
25 wise available, there is appropriated to the Secretary of

1 Housing and Urban Development (in this section referred  
2 to as the “Secretary”) for fiscal year 2025, out of any  
3 money in the Treasury not otherwise appropriated—

4 (1) \$450,000,000 for capital advances, includ-  
5 ing amendments to capital advance contracts, for  
6 supportive housing for persons with disabilities, as  
7 authorized by section 811(b)(2) of the Cranston-  
8 Gonzalez National Affordable Housing Act (42  
9 U.S.C. 8013(b)(2)) (in this section referred to as the  
10 “Act”), and subject to subsections (a) through  
11 (h)(4), (h)(6) through (i)(1)(C), and (i)(2) through  
12 (m) of such section 811 (42 U.S.C. 8013(a)–42  
13 U.S.C. 8013(h)(4), 42 U.S.C. 8013(h)(6)–42 U.S.C.  
14 8013(i)(1)(C), 42 U.S.C. 8013(i)(2)–42 U.S.C.  
15 8013(m)), and for project rental assistance for sup-  
16 portive housing for persons with disabilities under  
17 section 811(d)(2) of the Act and for project assist-  
18 ance contracts pursuant to section 202(h) of the  
19 Housing Act of 1959 (Public Law 86–372; 73 Stat.  
20 667), for project rental assistance to State housing  
21 finance agencies and other appropriate entities as  
22 authorized under section 811(b)(3) of the Act, for  
23 State housing finance agencies;

24 (2) \$7,500,000 for providing technical assist-  
25 ance to support State-level efforts to integrate hous-

1 ing assistance and voluntary supportive services for  
2 residents of housing receiving such assistance, which  
3 funding may also be used to provide technical assist-  
4 ance to applicants and potential applicants to under-  
5 stand program requirements and develop effective  
6 applications, and the Secretary may use amounts  
7 made available under this paragraph to increase  
8 prior awards to existing technical assistance pro-  
9 viders to provide an immediate increase in capacity  
10 building and technical assistance; and

19 Amounts appropriated by this section shall remain avail-  
20 able until September 30, 2033.

21 (b) LIMITATIONS ON COSTS.—When awarding grants  
22 under paragraph (1) of subsection (a), the Secretary shall  
23 establish and assess reasonable development cost limita-  
24 tions by market area for various types and sizes of sup-  
25 portive housing for persons with disabilities. The Sec-

1 rotary shall not count owner or sponsor contributions of  
2 other funding or assistance against the overall cost of a  
3 project.

4 (c) OCCUPANCY STANDARDS.—The owner or sponsor  
5 of housing assisted with funds provided under this section  
6 may, with the approval of the Secretary, limit occupancy  
7 with the housing to persons with disabilities who can ben-  
8 efit from the supportive services offered in connection with  
9 the housing.

10 (d) IMPLEMENTATION.—The Secretary shall have au-  
11 thority to issue such regulations, notices, or other guid-  
12 ance, forms, instructions, and publications to carry out the  
13 programs, projects, or activities authorized under this sec-  
14 tion to ensure that such programs, projects, or activities  
15 are completed in a timely and effective manner.

16 SEC. 205. SECTION 202 SUPPORTIVE HOUSING FOR THE EL-  
17 DERLY PROGRAM.

18 (a) APPROPRIATION.—In addition to amounts other-  
19 wise available, there is appropriated to the Secretary of  
20 Housing and Urban Development (in this section referred  
21 to as the “Secretary”) for fiscal year 2025, out of any  
22 money in the Treasury not otherwise appropriated—

23 (1) \$450,000,000 for the Supportive Housing  
24 for the Elderly Program authorized under section  
25 202 of the Housing Act of 1959, and subject to sub-

1 sections (a) through (g), (h)(2) through (h)(5), and  
2 (i) through (m) of such section 202 (12 U.S.C.  
3 1701q(a)-12 U.S.C. 1701q(g), 12 U.S.C.  
4 1701q(h)(2)-12 U.S.C. 1701q(h)(5), 12 U.S.C.  
5 1701q(i)-12 U.S.C. 1701q(m)) (in this section re-  
6 ferred to as the “Act”), which shall be used—

10 (B) for new section 8 project-based rental  
11 assistance contracts under section 8(b) of the  
12 United States Housing Act of 1937 Act (42  
13 U.S.C. 1437f(b)), subject to subsection (c) of  
14 this section, with the Secretary setting the  
15 terms of such project-based rental assistance  
16 contracts, including the duration and provisions  
17 regarding rent setting and rent adjustment, to  
18 support the capital advance projects funded  
19 under this section; and

20 (C) for service coordinators;

21 (2) \$7,500,000, to provide technical assistance  
22 to support State-level efforts to improve the design  
23 and delivery of voluntary supportive services for resi-  
24 dents of any housing assisted under the Act and  
25 other housing supporting low-income older adults, in

1 order to support residents to age-in-place and avoid  
2 institutional care, as well as to assist applicants and  
3 potential applicants with project-specific design, and  
4 the Secretary may use amounts made available  
5 under this paragraph to increase prior awards to ex-  
6 isting technical assistance providers to provide an  
7 immediate increase in capacity building and tech-  
8 nical assistance; and

17 Amounts appropriated by this section shall remain avail-  
18 able until September 30, 2033.

19 (b) LIMITATION ON COSTS.—When awarding grants  
20 under paragraph (1) of subsection (a), the Secretary shall  
21 establish and assess reasonable development cost limita-  
22 tions by market area for various types and sizes of sup-  
23 portive housing for the elderly. The Secretary shall not  
24 count owner or sponsor contributions of other funding or  
25 assistance against the overall cost of a project.

1        (c) IMPLEMENTATION.—The Secretary shall have au-  
2 thority to issue such regulations, notices, or other guid-  
3 ance, forms, instructions, and publications to carry out the  
4 programs, projects, or activities authorized under this sec-  
5 tion to ensure that such programs, projects, or activities  
6 are completed in a timely and effective manner.

7 SEC. 206. IMPROVING ENERGY EFFICIENCY OR WATER EF-  
8 FICIENCY OR CLIMATE RESILIENCE OF AF-  
9 FORDABLE HOUSING.

10 (a) APPROPRIATION.—In addition to amounts other-  
11 wise available, there is appropriated to the Secretary of  
12 Housing and Urban Development (in this section referred  
13 to as the “Secretary”) for fiscal year 2025, out of any  
14 money in the Treasury not otherwise appropriated—

1 tion, energy storage, or building electrification, elec-  
2 tric car charging station installations, or address cli-  
3 mate resilience of multifamily properties;

4 (2) \$25,000,000, to remain available until Sep-  
5 tember 30, 2032, for the costs to the Secretary of  
6 administering and overseeing the implementation of  
7 this section, including information technology, finan-  
8 cial reporting, research and evaluation, other cross-  
9 program costs in support of programs administered  
10 by the Secretary in this title, and other costs;

17 (4) \$85,000,000, to remain available until Sep-  
18 tember 30, 2030, for energy and water  
19 benchmarking of properties eligible to receive grants  
20 or loans under this section, regardless of whether  
21 they actually received such grants, along with associ-  
22 ated data analysis and evaluation at the property  
23 and portfolio level, including the development of in-  
24 formation technology systems necessary for the col-  
25 lection, evaluation, and analysis of such data.

## 1        (b) LOAN AND GRANT TERMS AND CONDITIONS.—

2        Amounts made available under this section shall be for  
3        direct loans, grants, and direct loans that can be converted  
4        to grants to eligible recipients that agree to an extended  
5        period of affordability for the property.

## 6        (c) DEFINITIONS.—As used in this section—

7                (1) the term “eligible recipient” means any  
8        owner or sponsor of an eligible property; and

9                (2) the term “eligible property” means a prop-  
10        erty receiving project-based assistance pursuant to—

11                (A) section 202 of the Housing Act of  
12        1959 (12 U.S.C. 1701q);

13                (B) section 811 of the Cranston-Gonzalez  
14        National Affordable Housing Act (42 U.S.C.  
15        8013); or

16                (C) section 8(b) of the United States  
17        Housing Act of 1937 (42 U.S.C. 1437f(b)).

18        (d) IMPLEMENTATION.—The Secretary shall have au-  
19        thority to issue such regulations, notices, or other guid-  
20        ance, forms, instructions, and publications to carry out the  
21        programs, projects, or activities authorized under this sec-  
22        tion to ensure that such programs, projects, or activities  
23        are completed in a timely and effective manner.

## 1 SEC. 207. REVITALIZATION OF DISTRESSED MULTIFAMILY

## 2 PROPERTIES.

3 (a) APPROPRIATION.—In addition to amounts other-  
4 wise available, there is appropriated to the Secretary of  
5 Housing and Urban Development (in this section referred  
6 to as the “Secretary”) for fiscal year 2025, out of any  
7 money in the Treasury not otherwise appropriated—

8 (1) \$1,550,000,000 for providing direct loans,  
9 which may be forgivable, to owners of distressed  
10 properties for the purpose of making necessary phys-  
11 ical improvements, including to subsidize gross obli-  
12 gations for the principal amount of direct loans not  
13 to exceed \$6,000,000,000, subject to the terms and  
14 conditions in subsection (b); and

15 (2) \$50,000,000 for the costs to the Secretary  
16 of administering and overseeing the implementation  
17 of this section and the Office of Housing programs  
18 generally, including information technology, financial  
19 reporting, research and evaluations, other cross-pro-  
20 gram costs in support of programs administered by  
21 the Secretary in this title, and other costs.

22 Amounts appropriated by this section shall remain avail-  
23 able until September 30, 2031.

24 (b) LOAN TERMS AND CONDITIONS.—

25 (1) ELIGIBILITY.—Owners or sponsors of multi-  
26 family housing projects who meet each of the fol-

1       lowing requirements shall be eligible for loan assist-  
2       ance under this section:

3                   (A) The multifamily housing project, in-  
4                   cluding any project from which assistance has  
5                   been approved to be transferred has deficiencies  
6                   that cause the project to be at risk of physical  
7                   obsolescence or economic non-viability.

8                   (B) The actual rents received by the owner  
9                   or sponsor of the distressed property would not  
10                   adequately sustain the debt needed to make  
11                   necessary physical improvements.

12                   (C) The owner or sponsor meets any such  
13                   additional eligibility criteria as the Secretary  
14                   determines to be appropriate, considering fac-  
15                   tors that contributed to the project's defi-  
16                   ciencies.

17                   (2) USE OF LOAN FUNDS.—Each recipient of  
18                   loan assistance under this section may only use such  
19                   loan assistance to make necessary physical improve-  
20                   ments.

21                   (3) LOAN AVAILABILITY.—The Secretary shall  
22                   only provide loan assistance to an owner or sponsor  
23                   of a multifamily housing project when such assist-  
24                   ance, considered with other financial resources avail-

1       able to the owner or sponsor, is needed to make the  
2       necessary physical improvements.

3                   (4) INTEREST RATES AND LENGTH.—Loans  
4       provided under this section shall bear interest at 1  
5       percent, and at origination shall have a repayment  
6       period coterminous with the affordability period es-  
7       tablished under paragraph (6), with the frequency  
8       and amount of repayments to be determined by re-  
9       quirements established by the Secretary.

10                   (5) LOAN MODIFICATIONS OR FORGIVENESS.—  
11       With respect to loans provided under this section,  
12       the Secretary may take any of the following actions  
13       if the Secretary determines that doing so will pre-  
14       serve affordability of the project:

15                   (A) Waive any due on sale or due on refi-  
16       nancing restriction.

17                   (B) Consent to the terms of new debt to  
18       which the loans may be subordinate, even if  
19       such new debt would impact the repayment of  
20       the loans.

21                   (C) Extend the term of the loan.

22                   (D) Forgive the loan in whole or in part.

23                   (6) EXTENDED AFFORDABILITY PERIOD.—Each  
24       recipient of loan assistance under this section shall  
25       agree to an extended affordability period for the

1       project that is subject to the loan by extending any  
2       existing affordable housing use agreements for an  
3       additional 30 years or, if the project is not currently  
4       subject to a use agreement establishing affordability  
5       requirements, by establishing a use agreement for  
6       30 years.

7           (7) MATCHING CONTRIBUTION.—Each recipient  
8       of loan assistance under this section shall secure at  
9       least 20 percent of the total cost needed to make the  
10      necessary physical improvements from non-Federal  
11      sources, except in cases where the Secretary deter-  
12      mines that a lack of financial resources qualifies a  
13      loan recipient for—

14               (A) a reduced contribution below 20 per-  
15       cent; or

16               (B) an exemption to the matching con-  
17       tribution requirement.

18           (8) ADDITIONAL LOAN CONDITIONS.—The Sec-  
19       retary may establish additional conditions for loan  
20       eligibility provided under this section as the Sec-  
21       retary determines to be appropriate.

22           (9) PROPERTIES INSURED BY THE SEC-  
23       RETARY.—In the case of any property with respect  
24       to which assistance is provided under this section  
25       that has a mortgage insured by the Secretary, the

1       Secretary may use funds available under this section  
2       as necessary to pay for the costs of modifying such  
3       loan.

4       (c) DEFINITIONS.—As used in this section—

5               (1) the term “multifamily housing project”  
6       means a project consisting of five or more dwelling  
7       units assisted or approved to receive a transfer of  
8       assistance, insured, or with a loan held by the Sec-  
9       retary or a State or State agency in part or in whole  
10      pursuant to—

11               (A) section 8 of the United States Housing  
12       Act of 1937 (42 U.S.C. 1437f), not including  
13       subsection (o)(13) of such section;

14               (B) section 202 of the Housing Act of  
15       1959 (12 U.S.C. 1701q), as amended by section  
16       801 of the Cranston-Gonzalez National Afford-  
17       able Housing Act;

18               (C) section 202 of the Housing Act of  
19       1959 (former 12 U.S.C. 1701q), as such section  
20       existed before the enactment of the Cranston-  
21       Gonzalez National Affordable Housing Act;

22               (D) section 811 of the Cranston-Gonzalez  
23       National Affordable Housing Act (42 U.S.C.  
24       8013); or

1 (E) section 236 of the National Housing  
2 Act (12 U.S.C. 1715z-1); and

11 (d) IMPLEMENTATION.—The Secretary shall have the  
12 authority to issue such regulations, notices, or other guid-  
13 ance, forms, instructions, and publications to carry out the  
14 programs, projects, or activities authorized under this sec-  
15 tion to ensure that such programs, projects, or activities  
16 are completed in a timely and effective manner.

## 17 SEC. 208. INVESTMENTS IN RURAL RENTAL HOUSING.

18 (a) APPROPRIATION.—In addition to amounts other-  
19 wise available, there is appropriated to the Rural Housing  
20 Service of the Department of Agriculture for fiscal year  
21 2025, out of any money in the Treasury not otherwise ap-  
22 propriated—

23 (1) \$1,800,000,000, to remain available until  
24 September 30, 2031, for the Administrator of the  
25 Rural Housing Service for making loans and grants

1 for new construction, improvements to energy and  
2 water efficiency or climate resilience, the removal of  
3 health and safety hazards, and the preservation and  
4 revitalization of housing for other purposes described  
5 under section 514 of the Housing Act of 1949 (42  
6 U.S.C. 1484), subsections (a)(1) through (a)(2),  
7 (b)(1) through (b)(3), (b)(5) through (aa)(2)(A),  
8 and (aa)(4) of section 515 of such Act (42 U.S.C.  
9 1485(a)(1)–42 U.S.C. 1485(a)(2), 42 U.S.C.  
10 1485(b)(1)–(b)(3), 42 U.S.C. 1485(b)(5)–42 U.S.C.  
11 1485(aa)(2)(A), 42 U.S.C. 1485(aa)(4)), and 516 of  
12 such act (42 U.S.C. 1486), subject to the terms and  
13 conditions in subsection (b);

14 (2) \$100,000,000, to remain available until  
15 September 30, 2031, to provide continued assistance  
16 pursuant to section 3203 of the American Rescue  
17 Plan Act of 2021; and

18 (3) \$100,000,000, to remain available until  
19 September 30, 2032, for the costs to the Rural  
20 Housing Service of the Department of Agriculture of  
21 administering and overseeing the implementation of  
22 this section, including information technology, financial  
23 reporting, research and evaluations, other cross-  
24 program costs in support of programs administered  
25 by the Secretary in this title, and other costs.

1 (b) PRESERVATION AND REVITALIZATION TERMS  
2 AND CONDITIONS.—

1 vation and revitalization agreement obtain a restric-  
2 tive use agreement consistent with the terms of the  
3 restructuring.

4 (c) IMPLEMENTATION.—The Administrator of the  
5 Rural Housing Service of the Department of Agriculture  
6 shall have authority to issue such regulations, notices, or  
7 other guidance, forms, instructions, and publications to  
8 carry out the programs, projects, or activities authorized  
9 under this section to ensure that such programs, projects,  
10 or activities are completed in a timely and effective man-  
11 ner.

12 **SEC. 209. HOUSING VOUCHERS.**

13 (a) APPROPRIATION.—In addition to amounts other-  
14 wise available, there is appropriated to the Secretary of  
15 Housing and Urban Development (in this section referred  
16 to as the “Secretary”) for fiscal year 2025, out of any  
17 money in the Treasury not otherwise appropriated—

18 (1) \$15,000,000,000, to remain available until  
19 September 30, 2031, for—

20 (A) incremental tenant-based rental assist-  
21 ance for extremely low-income families under  
22 section 8(o) of the United States Housing Act  
23 of 1937 (42 U.S.C. 1437f(o));

24 (B) renewals of such tenant-based rental  
25 assistance; and

1 (C) fees for the costs of administering ten-  
2 ant-based rental assistance and other expenses  
3 related to the utilization of voucher assistance  
4 under subparagraph (A), which may include the  
5 cost of facilitating the use of voucher assistance  
6 provided under paragraph (5);

9 (A) incremental tenant-based rental assist-  
10 ance under section 8(o) of the United States  
11 Housing Act of 1937 (42 U.S.C. 1437f(o)) for  
12 households experiencing or at risk of homeless-  
13 ness, survivors of domestic violence, dating vio-  
14 lence, sexual assault, and stalking, and sur-  
15 vivors of trafficking;

16 (B) renewals of such tenant-based rental  
17 assistance; and

18 (C) fees for the costs of administering ten-  
19 ant-based rental assistance and other expenses  
20 related to the utilization of voucher assistance  
21 under subparagraph (A), which may include the  
22 cost of facilitating the use of voucher assistance  
23 provided under paragraph (5);

24 (3) \$1,000,000,000, to remain available until  
25 September 30, 2033, for—

9 (C) fees for the costs of administering ten-  
10 ant-based rental assistance and other expenses  
11 related to the utilization of voucher assistance  
12 under subparagraph (A), which may include the  
13 cost of facilitating the use of voucher assistance  
14 provided under paragraph (5);

21 (5) \$230,000,000, to remain available until  
22 September 30, 2033, for eligible expenses to facili-  
23 tate the use of voucher assistance under this section  
24 and for other voucher assistance under section 8(o)  
25 of the United States Housing Act of 1937, as deter-

1       mined by the Secretary, in addition to amounts oth-  
2       erwise available for such expenses, including prop-  
3       erty owner outreach and retention activities such as  
4       incentive payments, security deposit payments and  
5       loss reserves, landlord liaisons, and other uses of  
6       funds designed primarily—

7 (b) TERMS AND CONDITIONS.—

22 (3) FAILURE TO USE VOUCHERS PROMPTLY.—  
23 If a public housing agency fails to lease the author-  
24 ized vouchers it has received under this subsection  
25 on behalf of eligible families within a reasonable pe-

1 period of time, the Secretary may offset the agency's  
2 voucher renewal allocations and may revoke and re-  
3 distribute any unleased vouchers and associated  
4 funds, which may include administrative fees and  
5 amounts allocated under subsections (a)(3) and  
6 (a)(4), to other public housing agencies.

(5) CAP ON PROJECT-BASED VOUCHERS FOR VULNERABLE POPULATIONS.—Upon request by a public housing agency, the Secretary may designate a number of the public housing agency's vouchers allocated under this section as excepted units that do not count against the percentage limitation on the number of authorized units a public housing agency may project-base under section 8(o)(13)(B) of the United States Housing Act of 1937, in accordance with the conditions established by the Secretary. This paragraph may not be construed to waive, limit, or specify alternative requirements, or permit such waivers, limitations, or alternative requirements, related to fair housing and nondiscrimination, including the requirement to provide housing

1 and services to individuals with disabilities in inte-  
2 grated settings.

3 (6) HOMELESS WAIVER AUTHORITY.— In ad-  
4 ministering the voucher assistance targeted for  
5 households experiencing or at risk of homelessness,  
6 survivors of domestic violence, dating violence, sex-  
7 ual assault, and stalking, and survivors of traf-  
8 ficking under subsection (a)(2), the Secretary may,  
9 upon a finding that a waiver or alternative require-  
10 ment is necessary to facilitate the use of such assist-  
11 ance, waive or specify alternative requirements for—

12 (A) section 8(o)(6)(A) of the United States  
13 Housing Act of 1937 (42 U.S.C.  
14 1437f(o)(6)(A)) and regulatory provisions re-  
15 lated to the administration of waiting lists and  
16 local preferences;

17 (B) section 214(d)(2) of the Housing and  
18 Community Development Act of 1980 (42  
19 U.S.C. 1436a(d)(2)), section 576(a), (b), and  
20 (c) of the Quality Housing and Work Responsi-  
21 bility Act of 1998 (42 U.S.C. 13661(a), (b),  
22 and (c)), and regulatory provisions related to  
23 the verification of eligibility, eligibility require-  
24 ments, and the admissions process;

1 (C) section 8(o)((7)(A) of the United  
2 States Housing Act of 1937 (42 U.S.C.  
3 1437f(o)(7)(A)) and regulatory provisions re-  
4 lated to the initial lease term;

5 (D) section 8(r)(B)(i) of the United States  
6 Housing Act of 1937 (42 U.S.C.  
7 1437f(r)(B)(i)) and regulatory provisions re-  
8 lated to portability moves by non-resident appli-  
9 cants; and

10 (E) regulatory provisions related to the es-  
11 tablishment of payment standards.

12 (c) IMPLEMENTATION.—The Secretary shall have au-  
13 thority to issue such regulations, notices, or other guid-  
14 ance, forms, instructions, and publications to carry out the  
15 programs, projects, or activities authorized under this sec-  
16 tion to ensure that such programs, projects, or activities  
17 are completed in a timely and effective manner.

## 18 SEC. 210. PROJECT-BASED RENTAL ASSISTANCE.

19 (a) APPROPRIATION.—In addition to amounts other-  
20 wise available, there is appropriated to the Secretary of  
21 Housing and Urban Development (in this section referred  
22 to as the “Secretary”) for fiscal year 2025, out of any  
23 money in the Treasury not otherwise appropriated—

24 (1) \$880,000,000 for the project-based rental  
25 assistance program, as authorized under section 8(b)

1 of the United States Housing Act of 1937 (42  
2 U.S.C. 1437f(b)), (in this section referred to as the  
3 "Act"), subject to the terms and conditions of sub-  
4 section (b) of this section;

5 (2) \$20,000,000 for providing technical assist-  
6 ance to recipients of or applicants for project-based  
7 rental assistance or to States allocating the project-  
8 based rental assistance; and

9 (3) \$100,000,000 for the costs to the Secretary  
10 of administering and overseeing the implementation  
11 of this section and the section 8 project-based rental  
12 assistance program generally, including information  
13 technology, financial reporting, research and evalua-  
14 tions, other cross-program costs in support of pro-  
15 grams administered by the Secretary in this title,  
16 and other costs.

17 Amounts appropriated by this section shall remain avail-  
18 able until September 30, 2033.

19 (b) TERMS AND CONDITIONS.—

20 (1) AUTHORITY.—Notwithstanding section 8(a)  
21 the Act (42 U.S.C. 1437f(a)), the Secretary may use  
22 amounts made available under this section to pro-  
23 vide assistance payments with respect to newly con-  
24 structed housing, existing housing, or substantially  
25 rehabilitated non-housing structures for use as new

1 multifamily housing in accordance with this section  
2 and the provisions of section 8 of the Act. In addition,  
3 the Secretary may use amounts made available  
4 under this section for performance-based contract  
5 administrators for section 8 project-based assistance,  
6 for carrying out this section and section 8 of the  
7 Act.

8 (2) PROJECT-BASED RENTAL ASSISTANCE.—

9 The Secretary may make assistance payments using  
10 amounts made available under this section pursuant  
11 to contracts with owners or prospective owners who  
12 agree to construct housing, to substantially rehabilitate  
13 existing housing, to substantially rehabilitate  
14 non-housing structures for use as new multifamily  
15 housing, or to attach the assistance to newly con-  
16 structed housing in which some or all of the units  
17 shall be available for occupancy by very low-income  
18 families in accordance with the provisions of section  
19 8 of the Act. In awarding contracts pursuant to this  
20 section, the Secretary shall give priority to owners or  
21 prospective owners of multifamily housing projects  
22 located or to be located in areas of high opportunity,  
23 as defined by the Secretary, in areas experiencing  
24 economic growth or rising housing prices to prevent  
25 displacement or secure affordable housing for low-in-

1 come households, or that serve people at risk of  
2 homelessness or that integrate additional units that  
3 are accessible for persons with mobility impairments  
4 and persons with hearing or visual impairments be-  
5 yond those required by applicable Federal accessi-  
6 bility standards.

7 (3) ALLOCATION.—The Secretary shall make  
8 awards with amounts made available under this sec-  
9 tion using the following mechanisms, alone or in  
10 combination:

11 (A) A competitive process, which the Sec-  
12 retary may carry out in multiple rounds of com-  
13 petition, each of which may have its own selec-  
14 tion, performance, and reporting criteria as es-  
15 tablished by the Secretary.

16 (B) Selecting proposals submitted through  
17 FHA loan applications that meet specified cri-  
18 teria.

19 (C) Delegating to States the awarding of  
20 contracts, including related determinations such  
21 as the maximum monthly rent, subject to the  
22 requirements of section 8 of the Act, as deter-  
23 mined by the Secretary.

24 (4) CONTRACT TERM, RENT SETTING, AND  
25 RENT ADJUSTMENTS.—The Secretary may set the

1 terms of the contract, including the duration and  
2 provisions regarding rent setting and rent adjust-  
3 ments.

4 (c) IMPLEMENTATION.—The Secretary shall have the  
5 authority to issue such regulations, notices, or other guid-  
6 ance, forms, instructions, and publications to carry out the  
7 programs, projects, or activities authorized under this sec-  
8 tion to ensure that such programs, projects, or activities  
9 are completed in a timely and effective manner.

10 SEC. 211. INVESTMENTS IN NATIVE AMERICAN COMMU-  
11 NITIES.

12 (a) APPROPRIATION.—In addition to amounts other-  
13 wise available, there is appropriated to the Secretary of  
14 Housing and Urban Development (in this section referred  
15 to as the “Secretary”) for fiscal year 2025, out of any  
16 money in the Treasury not otherwise appropriated—

25 (2) \$200,000,000 for—

4 (B) community-wide infrastructure and in-  
5 frastructure improvement projects carried out  
6 on Hawaiian Home Lands pursuant to section  
7 810(b)(5) of NAHASDA (25 U.S.C.  
8 4229(b)(5)); and

9 (C) rental assistance to Native Hawaiians  
10 (as defined in section 801 of NAHASDA (25  
11 U.S.C. 4221)) on and off Hawaiian Home  
12 Lands;

13 (3) \$277,500,000 for competitive grants for eli-  
14 gible affordable housing activities described in sec-  
15 tion 202 of NAHASDA (25 U.S.C. 4132);

16 (4) \$200,000,000 for—

20 (B) imminent threat Indian community de-  
21 velopment block grants, including for long-term  
22 environmental threats and relocation, for Indian  
23 tribes, or a tribal organization, governmental  
24 entity, or nonprofit organization designated by

1                   the Indian tribe to apply for a grant on its be-  
2                   half;

15 Amounts appropriated by this section shall remain avail-  
16 able until September 30, 2033.

17 (b) REALLOCATION.—Amounts made available under  
18 subsection (a)(1) that are not accepted within a time spec-  
19 ified by the Secretary, are voluntarily returned, or are oth-  
20 erwise recaptured for any reason shall be used to fund  
21 grants under paragraph (3) or (4) of subsection (a).

22 (c) UNDISBURSED FUNDS.—Amounts provided under  
23 this title that remain undisbursed may not be used as a  
24 basis to reduce any grant allocation under section 302 of

1 NAHASDA (25 U.S.C. 4152) to an Indian tribe in any  
2 fiscal year.

3 (d) PROHIBITION ON INVESTMENTS.—Amounts  
4 made available under this section may not be invested in  
5 investment securities and other obligations.

6 (e) IMPLEMENTATION.—The Secretary shall have au-  
7 thority to issue such regulations, notices, or other guid-  
8 ance, forms, instructions, and publications to carry out the  
9 programs, projects, or activities authorized under this sec-  
10 tion to ensure that such programs, projects, or activities  
11 are completed in a timely and effective manner.

12 **SEC. 212. INCREASED AFFORDABLE HOUSING PROGRAM IN-**  
13 **VESTMENT.**

14 Notwithstanding subsection (j)(5)(C) of section 10 of  
15 the Federal Home Loan Bank Act (12 U.S.C. 1430), in  
16 2025 and every year thereafter until 2029, each Federal  
17 Home Loan Bank shall annually contribute 15 percent of  
18 the preceding year's net income of the Federal Home  
19 Bank, or such prorated sums as may be required to assure  
20 that the aggregate contribution of the Federal Home Loan  
21 Banks shall not be less than \$100,000,000 for each such  
22 year, to support grants or subsidized advances through the  
23 Affordable Housing Programs established and carried out  
24 under subparagraphs (j)(1), (2), (3)(A), (3)(C), and (4)  
25 through (13) of section 10 of such Act.

1 SEC. 213. PROMOTING HOUSING ACCESSIBILITY AND  
2 VISITABILITY.

3 (a) ACCESSIBILITY REQUIREMENT.—The Secretary  
4 of Housing and Urban Development shall issue a rule  
5 amending sections 8.22 and 8.23 of title 24, Code of Fed-  
6 eral Regulations to require that—

7 (1) not less than 10 percent of total dwelling  
8 units or one dwelling unit, whichever is greater, in  
9 each multifamily housing project shall be accessible  
10 for persons with mobility impairments; and

11 (2) in addition to the units meeting the require-  
12 ments of paragraph (1), not less than 5 percent of  
13 total dwelling units or one dwelling unit, whichever  
14 is greater, in each multifamily housing project shall  
15 be shall be accessible for persons with hearing or vi-  
16 sion impairments.

17 (b) VISITABILITY REQUIREMENT.—

18 (1) REQUIREMENT.—It shall be unlawful for  
19 any person or entity, with respect to a covered dwell-  
20 ing unit designed, constructed, or commissioned,  
21 contracted, or otherwise arranged for construction,  
22 by the person or entity, to fail to ensure that the  
23 dwelling unit contains not less than 1 level that com-  
24 plies with the Standards for Type C (Visitable)  
25 Units of the American National Standards Institute  
26 (commonly known as ANSI) Standards for Acces-

1       sible and Usable Buildings and Facilities (section  
2       1005 of ICC ANSI A117.1-2009) or any successor  
3       standard.

4 (2) DEFINITIONS.—As used in this subsection:

5 (A) COVERED DWELLING UNIT.—The term  
6 "covered dwelling unit" means a dwelling unit  
7 that—

8 (i) is—

9 (I) a detached single-family  
10 house;

11 (II) a townhouse or multi-level  
12 dwelling unit (whether detached or at-  
13 tached to other units or structures);  
14 or

15 (III) a ground-floor unit in a  
16 building of not more than 3 dwelling  
17 units;

18 (ii) is designed as, or intended for oc-  
19 cupancy as, a residence;

20 (iii) was designed, constructed, or  
21 commissioned, contracted, or otherwise ar-  
22 ranged for construction, by any person or  
23 entity that, at any time before the design  
24 or construction, received or was guaran-  
25 teed Federal financial assistance for any

1 program or activity relating to the design,  
2 construction, or commissioning, con-  
3 tracting, or other arrangement for con-  
4 struction, of the dwelling unit; and

5 (iv) is made available for first occu-  
6 pancy on or after the date that is 1 year  
7 after the date of enactment of this title.

8 (B) FEDERAL FINANCIAL ASSISTANCE.—

9                   The term "Federal financial assistance"  
10                  means—

11 (i) any assistance that is provided or  
12 otherwise made available by the Secretary  
13 of Housing and Urban Development or the  
14 Secretary of Veterans Affairs, or under  
15 any program or activity of the Department  
16 of Housing and Urban Development or the  
17 Department of Veterans Affairs, through  
18 any grant, loan, contract, or any other ar-  
19 rangement, on or after the date that is 1  
20 year after the date of enactment of this  
21 title, including—

22 (I) a grant, a subsidy, or any  
23 other funds;

24 (II) service provided by a Federal  
25 employee;

(III) real or personal property or  
any interest in or use of such property, including—

4 (aa) a transfer or lease of  
5 the property for less than the fair  
6 market value or for reduced con-  
7 sideration; and

8 (bb) proceeds from a subse-  
9 quent transfer or lease of the  
10 property if the Federal share of  
11 the fair market value is not re-  
12 turned to the Federal Govern-  
13 ment;

14 (IV) any—

15 (aa) tax credit; or

16 (bb) mortgage or loan guar-  
17 antee or insurance; and

18 (V) community development  
19 funds in the form of an obligation  
20 guaranteed under section 108 of the  
21 Housing and Community Development  
22 Act of 1974 (42 U.S.C. 5308); and

23 (ii) any assistance that is provided or  
24 otherwise made available by the Secretary

### 3 SEC. 214. OFFSET OF COSTS.

4 Any costs imposed by this title or the amendments  
5 made by this title shall be offset by an equal reduction  
6 to the amount held in the Federal Reserve surplus.

7 **TITLE III—21ST CENTURY SUS-  
8 TAINABLE AND EQUITABLE  
9 COMMUNITIES**

10 SEC. 301. COMMUNITY DEVELOPMENT BLOCK GRANT  
11 FUNDING FOR AFFORDABLE HOUSING AND  
12 INFRASTRUCTURE.

13 (a) APPROPRIATION.—In addition to amounts other-  
14 wise available, there is appropriated to the Secretary of  
15 Housing and Urban Development (in this section referred  
16 to as the “Secretary”) for fiscal year 2025, out of any  
17 money in the Treasury not otherwise appropriated—

1 5309, 5310, 5311, 5313, 5315, 5316, 5319, and  
2 5321) to grantees under subsections (a)(2) and (4)  
3 and (d) of section 106 of such Act (42 U.S.C.  
4 5306(a)(2), (a)(4), and (d)), subject to subsection  
5 (b) of this section, except that for purposes of  
6 amounts made available by this paragraph, para-  
7 graph (2) of such section 106(a) shall be applied by  
8 substituting “\$70,000,000” for “\$7,000,000”;

1 grantees may use funds in colonias outside of the  
2 150-mile border area upon approval of the Sec-  
3 retary;

4 (3) \$500,000,000 for grants in accordance with  
5 sections 101, 102, 103, 104(a) through 104(i),  
6 104(l), 104(m), 105(a) through 105(g), 106(a)(2),  
7 106(a)(4), 106(b) through 106(f), 109, 110, 111,  
8 113, 115, 116, 120, and 122 of title I of the Hous-  
9 ing and Community Development Act of 1974 (42  
10 U.S.C. 5301, 5302, 5303, 5304(a)–(i), 5304(l),  
11 5304(m), 5305(a)–(g), 5306(a)(2), 5306(a)(4),  
12 5306(b)–(f), 5309, 5310, 5311, 5313, 5315, 5316,  
13 5319, and 5321), to eligible recipients under sub-  
14 section (c) of this section for manufactured housing  
15 infrastructure improvements in eligible manufac-  
16 tured home communities;

17 (4) \$87,500,000 for the costs to the Secretary  
18 of administering and overseeing the implementation  
19 of this section, the Community Development Block  
20 Grant program, and the manufactured home con-  
21 struction and safety standards program generally,  
22 including information technology, financial report-  
23 ing, research and evaluations, other cross-program  
24 costs in support of programs administered by the  
25 Secretary in this title, and other costs; and

4 Amounts appropriated by this section shall remain avail-  
5 able until September 30, 2033.

6 (b) HOUSING CONSTRUCTION.—Expenditures on new  
7 construction of housing shall be an eligible expense for a  
8 recipient of funds made available under this section that  
9 is not a recipient of funds under section 40002 of this  
10 title.

11 (c) MANUFACTURED HOUSING COMMUNITY IM-  
12 PROVEMENT GRANT PROGRAM.—

1       tured housing community and the long-term sustain-  
2       ability of the community.

3 (d) DEFINITIONS.—For purposes of this section, the  
4 following definitions shall apply:

5 (1) COLONIA AREA.—The term "colonia area"  
6 means any census tract that—

11 (B) lacks potable water supply, adequate  
12 sewage systems, or decent, safe, sanitary hous-  
13 ing, or other objective criteria as approved by  
14 the Secretary.

15 (2) ELIGIBLE MANUFACTURED HOME COMMU-  
16 NITY.—The term “eligible manufactured home com-  
17 munity” means a community that—

18 (A) is affordable to low- and moderate-in-  
19 come persons (as such term is defined in sec-  
20 tion 102(a) of the Housing and Community De-  
21 velopment Act of 1974 (42 U.S.C. 5302(a));  
22 and

23 (B)(i) is owned by the residents of the  
24 manufactured housing community through a  
25 resident-controlled entity, as defined by the Sec-

1                   retary, in which at least two-thirds of residents  
2                   are member-owners of the land-owning entity;  
3                   or

4 (ii) will be maintained as such a commu-  
5 nity, and remain affordable for low- and mod-  
6 erate-income families, to the maximum extent  
7 practicable and for the longest period feasible.

10 (A) a grantee under paragraph (2) or (4)  
11 of section 106(a) or section 106(d) of the Hous-  
12 ing and Community Development Act of 1974  
13 (42 U.S.C. 5306(a)(2), (a)(4), and (d)); and

14 (B) an eligible manufactured home com-  
15 munity, a nonprofit entity, or a consortia of  
16 nonprofit entities working with an eligible man-  
17 ufactured home community.

18 (4) MANUFACTURED HOME COMMUNITY.—The  
19 term “manufactured home community” means any  
20 community, court, or park equipped to accommodate  
21 manufactured homes for which pad sites, with or  
22 without existing manufactured homes or other al-  
23 lowed homes, or other suitable sites, are used pri-  
24 marily for residential purposes, with any additional  
25 requirements as determined by the Secretary, includ-

1       ing any manufactured housing community as such  
2       term is used for purposes of the program of the  
3       Federal National Mortgage Association for multi-  
4       family loans for manufactured housing communities  
5       and the program of the Federal Home Loan Mort-  
6       gage Corporation for loans for manufactured hous-  
7       ing communities.

8       (e) IMPLEMENTATION.—The Secretary shall have au-  
9       thority to issue such regulations, notices, or other guid-  
10      ance, forms, instructions, and publications to carry out the  
11      programs, projects, or activities authorized under this sec-  
12      tion to ensure that such programs, projects, or activities  
13      are completed in a timely and effective manner.

14      **SEC. 302. LEAD-BASED PAINT HAZARD CONTROL AND**  
15                   **HOUSING-RELATED HEALTH AND SAFETY**  
16                   **HAZARD MITIGATION IN HOUSING OF FAMI-**  
17                   **LIES WITH LOWER INCOMES.**

18       (a) APPROPRIATION.—In addition to amounts other-  
19       wise made available, there is appropriated to the Secretary  
20       of Housing and Urban Development (in this section re-  
21       ferred to as the “Secretary”) for fiscal year 2025, out of  
22       any money in the Treasury not otherwise appropriated—  
23                   (1) \$3,425,000,000 for grants to States, units  
24                   of general local government, Indian tribes or their  
25                   tribally designated housing entities, and nonprofit