

119TH CONGRESS
1ST SESSION

H. R. 4457

To address root causes of homelessness, meet the needs of community members experiencing harms from homelessness, transition communities towards providing housing for all, end penalization of homelessness, and ensure full democratic participation and inclusion of persons experiencing homelessness, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

JULY 16, 2025

Ms. JAYAPAL (for herself, Ms. MENG, Ms. ANSARI, Mr. CARSON, Mr. CASAR, Ms. CHU, Ms. CLARKE of New York, Mr. EVANS of Pennsylvania, Mr. GARCÍA of Illinois, Mr. GOMEZ, Mr. JOHNSON of Georgia, Ms. LEE of Pennsylvania, Mr. LIEU, Mr. MCGOVERN, Ms. NORTON, Ms. OCASIO-CORTEZ, Ms. OMAR, Ms. PRESSLEY, Mrs. RAMIREZ, Ms. SIMON, Ms. STANSBURY, Mr. THANEDAR, Ms. TLAIB, Mr. TORRES of New York, and Mrs. WATSON COLEMAN) introduced the following bill; which was referred to the Committee on Financial Services, and in addition to the Committees on House Administration, the Judiciary, Education and Workforce, and Ways and Means, for a period to be subsequently determined by the Speaker, in each case for consideration of such provisions as fall within the jurisdiction of the committee concerned

A BILL

To address root causes of homelessness, meet the needs of community members experiencing harms from homelessness, transition communities towards providing housing for all, end penalization of homelessness, and ensure full democratic participation and inclusion of persons experiencing homelessness, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
 2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE; TABLE OF CONTENTS.**

4 (a) SHORT TITLE.—This Act may be cited as the
 5 “Housing Is a Human Right Act of 2025”.

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

Sec. 1. Short title; table of contents.

Sec. 2. Definitions.

TITLE I—SUPPORTED ALTERNATIVES TO PENALIZATION OF
 PERSONS EXPERIENCING HOMELESSNESS

Sec. 101. Grant authorization.

Sec. 102. Application.

Sec. 103. Use of funds.

Sec. 104. Authorization of appropriations.

TITLE II—INVESTING IN INFRASTRUCTURE TO ADDRESS BASIC
 HUMAN NEEDS

Sec. 201. CDBG Plus program.

Sec. 202. Library pilot grants.

Sec. 203. Use of unutilized and underutilized public buildings and real property
 to assist the homeless.

TITLE III—INVESTING IN COMMUNITY STABILITY AND WELL-
 BEING

Sec. 301. Treatment of revenue generated.

Sec. 302. Emergency solutions grant program.

Sec. 303. Continuum of care grant program.

Sec. 304. Federal Emergency Management Agency emergency food and shelter
 grant program.

Sec. 305. Requirements.

Sec. 306. GAO study of requirements regarding participation and involvement
 of homeless individuals.

TITLE IV—ACCESS TO VOTING

Sec. 401. Study of factors adversely affecting ability of homeless and housing-
 unstable individuals to vote.

Sec. 402. Grants to facilitate voting by homeless and housing-unstable individ-
 uals.

TITLE V—UNITED STATES INTERAGENCY COUNCIL ON
 HOMELESSNESS

Sec. 501. Permanent authorization.

Sec. 502. Functions.
 Sec. 503. Advisory board.
 Sec. 504. Director.
 Sec. 505. Conforming amendment.

TITLE VI—REVENUE RELATED TO HOUSING SPECULATION AND
 DISPLACEMENT

Sec. 601. Amendments to the tax code.

1 **SEC. 2. DEFINITIONS.**

2 For purposes of this Act, the following definitions
 3 shall apply:

4 (1) AT RISK OF HOMELESSNESS.—The term
 5 “at risk of homelessness” means, with respect to an
 6 individual or family, that the individual or family—

7 (A) has an annual income that is less than
 8 30 percent of median family income for the
 9 area, as determined by the Secretary;

10 (B) does not have sufficient resources or
 11 support networks, including family, friends,
 12 faith-based organizations, and other social net-
 13 works, immediately available to prevent the in-
 14 dividual or family from moving to an emergency
 15 shelter or other place described in paragraph
 16 (3)(A) of this subsection; and

17 (C)(i) has moved because of economic
 18 hardship two or more times during the 60 days
 19 immediately preceding the application for home-
 20 lessness prevention assistance under this Act;

1 (ii) is living in the home of another be-
2 cause of economic hardship;

3 (iii) has been notified in writing that their
4 right to occupy their current housing or living
5 situation will be terminated within 21 days of
6 the date of application for assistance under this
7 Act;

8 (iv) lives in a hotel or motel and the cost
9 of the hotel or motel stay is not paid by chari-
10 table organizations or by Federal, State, or
11 local government programs for low-income indi-
12 viduals;

13 (v) lives in a single-room occupancy or effi-
14 ciency apartment unit in which there reside
15 more than two persons, or lives in a larger
16 housing unit in which there reside more than
17 1.5 people per room, as defined by the United
18 States Census Bureau;

19 (vi) is exiting a publicly funded institution,
20 or system of care, including health-care facili-
21 ties, mental health facilities, foster care and
22 other youth facilities, and correction programs
23 and institutions; or

24 (vii) otherwise lives in housing that has
25 characteristics associated with instability and

1 an increased risk of homelessness, including
2 those characteristics identified in the approved
3 consolidated plan for the applicable jurisdiction.

4 (2) COST-BURDENED.—The term “cost-bur-
5 dened” means, with respect to an individual or fam-
6 ily, that the individual or family—

7 (A) spends more than 22 percent of their
8 income on rent, or other housing-related costs,
9 including property taxes, utility bills, and mort-
10 gage payments, or both; or

11 (B) otherwise compromises other basic
12 needs in order to pay for housing.

13 (3) GOVERNMENTAL UNIT; MUNICIPALITY.—
14 The terms “governmental unit” and “municipality”
15 have the meanings given such terms in section 101
16 of title 31, United States Code.

17 (4) HOMELESS.—The term “homeless” means,
18 with respect to an individual or family—

19 (A) an individual or family who lacks a
20 fixed, regular, and adequate nighttime resi-
21 dence;

22 (B) an individual or family with a primary
23 nighttime residence that is a public or private
24 place not designed for or ordinarily used as a
25 regular sleeping accommodation for human

1 beings, including a car, park, abandoned build-
2 ing, bus or train station, airport, or camping
3 ground;

4 (C) an individual or family living in a su-
5 pervised publicly or privately operated shelter
6 designated to provide temporary living arrange-
7 ments (including hotels and motels paid for by
8 Federal, State, or local government programs
9 for low-income individuals or by charitable or-
10 ganizations, congregate shelters, and transi-
11 tional housing);

12 (D) an individual who resided in a shelter
13 or place not meant for human habitation and
14 who is exiting an institution where he or she
15 temporarily resided; and

16 (E) an individual or family who will immi-
17 nently lose their housing, including housing
18 they own, rent, or live in without paying rent,
19 are sharing with others, and rooms in hotels or
20 motels not paid for by Federal, State, or local
21 government programs for low-income individ-
22 uals or by charitable organizations.

23 (5) HOUSING FIRST.—The term “Housing
24 First” means, with respect to addressing homeless-
25 ness, an approach to quickly and successfully con-

nect individuals and families experiencing homelessness to permanent and affordable housing opportunities and appropriate services without preconditions and low or no barriers to entry, including barriers relating to sobriety, treatment, work requirements, and service participation requirements.

(6) HOUSING-UNSTABLE.—

(A) IN GENERAL.—The term “housing-unstable” means, with respect to an individual or family that the individual or family—

(i) lacks a fixed, regular, and adequate nighttime residence;

(ii) shares housing with other persons due to loss of housing or economic hardship;

(iii) lives in hotels or motels, trailer parks, or campgrounds due to lack of alternative arrangements;

(iv) is awaiting foster care placement;

(v) lives in substandard housing;

(vi) is a child of migrant worker;

(vii) has moved more than three times in the past year due to economic instability;

1 (viii) would be unable to pay for hous-
2 ing if their income decreased by \$100 or
3 more or if they experienced a financial
4 hardship;

5 (ix) is paying for housing or shelter
6 with labor or sex;

7 (x) has housing that is dependent on
8 their employer;

9 (xi) is exiting from incarceration (in-
10 cluding pre-trial and pre-conviction deten-
11 tion; immigration detention; and juvenile
12 detention) or who will be exiting from in-
13 carceration (including conditional release
14 on bail or parole) in the next six months,
15 or, with respect to youth, who is or has
16 been held in the custody of the Office of
17 Refugee Resettlement of the Department
18 of Health and Human Services;

19 (xii) has an income that does not ex-
20 ceed 50 percent of median income for the
21 area in which they reside;

22 (xiii) has a primary income that is
23 fixed and derived solely from Federal or
24 State benefits; or

1 (xiv) is a survivor of domestic violence
2 or trafficking residing with a perpetrator
3 of domestic violence or trafficking.

4 (B) INCLUDED POPULATIONS.—Such term
5 includes an individual or family who is—

6 (i) at risk of homelessness, as such
7 term is defined in this subsection;

8 (ii) not consistently or safely housed,
9 including individuals and families at immi-
10 nent risk of eviction, who are couch-hop-
11 ping, have had to move into the dwelling
12 unit of another individual or family; or

13 (iii) homeless in a rural area.

14 (7) JUSTICE SYSTEM-INVOLVED.—The term
15 “justice system-involved” includes persons who are
16 or have been incarcerated or held in municipal,
17 State, or Federal jails, prisons, juvenile facilities, or
18 other types of detention facilities, who have been
19 held in pre-trial or post-conviction detention, who
20 have an arrest or conviction regardless of whether
21 they were detained or incarcerated, who have been
22 held in immigration detention, or, with respect to
23 youth, who are or have been held in the custody of
24 the Office of Refugee Resettlement of the Depart-
25 ment of Health and Human Services.

1 (8) PENALIZE HOMELESSNESS.—The term “pe-
2 nalize homelessness” means to impose, by a govern-
3 mental unit, criminal or civil penalties on persons
4 who are homeless or housing unstable in a manner
5 that is related to those persons’ engagement in nec-
6 essary human activities, including sleeping, resting,
7 and eating.

8 (9) PERMANENT SUPPORTIVE HOUSING.—The
9 term “permanent supportive housing” means hous-
10 ing that provides—

11 (A) indefinite leasing or rental assistance;

12 and

13 (B) non-mandatory, culturally competent
14 supportive services to assist persons to achieve
15 housing stability and maintain their health and
16 well-being.

17 (10) POPULATION AT HIGHER RISK OF HOME-
18 LESSNESS.—

19 (A) IN GENERAL.—The term “population
20 at higher risk of homelessness” means a group
21 of persons that is defined by a common char-
22 acteristic and that has been found to experience
23 homelessness, housing instability, or to be cost-
24 burdened at a rate higher than that of the gen-
25 eral public.

1 (B) HIGHER RATE.—Information that may
2 be used in demonstrating such a higher rate in-
3 cludes data generated by the Federal Govern-
4 ment, by State or municipal governments, by
5 peer-reviewed research, and by organizations
6 having expertise in working with or advocating
7 on behalf of homeless, housing unstable, or
8 cost-burdened groups.

9 (C) INCLUDED POPULATIONS.—Such term
10 shall include populations for which such higher
11 rate has already been demonstrated, including
12 Asian, Black, Latino, Native American, Native
13 Hawaiian, Pacific Islander and other commu-
14 nities of color; persons with disabilities, includ-
15 ing mental health disabilities, elderly persons,
16 foster and former foster youth; LGBTQ per-
17 sons, gender non-binary and gender non-con-
18 forming persons, justice system-involved per-
19 sons, and veterans.

1 **TITLE I—SUPPORTED ALTER-**
2 **NATIVES TO PENALIZATION**
3 **OF PERSONS EXPERIENCING**
4 **HOMELESSNESS**

5 **SEC. 101. GRANT AUTHORIZATION.**

6 The Attorney General is authorized to make grants
7 to States, units of local government, public and commu-
8 nity defender systems, and nonprofit organizations to cre-
9 ate or expand alternatives to penalizing homelessness.

10 **SEC. 102. APPLICATION.**

11 (a) IN GENERAL.—An entity seeking a grant under
12 this title shall submit to the Attorney General an applica-
13 tion at such time, in such manner, and containing such
14 information as the Attorney General may reasonably re-
15 quire, including an assurance described in subsection (b).

16 (b) ASSURANCE DESCRIBED.—An assurance de-
17 scribed in this subsection is an assurance that the entity
18 has in place a policy protecting employees, persons, and
19 communities served by the entity from discrimination
20 under applicable civil rights laws, and that such policy in-
21 cludes protection from discrimination on the basis of gen-
22 der-related identity, appearance, mannerisms, or other
23 gender-related characteristics of an individual, regardless
24 of the individual's designated sex at birth.

1 (c) NONPROFIT EXPERTISE.—In addition to the as-
2 surance described in subsection (b), a nonprofit organiza-
3 tion seeking a grant under this title shall demonstrate in
4 its application that it has a proven history of—

5 (1) successful engagement with populations ex-
6 periencing homelessness and housing instability, in-
7 cluding members of a population at higher risk of
8 homelessness; or

9 (2) assisting communities to engage in alter-
10 natives to penalizing homelessness.

11 **SEC. 103. USE OF FUNDS.**

12 An entity that receives a grant under this title may
13 use funds received under this title for any of the following:

14 (1) Creating or expanding a diversion program,
15 including a law enforcement assisted diversion pro-
16 gram, which program includes—

17 (A) a focus on reducing racial disparity in
18 law enforcement and prosecution;

19 (B) reliance on harm-reduction principles;

20 (C) collaboration with community-based,
21 trauma-informed organizations;

22 (D) development of pre-arrest diversion
23 programs that are designed in consultation per-
24 sons experiencing homelessness and housing in-
25 stability, populations at higher risk of homeless-

1 ness, and community based health and service
2 providers; and

3 (E) a primary focus on providing diversion
4 services to persons and communities that are
5 homeless or at risk of homelessness.

6 (2) Providing technical support to jurisdictions
7 that are working to reduce the extent to which the
8 laws or policies in that jurisdiction penalize home-
9 lessness, including—

10 (A) assisting the jurisdiction in creating
11 procedures, programs, and infrastructure to
12 safeguard the personal property of persons ex-
13 periencing homelessness or housing instability,
14 in consultation with persons and organizations
15 representing such persons;

16 (B) developing protocols for pre-booking
17 diversion for offenses in cases where the inci-
18 dent is related to homelessness or housing in-
19 stability, a mental health condition, or addic-
20 tion; and

21 (C) identifying statutes, regulations, and
22 policies that penalize homeless and housing un-
23 stable persons, and identifying, pursuing, and
24 implementing alternatives that promote Hous-
25 ing First, permanent supportive housing, and

1 the health, safety and self-determination of
2 such persons.

3 (3) Creating, supporting, expanding, or study-
4 ing mobile crisis intervention teams that are trained
5 to provide stabilization services to persons with an
6 urgent medical or psychological need, as an alter-
7 native to a law enforcement response, which teams
8 may include healthcare professionals, mental health
9 professionals, addiction counselors, housing referral
10 specialists, groups serving or representing justice
11 system-involved or housing unstable persons, and
12 other related resource providers.

13 **SEC. 104. AUTHORIZATION OF APPROPRIATIONS.**

14 There is authorized to be appropriated to carry out
15 this title \$100,000,000 for the first fiscal year com-
16 mencing after the date of the enactment of this Act and
17 for each of the next nine succeeding fiscal years thereafter.

18 **TITLE II—INVESTING IN INFRA-**
19 **STRUCTURE TO ADDRESS**
20 **BASIC HUMAN NEEDS**

21 **SEC. 201. CDBG PLUS PROGRAM.**

22 Title IV of the McKinney-Vento Homeless Assistance
23 Act (42 U.S.C. 11360 et seq.) is amended by adding at
24 the end the following new subtitle:

1 **“Subtitle E—Community Develop-**
2 **ment Block Grant Plus Program**

3 **“SEC. 496. CDBG PLUS PROGRAM.**

4 “(a) **AUTHORITY.**—The Secretary of Housing and
5 Urban Development shall carry out a Community Develop-
6 ment Block Grant Plus Program under this section (in
7 this section referred to as the ‘CDBG Plus Program’) to
8 provide assistance to units of general local government
9 and States for activities to benefit homeless, housing un-
10 stable, or cost-burdened households, as such terms are de-
11 fined in section 2 of the Housing Is a Human Right Act
12 of 2025.

13 “(b) **STRUCTURE.**—The CDBG Plus Program shall
14 be carried out in the same manner and subject to the same
15 requirements and limitations applicable to the community
16 development block grant program under title I of the
17 Housing and Community Development Act of 1974 (42
18 U.S.C. 5301 et seq.), except to the extent otherwise pro-
19 vided—

20 “(1) by this section; or

21 “(2) by the Secretary, to account for differences
22 between—

23 “(A) the primary objectives of such block
24 grant program and the CDBG Plus Program

1 (as provided in subsection (c) of this section);
2 and

3 “(B) the primary benefit requirement of
4 such block grant program under section 101(c)
5 of such Act (42 U.S.C. 5301(c)) and the pri-
6 mary benefit requirement of the CDBG Plus
7 Program (as provided in subsection (d) of this
8 section).

9 “(c) PRIMARY OBJECTIVE.—The primary objective of
10 this section and of the CDBG Plus Program of each
11 grantee under the program shall be to reduce and end
12 homelessness and housing instability and to reduce and
13 prevent housing-related cost-burdens, with priority given
14 to providing housing for low-income and extremely low-
15 income households and for members of a population at
16 higher risk of homelessness, as such term is defined in
17 section 2 of the Housing Is a Human Right Act of 2025.

18 “(d) PRIMARY BENEFIT REQUIREMENT.—Consistent
19 with the primary objective under subsection (c), all of the
20 Federal assistance provided to States and units of general
21 local government under the CDBG Plus Program shall be
22 used for the support of activities that benefit homeless,
23 housing unstable, or cost-burdened households.

24 “(e) PROGRAM DIFFERENCES.—Notwithstanding
25 any provision of title I of the Housing and Community

1 Development Act of 1974 (42 U.S.C. 5301 et seq.), the
2 CDBG Plus Program shall be subject to the following re-
3 quirements:

4 “(1) ELIGIBLE ACTIVITIES.—Notwithstanding
5 section 105 of such title (42 U.S.C. 5305), activities
6 assisted under the CDBG Plus Program may include
7 only the following activities:

8 “(A) Projects that improve compliance
9 with the Americans With Disabilities Act of
10 1990 (42 U.S.C. 12101 et seq.), projects that
11 address other barriers to full community par-
12 ticipation, integration, and access as identified
13 by directly impacted persons with disabilities
14 who experience homelessness or housing insta-
15 bility, and projects directed to the removal of
16 material and architectural barriers which re-
17 strict the mobility and accessibility of elderly
18 persons and persons with disabilities, and
19 projects that assist elderly persons to age in
20 place.

21 “(B) The acquisition of real property (in-
22 cluding air rights, water rights, and other inter-
23 ests therein), that—

24 “(i) is appropriate for rehabilitation,
25 conservation, or construction of permanent

1 affordable housing or transitional housing;
2 or

3 “(ii) is being acquired by or on behalf
4 of a group of persons who are homeless,
5 housing unstable, or at risk of homeless-
6 ness to provide housing, land, or self-deter-
7 mination to that group of persons.

8 “(C) The provision of public services that
9 increase stability and housing access for per-
10 sons experiencing homelessness or housing in-
11 stability, including services associated with per-
12 manent supportive housing, housing search and
13 placement support, and legal services.

14 “(D) Activities necessary to develop, imple-
15 ment, or evaluate a comprehensive plan to end
16 homelessness and housing instability.

17 “(E) The rehabilitation, development, or
18 construction of dignified and humane housing
19 that is permanently affordable to persons earn-
20 ing 30 percent or less of the median income for
21 the area in which the housing is located, includ-
22 ing the construction and maintenance of public
23 housing units and the creation of new forms of
24 housing, such as tiny homes.

1 “(F) The acquisition, rehabilitation, ren-
2 ovation, or conversion of transitional housing,
3 temporary shelters, and other spaces, such as
4 hotels, motels, government-owned properties,
5 and commercial business spaces, to address ur-
6 gent safety and public health needs for persons
7 experiencing homelessness and housing insta-
8 bility, except that no funds shall be granted to
9 any projects by government units or municipali-
10 ties that penalize homelessness or force or co-
11 erce persons to utilize those spaces.

12 “(G) All necessary activities to create,
13 maintain, and offer to the public the types of
14 infrastructure necessary to address basic
15 human needs, including public bathrooms,
16 water fountains, and places to sit and rest.

17 “(H) Projects that ensure access to spe-
18 cialized medical respite housing and associated
19 services and supports for persons experiencing
20 homelessness or housing instability who are
21 sick, injured, or who have been discharged from
22 hospitals, nursing facilities, or similar facilities.

23 Notwithstanding any provision of title I of the Hous-
24 ing and Community Development Act of 1974, the
25 construction of new affordable housing in accordance

1 with this paragraph is specifically permitted as an
2 eligible activity of the CDBG Plus Program.

3 “(2) FORMULA DISTRIBUTION.—

4 “(A) USE OF EXISTING REGULATIONS.—

5 Until the regulations required under subpara-
6 graph (B) take effect, amounts made available
7 for assistance under this title shall be allocated
8 pursuant to the formula established under sec-
9 tion 106 of the Housing and Community Devel-
10 opment Act of 1974 (42 U.S.C. 5306).

11 “(B) NEW FORMULA.—Not later than the

12 expiration of the 12-month period beginning on
13 the date of the enactment of this Act, the Sec-
14 retary shall issue regulations that establish a
15 formula for allocation of amounts made avail-
16 able for assistance under this title that utilizes
17 factors that more directly correlate to need of
18 grantees for such amounts to address homeless-
19 ness, housing instability, and cost-burdened
20 households.

21 “(3) CITIZEN PARTICIPATION PLAN.—In addi-

22 tion to citizen participation requirements under sec-
23 tion 104(a) of such title (42 U.S.C. 5304(a)), the
24 citizenship participation process of each grantee
25 under the CDBG Plus Program shall solicit the ac-

1 tive participation of homeless, housing unstable, and
2 cost-burdened households in directing the use of as-
3 sistance provided under the Program.

4 “(4) NON-DISPLACEMENT.—Notwithstanding
5 section 104(d) of such title (42 U.S.C. 5304(d)),
6 each grantee under the CDBG Plus Program shall—

7 “(A) certify that the activities funded with
8 assistance provided under the program will not
9 displace low- and moderate-income people; and

10 “(B) take such actions as the Secretary
11 considers necessary to inform residents of
12 grantee community of a phone number for the
13 Department of Housing and Urban Develop-
14 ment which may be used to inform the Depart-
15 ment of any such activities that may be causing
16 the displacement of low- and moderate-income
17 residents.

18 “(5) EXPEDITED ASSISTANCE.—The Secretary
19 shall provide for expedited funding under the CDBG
20 Plus program for any grantee that demonstrates
21 that Federal property is available in the jurisdiction
22 of the grantee that could be used to address home-
23 lessness and associated needs or housing instability
24 but for the infrastructure needs that could be ad-

1 dressed through funds provided under the CDBG
2 Plus Program.

3 “(6) HOUSING-FIRST.—In allocating amounts
4 for grants under the CDBG Plus Program, the Sec-
5 retary shall prioritize affordable housing creation,
6 permanent supportive housing, and supportive serv-
7 ices utilizing a Housing First model, and other in-
8 frastructure to address basic human needs.

9 “(7) SUSTAINABILITY, RESILIENCE, AND
10 WATER AND ENERGY EFFICIENCY.—Not less than
11 10 percent of all amounts made available for assist-
12 ance pursuant to this section shall be used only for
13 eligible activities relating to sustainability, resilience,
14 water and energy efficiency and, at the Secretary’s
15 discretion, other strategies to enhance the environ-
16 mental sustainability and climate resilience of pro-
17 duction, design, and construction of structures fund-
18 ed under the program under this section. Eligible ac-
19 tivities shall include—

20 “(A) construction that utilizes local, nat-
21 ural materials developed using sustainable
22 methods that produce few or no carbon emis-
23 sions; or other sustainable materials;

24 “(B) use of sustainable appliances made in
25 the United States, including all-electric appli-

ances, and use of appliance, materials, and procedures that bring the structure into compliance with the Environmental Protection Agency’s WaterSense certification for efficient water use and Energy Star certification for energy-efficient appliances;

“(C) construction or retrofit to build highly energy-efficient structures that produce on-site, or procure, enough carbon-free renewable energy to meet total energy consumption annually;

“(D) use of renewable energy, which shall include—

“(i) utility-, community-, and small-scale photovoltaic and thermal solar energy;

“(ii) utility- and small-scale wind energy;

“(iii) geothermal energy;

“(iv) microturbine hydroelectricity;

“(v) energy efficiency;

“(vi) building electrification;

“(vii) energy storage;

“(viii) microgrids; and

1 “(ix) modern distribution grid infra-
2 structure; and

3 “(E) construction, retrofit, alternations, or
4 repair that brings the structure into compliance
5 with an Environmental Protection Agency or
6 sustainable construction industry-recognized
7 standard, including the Leadership in Energy
8 and Environmental Design, International Green
9 Construction Code, ASHRAE 189.1, National
10 Green Building Standard, Green Globes, Living
11 Building Challenge, and Building Research Es-
12 tablishment Environmental Assessment Method
13 (BREEAM).

14 “(8) NO PENALIZATION OF HOMELESSNESS.—
15 In allocating amounts for grants under the program
16 under this section, the Secretary shall prioritize ap-
17 plicants with a dedicated commitment to reducing
18 and ending the penalization of homelessness and ap-
19 plicants that can demonstrate compliance with Cen-
20 ter for Disease Control standards on appropriate re-
21 sponses to the coronavirus disease 2019 for persons
22 experiencing unsheltered homelessness.

23 “(f) RULE OF CONSTRUCTION.—Nothing in this sec-
24 tion may be construed to affect or alter the community
25 development block grant program under title I of the

1 Housing and Community Development Act of 1974 (42
2 U.S.C. 5301 et seq.).

3 “(g) AUTHORIZATION OF APPROPRIATIONS.—There
4 is authorized to be appropriated for assistance under the
5 CDBG Plus Program under this section, for the first fiscal
6 year commencing after the date of the enactment of this
7 Act and for each of the next nine succeeding fiscal years
8 thereafter, an amount equal to the difference between
9 \$6,000,000,000 and the amount credited for such use for
10 such fiscal year pursuant to section 301(3) of the Housing
11 Is a Human Right Act of 2025.”.

12 **SEC. 202. LIBRARY PILOT GRANTS.**

13 (a) AUTHORIZATION.—From amounts made available
14 under subsection (g) for a fiscal year, the Institute of Mu-
15 seum and Library Services (in this section referred to as
16 the “Institute”) shall award grants, on a competitive
17 basis, to enable municipal, county, and State library ad-
18 ministrative agencies to award subgrants to public librar-
19 ies, school libraries, and public law school libraries for car-
20 rying out pilot programs to address the needs of homeless
21 and housing-unstable persons.

22 (b) PILOT PROGRAMS.—Each pilot program assisted
23 with amounts from a subgrant under this section shall
24 allow a library system or systems to create or expand
25 projects or services that primarily address the needs of

1 homeless and housing-unstable persons. Preference shall
2 be given to funding proposals that integrate with existing
3 Federal or State programs that serve homeless persons,
4 housing-unstable individuals, and cost-burdened house-
5 holds.

6 (c) AUTHORIZED AGENCY.—The Institute shall dis-
7 burse funding made available to carry out this section.
8 The Institute may consult with the Secretary of Housing
9 and Urban Development, the Interagency Council on
10 Homelessness, or any other appropriate agency to ensure
11 that funds are disbursed and utilized appropriately.

12 (d) APPLICATIONS.—To be eligible for a grant under
13 this section, a municipal, county, or State library adminis-
14 trative agency shall submit an application at such time,
15 in such manner, and containing such information as the
16 Institute may require. Each application shall include—

17 (1) a description of how the municipal, county,
18 or State library administrative agency will award
19 subgrants described in subsection (e), including any
20 priorities or considerations that will be applied in
21 making such awards, with an emphasis toward sup-
22 porting programs addressing the needs of homeless
23 persons;

24 (2) a description of how the municipal, county,
25 or State library administrative agency will dissemi-

1 nate, in a timely manner, information regarding the
2 subgrants described in subsection (e) and the appli-
3 cation process for such subgrants;

4 (3) a description of the criteria that the munic-
5 ipal, county, or State library administrative agency
6 will require for the programs; and

7 (4) an assurance from the municipal, county, or
8 State library administrative agency that each eligible
9 library that receives a subgrant will provide pro-
10 grams that primarily serve persons who are homeless
11 or housing-unstable.

12 (e) SUBGRANTS.—

13 (1) IN GENERAL.—Each municipal, county, or
14 State library administrative agency receiving a grant
15 under this section may use such grant amounts to
16 provide subgrants, on a competitive basis, to a pub-
17 lic library, school library, or public law school librar-
18 ies to enable such libraries to provide programs that
19 address the need of homeless persons.

20 (2) APPLICATIONS.—To be eligible for a
21 subgrant under this subsection, a public library,
22 school library, or public law school library shall sub-
23 mit an application at such time, in such manner,
24 and containing such information as the municipal,

1 county, or State library administrative agency may
2 require. Each application shall include—

3 (A) a description of the homelessness-re-
4 lated programs that the eligible local library ad-
5 ministrative agency will provide at each library
6 to be assisted; and

7 (B) a description of how community or
8 governmental partners will be involved in the
9 homelessness-related programs of the library.

10 (3) CRITERIA FOR AWARDS.—A municipal,
11 county, or State library administrative agency re-
12 ceiving a grant under this section shall award sub-
13 grants based on—

14 (A) the proposed number of libraries and
15 the estimated number of homeless persons that
16 will be served under the homelessness-related
17 programs; and

18 (B) any other criteria established by the
19 municipal, county, or State library administra-
20 tive agency in the application submitted under
21 subsection (d).

22 (f) REPORTS.—Each State library administrative
23 agency receiving a grant under this section for a fiscal
24 year shall submit a report for such fiscal year to the Insti-

1 tute regarding the progress made in achieving the pur-
 2 poses of the grant.

3 (g) AUTHORIZATION OF APPROPRIATIONS.—There is
 4 authorized to be appropriated to carry out this section
 5 \$10,000,000 for the first fiscal year commencing after the
 6 date of the enactment of this Act and for each of the next
 7 nine succeeding fiscal years thereafter.

8 **SEC. 203. USE OF UNUTILIZED AND UNDERUTILIZED PUB-**
 9 **LIC BUILDINGS AND REAL PROPERTY TO AS-**
 10 **SIST THE HOMELESS.**

11 Section 501 of the McKinney-Vento Homeless Assist-
 12 ance Act (42 U.S.C. 11411) is amended—

13 (1) in subsection (d)—

14 (A) in paragraph (1), strike “30” and in-
 15 sert “365”; and

16 (B) in paragraph (2), strike “30-day” and
 17 insert “365-day”;

18 (2) in subsection (e)(2)(A), strike “75” and in-
 19 sert “365”; and

20 (3) in subsection (f), by adding at the end the
 21 following new paragraph:

22 “(5)(A) In the case of a representative of the home-
 23 less who has received a grant under a CDBG Plus Pro-
 24 gram under section 496 of this Act, such representative
 25 shall, notwithstanding any other provision of this title, be

1 considered eligible for conveyance of any real or personal
2 property requested under the authority of this section or
3 section 502 (42 U.S.C. 11412).

4 “(B) A request by such a representative shall be ex-
5 pedited and shall not be subject to the review processes
6 under such sections. It shall be the burden of the Sec-
7 retary to present any reasons why the grantee should not
8 receive the requested property, and absent extraordinary
9 circumstances, including danger to the grantee or poten-
10 tial harmful environmental impact that would be impos-
11 sible to mitigate, the representative of the homeless shall
12 be presumed to qualify for the property requested.

13 “(C) Conveyances of properties pursuant to this sec-
14 tion shall be made deed, and not by lease, unless explicitly
15 requested otherwise by the representative of the homeless.

16 “(D) The Secretary shall identify and implement a
17 process by which such grant recipients and applicants
18 shall be—

19 “(i) regularly notified of their eligibility status
20 under this paragraph;

21 “(ii) notified of all lists of available properties;

22 “(iii) presumed to be eligible for transfers of
23 property;

24 “(iv) prioritized and expedited for transfers of
25 property;

1 “(v) permitted to appeal to the Secretary for re-
2 consideration;

3 “(vi) expedited access to properties; and

4 “(vii) conveyed properties pursuant to subpara-
5 graph (C).”.

6 **TITLE III—INVESTING IN COM-**
7 **MUNITY STABILITY AND**
8 **WELL-BEING**

9 **SEC. 301. TREATMENT OF REVENUE GENERATED.**

10 For each fiscal year, the Secretary of the Treasury
11 shall determine the amount of revenues accruing to the
12 general fund of the Treasury by reason of the enactment
13 of title VI of this Act and shall credit an amount equal
14 to such revenues to the Secretary of Housing and Urban
15 Development as follows:

16 (1) The Secretary shall credit 40 percent of
17 such revenues for assistance under the emergency
18 solutions grant program authorized under subtitle B
19 of title IV of the McKinney-Vento Homeless Assist-
20 ance Act (42 U.S.C. 11371 et seq.).

21 (2) The Secretary shall credit 40 percent of
22 such revenues for assistance under the continuum of
23 care program authorized under subtitle C of the
24 McKinney-Vento Homeless Assistance Act (42
25 U.S.C. 11381 et seq.).

1 (3) The Secretary shall credit 20 percent of
2 such revenues for assistance under the Community
3 Development Block Grant Plus Program, authorized
4 under section 496 of the McKinney-Vento Homeless
5 Assistance Act (as added by section 201 of this Act).

6 **SEC. 302. EMERGENCY SOLUTIONS GRANT PROGRAM.**

7 There is authorized to be appropriated to the Sec-
8 retary of Housing and Urban Development, for the first
9 fiscal year commencing after the date of the enactment
10 of this Act and each of the next nine succeeding fiscal
11 years thereafter, to make grants under the emergency so-
12 lutions grant program authorized under subtitle B of title
13 IV of the McKinney-Vento Homeless Assistance Act (42
14 U.S.C. 11371 et seq.), an amount equal to the difference
15 between \$10,000,000,000 and the amount credited for
16 such use for such fiscal year pursuant to section 301(1)
17 of this Act.

18 **SEC. 303. CONTINUUM OF CARE GRANT PROGRAM.**

19 There is authorized to be appropriated to the Sec-
20 retary of Housing and Urban Development, for the first
21 fiscal year commencing after the date of the enactment
22 of this Act and each of the next nine succeeding fiscal
23 years thereafter, to make grants under the continuum of
24 care program authorized under subtitle C of the McKin-
25 ney-Vento Homeless Assistance Act (42 U.S.C. 11381 et

1 seq.), an amount equal to the difference between
 2 \$10,000,000,000 and the amount credited for such use for
 3 such fiscal year pursuant to section 301(2) of this Act.

4 **SEC. 304. FEDERAL EMERGENCY MANAGEMENT AGENCY**
 5 **EMERGENCY FOOD AND SHELTER GRANT**
 6 **PROGRAM.**

7 (a) AUTHORIZATION OF APPROPRIATIONS.—There is
 8 authorized to be appropriated, for the first fiscal year com-
 9 mencing after the date of the enactment of this Act and
 10 each of the next nine succeeding fiscal years thereafter,
 11 \$1,000,000,000 for emergency food and shelter grants
 12 under subtitle B of title III of the McKinney-Vento Home-
 13 less Assistance Act (42 U.S.C. 11341 et seq.).

14 (b) NATIONAL BOARD MEMBERSHIP.—Subsection
 15 (b) of section 301 of the McKinney-Vento Homeless As-
 16 sistance Act (42 U.S.C. 11331(b)) is amended—

17 (1) in the first sentence, by striking “6 mem-
 18 bers” and inserting “at least 8 members”;

19 (2) in the third sentence by striking “Each
 20 such member” and inserting “Four members”; and

21 (3) by inserting after and below paragraph (6)
 22 the following flush matter:

23 “At least 4 members shall be appointed from among indi-
 24 viduals nominated by national organizations identified by
 25 the Director, in consultation with the United States Inter-

1 agency Council on Homelessness, that represent a popu-
2 lation at higher risk of homelessness (as such term is de-
3 fined in section 2 of the Housing Is a Human Right Act
4 of 2025).”.

5 (c) ELIGIBLE ACTIVITIES.—Subsection (a) of section
6 313 of the McKinney-Vento Homeless Assistance Act (42
7 U.S.C. 11343(a)) is amended—

8 (1) in paragraph (1), by inserting “hygiene,”
9 after “food,”;

10 (2) in paragraph (2), by striking “and” at the
11 end; and

12 (3) by striking paragraph (3) and inserting the
13 following new paragraphs:

14 “(3) to conduct rehabilitation of existing shelter
15 or feeding facilities to ensure such facilities are safe,
16 sanitary, and in compliance with local building
17 codes;

18 “(4) to provide flexible and appropriate access
19 to temporary shelter;

20 “(5) to build and maintain new forms of safe
21 and sanitary shelters, including tiny homes; and

22 “(6) to provide supports, including shelter,
23 transitional housing, and specialized medical respite
24 shelter and associated services to homeless or hous-
25 ing-unstable (as such term is defined in section 2 of

1 the Housing Is a Human Right Act of 2025) elderly
 2 persons, persons with disabilities, and persons who
 3 are or have been sick or injured, and to persons are
 4 who are being discharged or who have recently been
 5 discharged from hospitals, nursing facilities or simi-
 6 lar facilities”.

7 (d) DISTRIBUTION OF AMOUNTS.—Paragraph (2) of
 8 section 316(a) of the McKinney-Vento Homeless Assist-
 9 ance Act (42 U.S.C. 11346(a)(2)) is amended by inserting
 10 before the semicolon the following: “, which shall provide
 11 for consideration of regional variation in housing costs and
 12 costs of living, rates of homelessness and housing insta-
 13 bility, and income inequality”.

14 (e) APPROPRIATE NON-DISCRIMINATION POLICY.—

15 (1) NATIONAL AND LOCAL BOARDS.—Section
 16 301 of the McKinney-Vento Homeless Assistance
 17 Act (42 U.S.C. 11331) is amended by adding at the
 18 end the following new subsection:

19 “(f) APPROPRIATE NON-DISCRIMINATION POLICY.—
 20 The National Board shall—

21 “(1) at all times having in effect a policy that
 22 prohibits discrimination against persons in all class-
 23 es provided protection against discrimination under
 24 Federal law and explicitly prohibits discrimination
 25 based on the gender-related identity, appearance,

1 mannerisms, or other gender-related characteristics
2 of an individual, regardless of the individual's des-
3 ignated sex at birth; and

4 “(2) require each local board designated pursu-
5 ant to section 302 to have in effect a policy de-
6 scribed in paragraph (1) of this subsection.”.

7 (2) SERVICE PROVIDERS.—Subsection (a) of
8 section 316 of the McKinney-Vento Homeless Assist-
9 ance Act (42 U.S.C. 11346(a)) is amended—

10 (A) in paragraph (5), by striking “and” at
11 the end;

12 (B) in paragraph (6), by striking the pe-
13 riod at the end and inserting “; and”; and

14 (C) by adding at the end the following new
15 paragraph:

16 “(7) guidelines requiring each private nonprofit
17 organization and local government carrying out a
18 local emergency food and shelter program with
19 amounts provided under this subtitle to have in ef-
20 fect, with respect to such program, a policy de-
21 scribed in section 301(f)(1).”.

22 (f) GAO STUDY OF ALLOCATION FORMULA.—The
23 Comptroller General of the United States shall conduct
24 a study to identify and analyze the methods in effect on
25 the date of the enactment of this Act for determining the

1 amount and distribution of assistance under the Emer-
2 gency Food and Shelter Grants Program of the Federal
3 Emergency Management Agency under subtitle B of title
4 III of the McKinney-Vento Homeless Assistance Act (42
5 U.S.C. 11341 et seq.) to determine whether such current
6 methods adequately address the needs of homeless persons
7 and the communities that serve them. Not later than the
8 expiration of the 12-month period beginning on the date
9 of the enactment of this Act, the Comptroller General shall
10 submit a report to the Congress detailing the findings of
11 such study and making recommendations as to how the
12 Emergency Food and Shelter Program National Board
13 should revise such methods to more adequately and accu-
14 rately meet such needs.

15 (g) GAO STUDY OF COMPLIANCE WITH PARTICIPA-
16 TION REQUIREMENTS.—The Comptroller General of the
17 United States shall conduct a study to identify and ana-
18 lyze the extent to which recipient service providers under
19 the Emergency Food and Shelter Grants Program of the
20 Federal Emergency Management Agency under subtitle B
21 of title III of the McKinney-Vento Homeless Assistance
22 Act (42 U.S.C. 11341 et seq.) comply with the provisions
23 of the guidelines for such Program required under para-
24 graphs (5) and (6) of section 316(a) of such Act (42
25 U.S.C. 11346(a); relating to involvement and participation

1 of homeless individuals). Not later than the expiration of
2 the 24-month period beginning on the date of the enact-
3 ment of this Act, the Comptroller General shall submit
4 a report to the Congress detailing the findings of such
5 study, including identifying any barriers to compliance
6 and the level of compliance and recommending models for
7 compliance (including specific models used by such recipi-
8 ent service providers) and suggested support methods to
9 assist recipients to comply.

10 **SEC. 305. REQUIREMENTS.**

11 (a) LIMITATION ON MATCHING FUNDS REQUIRE-
12 MENTS.—Notwithstanding any other provision of law, in
13 the case of any grant made using amounts made available
14 by this Act to any recipient that is a governmental unit,
15 non-Federal supplemental or matching funding shall not
16 be required for such grant if such recipient demonstrates
17 to the satisfaction of the Secretary that—

18 (1) assistance using such grant amounts will be
19 provided in accordance with a Housing First strat-
20 egy for addressing homelessness in the area in which
21 the assistance is used;

22 (2) the recipient has created and implemented
23 a formal plan to cease to penalize homelessness;

24 (3) the recipient has established a formal plan
25 to identify and address structural and implicit bias

1 in implementation of programs funded under this
2 Act that specifically addresses potential bias towards
3 members of groups identified a population at higher
4 risk of homelessness, as such term is defined in sec-
5 tion 2 of this Act;

6 (4) the recipient has established a formal plan
7 to facilitate issuance and replacement of personal
8 identification documents issued by the recipient for
9 persons who are homeless or housing-unstable;

10 (5) in the case of any recipient that administers
11 elections, the recipient has established a plan to en-
12 sure that persons who are homeless or housing-un-
13 stable are not prevented from voting due to irregular
14 or non-existent addresses or other similar barriers;
15 and

16 (6) the recipient has procedures in effect for
17 interacting with the property of homeless persons
18 that—

19 (A) require a minimum of three days prior
20 notice shall be given before property is moved
21 or disposed of;

22 (B) provide a plan that safeguards any
23 item that is not clearly trash for a minimum of
24 30 days; and

1 (C) allow persons experiencing homeless-
2 ness to easily retrieve their possessions.

3 (b) REQUIREMENT FOR ONGOING EFFORTS.—Assist-
4 ance made available under this Act may not be provided
5 to any governmental unit unless such unit demonstrates,
6 to the satisfaction of the Secretary, that such entity has
7 in effect, or is actively working toward implementing, poli-
8 cies, regulations, or other requirements sufficient to en-
9 sure the following within the jurisdiction of such entity:

10 (1) Any law that imposes a criminal punish-
11 ment on a person or groups of persons who are
12 homeless, or who has no other place to go, for sleep-
13 ing outside or on public property is not being en-
14 forced.

15 (2) Effective procedures are in effect for inter-
16 acting with the property of homeless persons that
17 comply with due process protections of the 14th
18 Amendment to the Constitution of the United
19 States.

20 (c) NON-GOVERNMENTAL ENTITIES.—Assistance
21 made available under this Act may not be provided to any
22 entity that is not a governmental unit unless such entity
23 demonstrates to the satisfaction of the Secretary that—

24 (1) such entity has in effect, or is actively work-
25 ing toward implementing, a procedure that provides

1 for regular community participation, comment, feed-
2 back, and guidance on the activities and perform-
3 ance in serving homeless, housing-unstable, and
4 cost-burdened individuals and households; and

5 (2) in the case of any entity that in any fiscal
6 year receives more than \$1,000,000 from amounts
7 made available under this Act, all personnel carrying
8 out activities assisted with amounts made available
9 under this Act whose responsibilities involve regular
10 contact with homeless, housing-unstable, or cost-bur-
11 dened individuals or households, or who have man-
12 agement positions overseeing personnel in regular
13 contact with homeless, housing-unstable, or cost-bur-
14 dened individuals or households, are adequately
15 trained regarding harm reduction, de-escalation
16 techniques, trauma-informed care, implicit bias, cul-
17 tural competency, and disability rights.

18 (d) ALL ENTITIES.—Assistance made available under
19 this Act may not be provided to any entity, whether a gov-
20 ernmental unit or a non-governmental entity, unless such
21 entity demonstrates to the satisfaction of the Secretary
22 that such entity has in effect a written non-discrimination
23 policy that—

1 (1) prohibits discrimination against persons in
2 all classes provided protection against discrimination
3 under Federal law; and

4 (2) explicitly prohibits discrimination based on
5 the gender-related identity, appearance, mannerisms,
6 or other gender-related characteristics of an indi-
7 vidual, regardless of the individual's designated sex
8 at birth.

9 **SEC. 306. GAO STUDY OF REQUIREMENTS REGARDING PAR-**
10 **TICIPATION AND INVOLVEMENT OF HOME-**
11 **LESS INDIVIDUALS.**

12 (a) STUDY.—The Comptroller General of the United
13 States shall conduct a study to identify and analyze the
14 extent to which—

15 (1) recipient service providers under the Emer-
16 gency Food and Shelter Grants Program of the Fed-
17 eral Emergency Management Agency under subtitle
18 B of title III of the McKinney-Vento Homeless As-
19 sistance Act (42 U.S.C. 11341 et seq.) comply with
20 the provisions of the guidelines for such Program re-
21 quired under paragraphs (5) and (6) of section
22 316(a) of such Act (42 U.S.C. 11346(a); relating to
23 involvement and participation of homeless individ-
24 uals); and

1 (2) recipients under the Emergency Solutions
 2 Grant Program under subtitle B of title IV of the
 3 McKinney-Vento Homeless Assistance Act (42
 4 U.S.C. 11371 et seq.) comply with the requirements
 5 under section 416(d) of such Act (42 U.S.C.
 6 11375(d); relating to participation of homeless indi-
 7 viduals).

8 (b) REPORT.—Not later than the expiration of the
 9 36-month period beginning on the date of the enactment
 10 of this Act, the Comptroller General shall submit a report
 11 to the Congress detailing the findings of such study, in-
 12 cluding identifying the level of such compliance and any
 13 barriers to compliance with such requirements, and recom-
 14 mending models for compliance (including any effective
 15 specific models used by such recipients) and suggested
 16 support methods to assist recipients to comply.

17 **TITLE IV—ACCESS TO VOTING**

18 **SEC. 401. STUDY OF FACTORS ADVERSELY AFFECTING** 19 **ABILITY OF HOMELESS AND HOUSING-UNSTA-** 20 **BLE INDIVIDUALS TO VOTE.**

21 (a) STUDY.—The Election Assistance Commission
 22 shall conduct a study identifying and analyzing on a State-
 23 by-State basis the factors which adversely affect the ability
 24 of individuals who are homeless or who are housing-unsta-
 25 ble to vote in elections for public office, including the im-

1 plementation of the REAL ID Act, State laws requiring
2 voters to provide ID as a condition of voting, and the pe-
3 nalization of homelessness.

4 (b) REPORT.—Not later than one year after the date
5 of the enactment of this Act, the Commission shall submit
6 to Congress and make available to the public a report on
7 the study conducted under subsection (a), and shall in-
8 clude in the report recommendations to address the fac-
9 tors identified in the study.

10 (c) STATE DEFINED.—In this section, the term
11 “State” means each of the several States, the District of
12 Columbia, the Commonwealth of Puerto Rico, Guam,
13 American Samoa, the United States Virgin Islands, and
14 the Commonwealth of the Northern Mariana Islands.

15 **SEC. 402. GRANTS TO FACILITATE VOTING BY HOMELESS**
16 **AND HOUSING-UNSTABLE INDIVIDUALS.**

17 (a) GRANTS.—The Election Assistance Commission
18 shall carry out a program under which the Commission
19 shall make grants to eligible nonprofit corporations and
20 eligible units of local government for carrying out pro-
21 grams and activities which will facilitate voting in elections
22 for public office by individuals who are homeless or who
23 are housing-unstable.

24 (b) ELIGIBILITY.—A nonprofit corporation or a unit
25 of local government is eligible to receive a grant under the

1 program established under this section if the corporation
2 or unit submits to the Election Assistance Commission,
3 at such time and in such form as the Commission may
4 require, an application containing—

5 (1) in the case of a nonprofit corporation, a cer-
6 tification that the corporation has in effect a non-
7 discrimination policy that prohibits discrimination
8 against persons in all classes provided protection
9 against discrimination under Federal law and that
10 further protects against discrimination on the basis
11 of the gender-related identity, appearance, manner-
12 isms, or other gender-related characteristics of an
13 individual, regardless of the individual's designated
14 sex at birth; and

15 (2) such information and assurances as the
16 Commission may require.

17 (c) PRIORITIES IN SELECTION OF NONPROFIT COR-
18 PORATIONS.—In selecting among eligible nonprofit cor-
19 porations for receiving grants under the program estab-
20 lished under this section, the Commission shall give pri-
21 ority to corporations which meet any of the following:

22 (1) A proven history of working with homeless,
23 housing-unstable, and cost-burdened households.

24 (2) A proven history of successfully encouraging
25 civic participation.

1 (3) A proven history of participation by home-
2 less, housing-unstable, and cost-burdened households
3 in the leadership and decision-making power of the
4 corporation.

5 (4) A proven history of successful engagement
6 with a population at higher risk of homelessness, in-
7 cluding—

8 (A) LGBTQ persons;

9 (B) foster youth and former foster youth;

10 (C) Asian, Black, Latino, Native Amer-
11 ican, Native Hawaiian, Pacific Islander and
12 other communities of color;

13 (D) low-income older adults;

14 (E) persons with disabilities, including
15 mental health disabilities;

16 (F) justice-system-involved persons; and

17 (G) immigrant communities.

18 (d) NONPROFIT CORPORATION DEFINED.—In this
19 section, the term “nonprofit corporation” means a cor-
20 poration described in section 501(c) of the Internal Rev-
21 enue Code of 1986 and exempt from taxation under sec-
22 tion 501(a) of such Code.

23 (e) AUTHORIZATION OF APPROPRIATIONS.—There
24 are authorized to be appropriated to carry out this section
25 \$5,000,000 for the first fiscal year commencing after the

1 date of the enactment of this Act and for each of the next
 2 nine succeeding fiscal years thereafter.

3 **TITLE V—UNITED STATES**
 4 **INTERAGENCY COUNCIL ON**
 5 **HOMELESSNESS**

6 **SEC. 501. PERMANENT AUTHORIZATION.**

7 Title II of the McKinney-Vento Homeless Assistance
 8 Act (42 U.S.C. 11311 et seq.) is amended—

9 (1) in section 208 (42 U.S.C. 11318), by strik-
 10 ing the first sentence and inserting the following:
 11 “There is authorized to be appropriated for each fis-
 12 cal year \$10,000,000 to carry out this title.”;

13 (2) by striking section 209 (42 U.S.C. 11319);
 14 and

15 (3) by redesignating sections 207 and 208 (42
 16 U.S.C. 11317, 11318) as sections 208 and 209, re-
 17 spectively.

18 **SEC. 502. FUNCTIONS.**

19 Section 203 of the McKinney-Vento Homeless Assist-
 20 ance Act (42 U.S.C. 11313) is amended—

21 (1) in subsection (a)—

22 (A) in paragraph (12), by striking “and”
 23 at the end;

24 (B) in paragraph (13), by striking the pe-
 25 riod at the end and inserting a semicolon; and

1 (C) by adding at the end the following new
2 paragraphs:

3 “(14) rely on evidence-based practices;

4 “(15) identify and promote successful practices,
5 including the Housing First strategy and the perma-
6 nent supportive housing model; and

7 “(16) prioritize addressing disparities faced by
8 members of a population at higher risk of homeless-
9 ness, as such term is defined in section 2 of the
10 Housing Is a Human Right Act of 2025, including
11 by issuing reports and making recommendations to
12 agencies.”; and

13 (2) in subsection (b)—

14 (A) in paragraph (1), by inserting “and”
15 after the semicolon;

16 (B) in paragraph (2), by striking the pe-
17 riod at the end and inserting “; and”; and

18 (C) by adding at the end the following new
19 paragraph:

20 “(3) make formal reports and recommendations
21 to Federal agencies, which shall include comments
22 on how proposed regulatory changes would impact
23 persons experiencing homelessness, housing insta-
24 bility, or who are cost-burdened.”.

1 **SEC. 503. ADVISORY BOARD.**

2 (a) IN GENERAL.—Title II of the McKinney-Vento
3 Homeless Assistance Act is amended by inserting after
4 section 206 (42 U.S.C. 11316) the following new section:

5 **“SEC. 207. ADVISORY BOARD.**

6 “(a) ESTABLISHMENT.—There is established an advisory board for the Council.

8 “(b) MEMBERSHIP.—

9 “(1) SELECTION.—The advisory board shall be
10 composed of not less than 20 individuals, selected by
11 the Executive Director of the Council from nominees
12 proposed pursuant to paragraph (2), as follows:

13 “(A) Not less than 10 members shall be
14 individuals who are homeless or experiencing
15 housing instability, or were so during the 5 calendar years preceding appointment to the advisory board or who have been so in the last 5 calendar years.

19 “(B) Not less than 8 members shall be individuals who are members of, or advocate on behalf of, or both, a population at higher risk of homelessness, as such term is defined in section 2 of the Housing Is a Human Right Act of 2025, including such transgender and gender non-conforming persons, Asian, Black, Latino, Native American, Native Hawaiian, Pacific Is-

1 lander, and other communities of color, youth
2 in or formerly in the foster care system, and
3 justice-system involved youth and adults.

4 “(2) NOMINATION.—Nominees for members of
5 the advisory board shall be proposed by any grantee
6 or subgrantee under this Act.

7 “(3) REPORT.—Upon selection of members of
8 the advisory board, the Executive Director of the
9 Council shall submit a report to the Congress identi-
10 fying the members selected and demonstration com-
11 pliance with the provisions of this subsection.

12 “(4) TERMS.—Members of the advisory board
13 shall serve terms of 2 years.

14 “(c) FUNCTIONS.—The advisory board shall review
15 the work of the Council, make recommendations regarding
16 how the Council can most effectively pursue the goal of
17 ending homelessness, and raise specific points of concern
18 with members of the Council who represent Federal agen-
19 cies.

20 “(d) MEETINGS.—The advisory board shall meet in
21 person not less often than twice each year.

22 “(e) COUNCIL MEETINGS.—The Council shall meet
23 regularly not less often than once a year with the advisory
24 board and shall provide timely written responses to rec-

1 ommendations, proposals, and concerns issued by the advi-
2 sory board.

3 “(f) CHAIRMAN.—The position of Chairman of the
4 advisory board shall be filled by an individual who is a
5 current or former member of the advisory board, is nomi-
6 nated by at least two members of the advisory board, and
7 is confirmed by a vote of not less than 75 percent of the
8 members of the advisory board.

9 “(g) COMPENSATION.—Each member of the advisory
10 board shall receive compensation for their participation in-
11 cluding a participation stipend in an amount determined
12 by the Council and travel expenses, including per diem in
13 lieu of subsistence, in accordance with sections 5702 and
14 5703 of title 5, United States Code.

15 “(h) RULE OF CONSTRUCTION.—The agencies imple-
16 menting this Act shall construe this Act in a manner that
17 facilitates and encourage the full participation of advisory
18 board members and shall consider the barriers faced by
19 persons experiencing homelessness and shall endeavor to
20 overcome such barriers to participation.”.

21 (b) REPRESENTATION OF CHAIRMAN ON COUNCIL.—
22 Section 202(a) of the McKinney-Vento Homeless Assist-
23 ance Act (42 U.S.C. 11312(a)) is amended—

24 (1) by redesignating paragraph (22) as para-
25 graph (21); and

1 (2) by adding at the end the following new
2 paragraph:

3 “(22) The chairman of the advisory board es-
4 tablished by section 207.”.

5 **SEC. 504. DIRECTOR.**

6 Subsection (a) of section 204 of the McKinney-Vento
7 Homeless Assistance Act (42 U.S.C. 11314(a)) is amend-
8 ed—

9 (1) by striking “(a) DIRECTOR.—The Council
10 shall appoint an Executive Director, who shall be”
11 and inserting the following:

12 “(a) DIRECTOR.—

13 “(1) IN GENERAL.—The chief executive officer
14 of the Council shall be the Executive Director, who
15 shall be appointed in accordance with paragraph (2)
16 and”; and

17 (2) by adding at the end the following new
18 paragraph:

19 “(2) PROCESS FOR APPOINTMENT.—A vacancy
20 in the position of Executive Director shall be filled
21 by an individual nominated and appointed to such
22 position by the Council, except that the Council may
23 not appoint any nominee who is not confirmed by
24 approval of 75 percent of the aggregate of all mem-
25 bers of the Council and the advisory board under

1 section 207 pursuant to an election in which each
 2 such member’s vote is given identical weight. If the
 3 Council is unable to agree on an Executive Director,
 4 the chairperson of the advisory council shall act as
 5 interim Executive Director.”.

6 **SEC. 505. CONFORMING AMENDMENT.**

7 The table of contents in section 101(b) of the McKin-
 8 ney-Vento Homeless Assistance Act (42 U.S.C. 11301
 9 note) is amended by striking the items relating to sections
 10 209 and 210 and inserting the following:

“Sec. 209. Encouragement of State involvement.”.

11 **TITLE VI—REVENUE RELATED**
 12 **TO HOUSING SPECULATION**
 13 **AND DISPLACEMENT**

14 **SEC. 601. AMENDMENTS TO THE TAX CODE.**

15 (a) IN GENERAL.—Subtitle D of the Internal Rev-
 16 enue Code of 1986 is amended by adding at the end the
 17 following new chapter:

18 **“CHAPTER 50B—REAL PROPERTY-**
 19 **RELATED TAXES**

“Sec. 5000E-1. Luxury real property transfers.

“Sec. 5000E-2. Real property secrecy transfer tax.

“Sec. 5000E-3. Mass landlord rental tax.

20 **“SEC. 5000E-1. LUXURY REAL PROPERTY TRANSFERS.**

21 “(a) IN GENERAL.—There is hereby imposed on the
 22 sale or exchange of real property a tax equal to 5 percent
 23 of the amount realized from such sale or exchange.

1 “(b) LIMITATION.—The tax imposed by this section
2 shall not apply to a sale or exchange of property unless
3 the amount realized from such sale or exchange (or from
4 a series of related sales or exchanges of which such prop-
5 erty is a part) is at least \$10,000,000.

6 “(c) LIABILITY FOR TAX.—

7 “(1) IN GENERAL.—The tax imposed by this
8 section shall be paid $\frac{1}{2}$ by the transferor and $\frac{1}{2}$ by
9 the transferee.

10 “(2) EXCEPTIONS.—

11 “(A) PROPERTY TRANSFERRED TO TAX-
12 EXEMPT.—In the case of property transferred
13 to a tax exempt entity, or a State or local gov-
14 ernment (or political subdivision thereof), the
15 tax imposed by this section shall be zero.

16 “(B) PROPERTY TRANSFERRED BY TAX-
17 EXEMPT.—In the case of property transferred
18 by a tax-exempt entity, or a State or local gov-
19 ernment (or political subdivision thereof), the
20 tax imposed by this section shall be paid by the
21 transferee.

22 “(C) TAX EXEMPT ENTITY.—For purposes
23 of this section, the term ‘tax-exempt entity’
24 means any organization which is exempt from
25 the tax imposed by this chapter unless such

1 property is used predominantly in an unrelated
 2 trade or business the income of which is subject
 3 to tax under section 511.

4 “(d) REGULATIONS.—The Secretary shall prescribe
 5 such rules as may be necessary or appropriate to prevent
 6 avoidance of the purposes of this section.

7 **“SEC. 5000E-2. REAL PROPERTY SECRECY TRANSFER TAX.**

8 “(a) IN GENERAL.—In the case of a sale or exchange
 9 of real property to or from an applicable anonymous enti-
 10 ty, there is hereby imposed on such transfer a tax equal
 11 to \$10 for each \$100 realized on such sale or exchange.

12 “(b) APPLICABLE ANONYMOUS TAXPAYER.—

13 “(1) IN GENERAL.—For purposes of this sec-
 14 tion, the term ‘applicable anonymous entity’ means
 15 any entity or trust the beneficial owners of which
 16 are not available by freely accessible public records.

17 “(2) BENEFICIAL OWNER.—The term ‘bene-
 18 ficial owner’ means, with respect to any entity, an
 19 individual who has any ownership interest in the en-
 20 tity and—

21 “(A) exercises control over the entity,

22 “(B) owns equity interest in such entity, or

23 “(C) receives substantial economic benefits
 24 from such entity (other than in connection with
 25 employment).

1 “(3) SPECIAL RULE FOR ENTITIES REGISTERED
2 IN GLOBAL LEGAL IDENTIFIER PROGRAM.—

3 “(A) IN GENERAL.—Paragraph (1) shall
4 not apply to any entity that participates in the
5 legal entity identifier program.

6 “(B) CONTROLLED GROUPS.—In the case
7 of any persons treated as a single employer
8 under subsection (a) or (b) of section 52, or
9 subsection (m) or (o) of section 414, subpara-
10 graph (A) shall only apply if each such person
11 so treated participates in the legal entity identi-
12 fier program.

13 “(c) LIABILITY FOR TAX.—

14 “(1) IN GENERAL.—Each applicable anonymous
15 entity who transfers or receives property in a sale or
16 exchange to which this section applies shall be joint-
17 ly and severally liable for payment of the tax im-
18 posed by this section.

19 “(2) MEMBERS OF CONTROLLED GROUP.—If
20 such an applicable anonymous entity is a member of
21 a controlled group, each member of such controlled
22 group shall be jointly and severally liable for such
23 payment.

1 **“SEC. 5000E-3. MASS LANDLORD RENTAL TAX.**

2 “(a) IN GENERAL.—In the case of a covered landlord,
3 there is hereby imposed on the rental of a dwelling unit
4 a tax equal to 1 percent of the amount of the rent paid
5 for such dwelling unit.

6 “(b) COVERED LANDLORD.—For purposes of this
7 section, the term ‘covered landlord’ means any person that
8 owns—

9 “(1) more than 1,000 dwelling units held for
10 rent within a single metropolitan statistical area,

11 “(2) more than 2,000 dwelling units held for
12 rent, or

13 “(3) at least 500 dwelling units held for rent in
14 at least 3 different States.

15 “(c) EXCEPTIONS.—

16 “(1) IN GENERAL.—Subsection (a) shall not
17 apply to any dwelling unit subject to a rent control,
18 just cause, or source of income discrimination law.

19 “(2) RENT CONTROL LAW.—For purposes of
20 this subsection—

21 “(A) IN GENERAL.—The term ‘rent control
22 law’ means any State or local law which re-
23 stricts the amount by which a lessor may in-
24 crease rental payments for a dwelling unit and
25 allows an affirmative defense to eviction or pri-
26 vate right of enforcement.

1 “(B) MINIMUM AMOUNT LEVEL OF RENT
2 CONTROL.—A law shall not be treated as a rent
3 control law with respect to any dwelling unit for
4 purposes of this paragraph unless the lessor of
5 such dwelling unit may not, when the lease with
6 respect to such unit expires, increase monthly
7 rent by an amount greater than the percentage
8 increase, if any, over the preceding 12 months
9 in the Consumer Price Index for All Urban
10 Consumers or 3 percent of the average monthly
11 amount paid for the same unit for each month
12 that the unit was occupied during the previous
13 12-month period, whichever is greater.

14 “(3) JUST CAUSE LAW.—The term ‘just cause
15 law’ means any State or local law which at least re-
16 stricts a lessor from evicting lessee by limiting evic-
17 tions to instances in which—

18 “(A) the tenant has—

19 “(i) failed to pay rent for 2 or more
20 consecutive months despite clear and time-
21 ly notice,

22 “(ii) caused substantial destruction to
23 the rental property,

24 “(iii) caused significant danger to
25 other tenants, or

1 “(iv) significantly and repeatedly vio-
 2 lated an explicit lease term and failed to
 3 cure the violation after being given notice
 4 requesting that the lease term violation be
 5 cured, or

6 “(B) the landlord seeks to occupy the unit
 7 for use as a primary residence, or seeks the
 8 availability of the unit for occupancy by an im-
 9 mediate relative as a primary residence.

10 “(4) SOURCE OF INCOME DISCRIMINATION
 11 LAW.—

12 “(A) IN GENERAL.—The term ‘source of
 13 income discrimination law’ means a State or
 14 local law which places restrictions on a lessor
 15 from rejecting lessee applicants, or to evicting
 16 an existing lessee, due to the lessee’s source of
 17 income.

18 “(B) SOURCE OF INCOME.—For purposes
 19 of subparagraph (A), source of income includes
 20 the following:

21 “(i) A housing voucher under section
 22 8 of the United States Housing Act of
 23 1937 (42 U.S.C. 1437f) and any form of
 24 Federal, State, or local housing assistance
 25 provided to a family or provided to a hous-

1 ing owner on behalf of a family, including
2 rental vouchers, rental assistance, and
3 rental subsidies from nongovernmental or-
4 ganizations.

5 “(ii) Any income received during a
6 taxable year as Social Security benefits, as
7 defined in section 86(d) of the Internal
8 Revenue Code of 1986, or as supplemental
9 security income benefits under title XVI of
10 the Social Security Act (42 U.S.C. 1381 et
11 seq.).

12 “(iii) Any income received by court
13 order, including spousal support and child
14 support.

15 “(iv) Any payment from a trust,
16 guardian, or conservator.

17 “(v) Any other lawful source of in-
18 come.

19 “(d) AGGREGATION RULES.—All persons treated as
20 a single employer under subsection (a) or (b) of section
21 52, or subsection (m) or (o) of section 414, shall be treat-
22 ed as one person for purposes of applying subsection (b).”.

1 (b) EFFECTIVE DATE.—The amendment made by
2 this section shall apply to sales and exchanges after De-
3 cember 31, 2025.

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