

119TH CONGRESS
1ST SESSION

H. R. 6771

To facilitate the development of fair and affordable housing, decrease housing costs, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

DECEMBER 17, 2025

Ms. WATERS introduced the following bill; which was referred to the Committee on Appropriations, and in addition to the Committee on Financial Services, 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 facilitate the development of fair and affordable housing, decrease housing costs, 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 Crisis Response 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.

TITLE I—CREATING AND PRESERVING AFFORDABLE,
EQUITABLE, AND ACCESSIBLE HOUSING FOR THE 21ST CENTURY

- Sec. 101. Public housing investments.
- Sec. 102. Investments in affordable and accessible housing production.
- Sec. 103. Housing investment fund.
- Sec. 104. Section 811 supportive housing for people with disabilities.
- Sec. 105. Section 202 supportive housing for the elderly program.
- Sec. 106. Improving energy efficiency or water efficiency or climate resilience of affordable housing.
- Sec. 107. Revitalization of distressed multifamily properties.
- Sec. 108. Investments in rural rental housing.
- Sec. 109. Housing vouchers.
- Sec. 110. Project-based rental assistance.
- Sec. 111. Investments in Native American Communities.
- Sec. 112. Increased affordable housing program investment.
- Sec. 113. Promoting housing accessibility and visitability.

TITLE II—21ST CENTURY SUSTAINABLE AND EQUITABLE COMMUNITIES

- Sec. 201. Community development block grant funding for affordable housing and infrastructure.
- Sec. 202. Lead-based paint hazard control and housing-related health and safety hazard mitigation in housing of families with lower incomes.
- Sec. 203. Unlocking possibilities program.
- Sec. 204. Strengthening resilience under national flood insurance program.
- Sec. 205. Community Restoration and Revitalization Fund.
- Sec. 206. Fair housing activities and investigations.
- Sec. 207. Intergovernmental fair housing activities and investigations.

TITLE III—HOMEOWNERSHIP INVESTMENTS

- Sec. 301. First-Generation Downpayment Assistance.
- Sec. 302. Home loan program.
- Sec. 303. HUD-insured small dollar mortgage demonstration program.
- Sec. 304. Investments in rural homeownership.

TITLE IV—HUD ADMINISTRATION, CAPACITY BUILDING, TECHNICAL ASSISTANCE, AND AGENCY OVERSIGHT

- Sec. 401. Program administration, training, technical assistance, capacity building, and oversight.
- Sec. 402. Community-led capacity building.

1 **TITLE I—CREATING AND PRE-**
2 **SERVING AFFORDABLE, EQUI-**
3 **TABLE, AND ACCESSIBLE**
4 **HOUSING FOR THE 21ST CEN-**
5 **TURY**

6 **SEC. 101. PUBLIC HOUSING INVESTMENTS.**

7 (a) APPROPRIATION.—In addition to amounts other-
8 wise made available, there is appropriated to the Secretary
9 of Housing and Urban Development (in this section re-
10 ferred to as the “Secretary”) for fiscal year 2026, out of
11 any money in the Treasury not otherwise appropriated—

12 (1) \$10,000,000,000, to remain available until
13 September 30, 2033, for the Capital Fund under
14 section 9(d) of the United States Housing Act of
15 1937 (42 U.S.C. 1437g(d)) pursuant to the same
16 formula as in fiscal year 2021, to be made available
17 within 60 days of the date of the enactment of this
18 Act;

19 (2) \$53,000,000,000, to remain available until
20 September 30, 2028, for eligible activities under sec-
21 tion 9(d)(1) of the United States Housing Act of
22 1937 (42 U.S.C. 1437g(d)(1)) for priority invest-
23 ments as determined by the Secretary to repair, re-
24 place, or construct properties assisted under such
25 section 9;

1 (3) \$1,200,000,000, to remain available until
2 September 30, 2028, for competitive grants under
3 section 24 of the United States Housing Act of 1937
4 (42 U.S.C. 1437v) (in this section referred to as
5 “section 24”), under the terms and conditions in
6 subsection (b), for transformation, rehabilitation,
7 and replacement housing needs of public and as-
8 sisted housing, and to transform neighborhoods of
9 poverty into functioning, sustainable mixed-income
10 neighborhoods;

11 (4) \$750,000,000, to remain available until
12 September 30, 2033, for the costs to the Secretary
13 of administering and overseeing the implementation
14 of this section and the Public Housing Capital Fund
15 and the section 24 grant program generally, includ-
16 ing information technology, financial reporting, re-
17 search and evaluation, other cross-program costs in
18 support of programs administered by the Secretary
19 in this title, and other costs; and

20 (5) \$50,000,000, to remain available until Sep-
21 tember 30, 2033, to make new awards or increase
22 prior awards to existing technical assistance pro-
23 viders to provide an increase in capacity building
24 and technical assistance available to entities eligible

1 for funding for activities or projects consistent with
2 this section.

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

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

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

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

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

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

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

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

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

4 (1) LIMITATION.—Amounts provided pursuant
5 to this section may not be used for operating costs
6 or rental assistance.

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.

11 (3) HEALTH AND SAFETY.—Amounts made
12 available under this section shall be used to address
13 health, safety, and environmental hazards, including
14 lead, fire, carbon monoxide, mold, asbestos, radon,
15 pest infestation, and other hazards as defined by the
16 Secretary.

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.

3 (6) SUPPLEMENTATION OF FUNDS.—The Sec-
 4 retary shall ensure that amounts provided pursuant
 5 to this section shall serve to supplement and not
 6 supplant other amounts generated by a recipient of
 7 such amounts or amounts provided by other Federal,
 8 State, or local sources.

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. 102. 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 2026, 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

1 (4) \$100,000,000, to remain available until
2 September 30, 2033, for the costs to the Secretary
3 of administering and overseeing the implementation
4 of this section and the HOME and Housing Trust
5 Fund programs generally, including information
6 technology, financial reporting, research and evalua-
7 tions, and other cross-program costs in support of
8 programs administered by the Secretary in this title,
9 and other costs.

10 (b) TERMS AND CONDITIONS.—

11 (1) FORMULAS.—

12 (A) The Secretary shall allocate amounts
13 made available under subsection (a)(1) pursu-
14 ant to section 217 of NAHA (42 U.S.C. 12747)
15 to grantees that received allocations pursuant
16 to that same formula in fiscal year 2023 and
17 shall make such allocations within 60 days of
18 the enactment of this Act.

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 Act.

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. 103. HOUSING INVESTMENT FUND.**

19 (a) APPROPRIATION.—In addition to amounts other-
 20 wise available, there is appropriated for fiscal year 2026,
 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-

tion, or financing of affordable housing and economic development activities, including community facilities, if part of a mixed-use project, or activities described in this paragraph related to transit-oriented development, which may also be designated as a focus of such a fund;

(D) to capitalize an affordable housing mortgage fund, to facilitate the origination of mortgages to buyers that may experience significant barriers to accessing affordable mortgage credit, including mortgages having low original principal obligations;

(E) for risk-sharing loans;

(F) to provide loan guarantees; and

(G) to fund rental housing operations.

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

SEC. 104. SECTION 811 SUPPORTIVE HOUSING FOR PEOPLE WITH DISABILITIES.

(a) APPROPRIATION.—In addition to amounts otherwise 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 2026, 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

11 (3) \$42,500,000 for the costs to the Secretary
12 of administering and overseeing the implementation
13 of this section and the Supportive Housing for Per-
14 sons with Disabilities program generally, including
15 information technology, financial reporting, research
16 and evaluations, other cross-program costs in sup-
17 port of programs administered by the Secretary in
18 this title, and other costs.

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 retary 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. 105. 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 2026, 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—

7 (A) for capital advance awards in accord-
8 ance with section 202(c)(1) of the Act to recipi-
9 ents that are eligible under the Act;

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

9 (3) \$42,500,000 for the costs to the Secretary
10 of administering and overseeing the implementation
11 of this section and the Supportive Housing for the
12 Elderly program generally, including information
13 technology, financial reporting, research and evalua-
14 tion, 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) 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. 106. 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 2026, out of any
14 money in the Treasury not otherwise appropriated—

15 (1) \$1,770,000,000, to remain available until
16 September 30, 2030, for the cost of providing direct
17 loans, including the costs of modifying such loans,
18 and for grants, as provided for and subject to terms
19 and conditions in subsection (b), including to sub-
20 sidize gross obligations for the principal amount of
21 direct loans, not to exceed \$4,000,000,000, to fund
22 projects that improve the energy or water efficiency,
23 indoor air quality and sustainability improvements,
24 implement low-emission technologies, materials, or
25 processes, including zero-emission electricity genera-

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;

11 (3) \$120,000,000, to remain available until
12 September 30, 2031, for expenses of contracts ad-
13 ministered by the Secretary, including to carry out
14 property climate risk, energy, or water assessments,
15 due diligence, and underwriting functions for such
16 grant and direct loan program; and

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. 107. 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 2026, 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

3 (2) the term “necessary physical improve-
4 ments” means new construction or capital improve-
5 ments to an existing multifamily housing project
6 that the Secretary determines are necessary to ad-
7 dress the deficiencies or that rise to such a level that
8 delaying physical improvements to the project would
9 be detrimental to the longevity of the project as suit-
10 able housing for occupancy.

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. 108. 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 2026, 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, finan-
23 cial 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.—

3 (1) LOANS AND GRANTS AND OTHER ASSIST-
4 ANCE.—The Administrator of the Rural Housing
5 Service of the Department of Agriculture shall pro-
6 vide direct loans and grants, including the cost of
7 modifying loans, to restructure existing Department
8 of Agriculture multi-family housing loans expressly
9 for the purposes of ensuring the project has suffi-
10 cient resources to preserve the project for the pur-
11 pose of providing safe and affordable housing for
12 low-income residents and farm laborers, including—

13 (A) reducing or eliminating interest;

14 (B) deferring loan payments;

15 (C) subordinating, reducing, or re-amor-
16 tizing loan debt; and

17 (D) providing other financial assistance,
18 including advances, payments, and incentives
19 (including the ability of owners to obtain rea-
20 sonable returns on investment) required by the
21 Secretary, including such assistance to non-
22 profit entities and public housing authorities.

23 (2) RESTRICTIVE USE AGREEMENT.—The Ad-
24 ministrator of the Rural Housing Service of the De-
25 partment of Agriculture shall as part of the preser-

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. 109. 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 2026, 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);

7 (2) \$7,100,000,000, to remain available until
8 September 30, 2031, for—

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—

1 (A) tenant protection vouchers for reloca-
2 tion and replacement of public housing units
3 demolished or disposed as part of a public hous-
4 ing preservation or project-based replacement
5 transaction using funds made available under
6 this title;

7 (B) renewals of such tenant-based rental
8 assistance; and

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);

15 (4) \$300,000,000, to remain available until
16 September 30, 2033, for competitive grants, subject
17 to terms and conditions determined by the Sec-
18 retary, to public housing agencies for mobility-re-
19 lated services for voucher families, including families
20 with children, and service coordination;

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 (A) to recruit owners of dwelling units,
8 particularly dwelling units in census tracts with
9 a poverty rate of less than 20 percent, to enter
10 into housing assistance payment contracts; and

11 (B) to encourage owners that enter into
12 housing assistance payment contracts as de-
13 scribed in subparagraph (A) to continue to
14 lease their dwelling units to tenants assisted
15 under section 8(o) of the United States Hous-
16 ing Act of 1937;

17 (6) \$300,000,000, to remain available until
18 September 30, 2033, for the costs to the Secretary
19 of administering and overseeing the implementation
20 of this section and the Housing Choice Voucher pro-
21 gram generally, including information technology, fi-
22 nancial reporting, research and evaluations, other
23 cross-program costs in support of programs adminis-
24 tered by the Secretary in this title, and other costs;
25 and

1 (7) \$70,000,000, to remain available until Sep-
2 tember 30, 2033, for making new awards or increas-
3 ing prior awards to existing technical assistance pro-
4 viders to provide an increase in capacity building
5 and technical assistance available to public housing
6 agencies.

7 (b) TERMS AND CONDITIONS.—

8 (1) ALLOCATION.—The Secretary shall allocate
9 initial incremental assistance provided for rental as-
10 sistance under subsection (a)(1) and (2) in each fis-
11 cal year commencing in 2026 and ending in 2030 in
12 accordance with a formula or formulas that include
13 measures of severe housing need among extremely
14 low-income renters and public housing agency capac-
15 ity, and ensures geographic diversity among public
16 housing agencies administering the Housing Choice
17 Voucher program.

18 (2) ELECTION TO ADMINISTER.—The Secretary
19 shall establish a procedure for public housing agen-
20 cies to accept or decline the incremental vouchers
21 made available under this section.

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 riod 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.

7 (4) LIMITATION OF USE OF FUNDS.— Public
8 housing agencies may use funds received under this
9 section only for the activities listed in subsection (a)
10 for which the funds were provided to such agency.

11 (5) CAP ON PROJECT-BASED VOUCHERS FOR
12 VULNERABLE POPULATIONS.—Upon request by a
13 public housing agency, the Secretary may designate
14 a number of the public housing agency's vouchers al-
15 located under this section as excepted units that do
16 not count against the percentage limitation on the
17 number of authorized units a public housing agency
18 may project-base under section 8(o)(13)(B) of the
19 United States Housing Act of 1937, in accordance
20 with the conditions established by the Secretary.
21 This paragraph may not be construed to waive,
22 limit, or specify alternative requirements, or permit
23 such waivers, limitations, or alternative require-
24 ments, related to fair housing and nondiscrimina-
25 tion, 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. 110. 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 2026, 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 addi-
3 tion, 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 rehabili-
13 tate 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. 111. 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 2026, out of any
 16 money in the Treasury not otherwise appropriated—

17 (1) \$277,500,000 for formula grants for eligible
 18 affordable housing activities described in section 202
 19 of the Native American Housing Assistance and
 20 Self-Determination Act of 1996 (in this section re-
 21 ferred to as “NAHASDA”) (25 U.S.C. 4132), which
 22 shall be distributed according to the most recent fis-
 23 cal year funding formula for the Indian Housing
 24 Block Grant;

25 (2) \$200,000,000 for—

1 (A) affordable housing activities authorized
2 under section 810(a) of NAHASDA (25 U.S.C.
3 4229);

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—

17 (A) competitive single-purpose Indian com-
18 munity development block grants for Indian
19 tribes; and

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;

3 (5) \$25,000,000 for the costs to the Secretary
4 of administering and overseeing the implementation
5 of this section and Indian and Native Hawaiian pro-
6 grams administered by the Secretary, including in-
7 formation technology, financial reporting, research
8 and evaluations, other cross-program costs in sup-
9 port of programs administered by the Secretary in
10 this title, and other costs; and

11 (6) \$20,000,000 to make new awards or in-
12 crease prior awards to technical assistance providers
13 to provide an immediate increase in capacity build-
14 ing and technical assistance to grantees.

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 Act 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. 112. 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 2026 and every year thereafter until 2031, 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. 113. 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 Act.

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 Act, including—

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

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

1 (III) real or personal property or
2 any interest in or use of such prop-
3 erty, 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

1 of Agriculture under title V of the Housing
 2 Act of 1949 (42 U.S.C. 1471 et seq.).

3 **TITLE II—21ST CENTURY SUS-**
 4 **TAINABLE AND EQUITABLE**
 5 **COMMUNITIES**

6 **SEC. 201. COMMUNITY DEVELOPMENT BLOCK GRANT**
 7 **FUNDING FOR AFFORDABLE HOUSING AND**
 8 **INFRASTRUCTURE.**

9 (a) APPROPRIATION.—In addition to amounts other-
 10 wise available, there is appropriated to the Secretary of
 11 Housing and Urban Development (in this section referred
 12 to as the “Secretary”) for fiscal year 2026, out of any
 13 money in the Treasury not otherwise appropriated—

14 (1) \$1,735,000,000 for grants in accordance
 15 with sections 101, 102, 103, 104(a) through 104(i),
 16 104(l), 104(m), 105(a) through 105(g), 106(a)(2),
 17 106(a)(4), 106(b) through 106(f), 109, 110, 111,
 18 113, 115, 116, 120, and 122 of the Housing and
 19 Community Development Act of 1974 (42 U.S.C.
 20 5301, 5302, 5303, 5304(a)–(i), 5304(l), 5304(m),
 21 5305(a)–(g), 5306(a)(2), 5306(a)(4), 5306(b)–(f),
 22 5309, 5310, 5311, 5313, 5315, 5316, 5319, and
 23 5321) to grantees under subsections (a)(2) and (4)
 24 and (d) of section 106 of such Act (42 U.S.C.
 25 5306(a)(2), (a)(4), and (d)), subject to subsection

1 (b) of this section, except that for purposes of
2 amounts made available by this paragraph, para-
3 graph (2) of such section 106(a) shall be applied by
4 substituting “\$70,000,000” for “\$7,000,000”;

5 (2) \$700,000,000 for grants in accordance with
6 sections 101, 102, 103, 104(a) through 104(i),
7 104(l), 104(m), 105(a) through 105(g), 106(a)(2),
8 106(a)(4), 106(b) through 106(f), 109, 110, 111,
9 113, 115, 116, 120, and 122 of title I of the Hous-
10 ing and Community Development Act of 1974 (42
11 U.S.C. 5301, 5302, 5303, 5304(a)–(i), 5304(l),
12 5304(m), 5305(a)–(g), 5306(a)(2), 5306(a)(4),
13 5306(b)–(f), 5309, 5310, 5311, 5313, 5315, 5316,
14 5319, and 5321) to community development block
15 grant grantees, as determined by the Secretary,
16 under subsections (a)(4) and (b) through (f) of sec-
17 tion 106 of such Act (5306(a)(4) and 5306(b)–(f)),
18 only for colonias, to address the community and
19 housing infrastructure needs of existing colonia resi-
20 dents based on a formula that takes into account
21 persons in poverty in the colonia areas, except that
22 grantees may use funds in colonias outside of the
23 150-mile border area upon approval of the Sec-
24 retary;

1 (3) \$500,000,000 for grants in accordance with
2 sections 101, 102, 103, 104(a) through 104(i),
3 104(l), 104(m), 105(a) through 105(g), 106(a)(2),
4 106(a)(4), 106(b) through 106(f), 109, 110, 111,
5 113, 115, 116, 120, and 122 of title I of the Hous-
6 ing and Community Development Act of 1974 (42
7 U.S.C. 5301, 5302, 5303, 5304(a)–(i), 5304(l),
8 5304(m), 5305(a)–(g), 5306(a)(2), 5306(a)(4),
9 5306(b)–(f), 5309, 5310, 5311, 5313, 5315, 5316,
10 5319, and 5321), to eligible recipients under sub-
11 section (c) of this section for manufactured housing
12 infrastructure improvements in eligible manufac-
13 tured home communities;

14 (4) \$87,500,000 for the costs to the Secretary
15 of administering and overseeing the implementation
16 of this section, the Community Development Block
17 Grant program, and the manufactured home con-
18 struction and safety standards program generally,
19 including information technology, financial report-
20 ing, research and evaluations, other cross-program
21 costs in support of programs administered by the
22 Secretary in this title, and other costs; and

23 (5) \$27,500,000 for providing technical assist-
24 ance to recipients of or applicants for grants under
25 this section.

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

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

8 (c) MANUFACTURED HOUSING COMMUNITY IM-
9 PROVEMENT GRANT PROGRAM.—

10 (1) ESTABLISHMENT.—The Secretary of Hous-
11 ing and Urban Development shall carry out a com-
12 petitive grant program to award funds appropriated
13 under subsection (a)(3) to eligible recipients to carry
14 out eligible projects for improvements in eligible
15 manufactured home communities.

16 (2) ELIGIBLE PROJECTS.—Amounts from
17 grants under this subsection shall be used to assist
18 in carrying out a project for construction, recon-
19 struction, repair, or clearance of housing, facilities
20 and improvements in or serving a manufactured
21 housing community that is necessary to protect the
22 health and safety of the residents of the manufac-
23 tured housing community and the long-term sustain-
24 ability of the community.

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

3 (1) COLONIA AREA.—The term “colonia area”
4 means any census tract that—

5 (A) is an area of the United States within
6 150 miles of the contiguous border between the
7 United States and Mexico, except as otherwise
8 determined by the Secretary; and

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

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

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

21 (B)(i) is owned by the residents of the
22 manufactured housing community through a
23 resident-controlled entity, as defined by the Sec-
24 retary, in which at least two-thirds of residents

1 are member-owners of the land-owning entity;
2 or

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

7 (3) ELIGIBLE RECIPIENT.—The term “eligible
8 recipient” means a partnership of—

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

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

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

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

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

13 **SEC. 202. LEAD-BASED PAINT HAZARD CONTROL AND**
14 **HOUSING-RELATED HEALTH AND SAFETY**
15 **HAZARD MITIGATION IN HOUSING OF FAMI-**
16 **LIES WITH LOWER INCOMES.**

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 2026, out of
21 any money in the Treasury not otherwise appropriated—

22 (1) \$3,425,000,000 for grants to States, units
23 of general local government, Indian tribes or their
24 tribally designated housing entities, and nonprofit
25 organizations for the activities under subsection (c)

1 in target housing units that do not receive Federal
2 housing assistance other than assistance provided
3 under subsection 8(o) of the United States Housing
4 Act of 1937 (42 U.S.C. 1437f(o)), excluding para-
5 graph (o)(13) of such section, and common areas
6 servicing such units, where low-income families re-
7 side or are expected to reside;

8 (2) \$250,000,000 for grants to States or units
9 of general local government or nonprofit entities for
10 the activities in subsection (c) in target housing
11 units, and common areas servicing such units, that
12 are being assisted under the Weatherization Assist-
13 ance Program authorized under part A of title IV of
14 the Energy Conservation and Production Act (42
15 U.S.C. 6861–6872) but are not assisted under any
16 other Federal housing program other than sub-
17 section 8(o) of the United States Housing Act of
18 1937 (42 U.S.C. 1437f(o)), excluding paragraph
19 8(o)(13) of such section;

20 (3) \$1,000,000,000 for grants to owners of a
21 property receiving project-based rental assistance
22 under section 8 of the United States Housing Act of
23 1937 (42 U.S.C. 1437f), including under subsection
24 (o)(13) of such section, that meets the definition of
25 target housing and that has not received a grant for

1 similar purposes under this Act, for the activities in
2 subsection (c), except for abatement of lead-based
3 paint by enclosure or encapsulation, or interim con-
4 trols of lead-based paint hazards in target housing
5 units receiving such assistance and common areas
6 servicing such units;

7 (4) \$75,000,000 for costs related to training
8 and technical assistance to support identification
9 and mitigation of lead and housing-related health
10 and safety hazards, research, and evaluation; and

11 (5) \$250,000,000 for the costs to the Secretary
12 of administering and overseeing the implementation
13 of this section, and the Secretary's lead hazard re-
14 duction and related programs generally including in-
15 formation technology, financial reporting, research
16 and evaluations, other cross-program costs in sup-
17 port of programs administered by the Secretary in
18 this title, and other costs.

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

21 (b) TERMS AND CONDITIONS.—

22 (1) INCOME ELIGIBILITY DETERMINATIONS.—

23 The Secretary may make income determinations of
24 eligibility for enrollment of housing units for assist-
25 ance under this section that are consistent with eligi-

1 bility requirements for grants awarded under other
2 Federal means-tested programs, provided such deter-
3 mination does not require additional action by other
4 Federal agencies.

5 (2) HOUSING FAMILIES WITH YOUNG CHIL-
6 DREN.—An owner of rental property that receives
7 assistance under subsection (a)(3) shall give priority
8 in renting units for which the lead-based paint has
9 been abated pursuant to subsection (a)(3), for not
10 less than 3 years following the completion of lead
11 abatement activities, to families with a child under
12 the age of 6 years.

13 (3) ADMINISTRATIVE EXPENSES.—A recipient
14 of a grant under this section may use up to 10 per-
15 cent of the grant for administrative expenses associ-
16 ated with the activities funded by this section.

17 (c) ELIGIBLE ACTIVITIES.—Grants awarded under
18 this section shall be used for purposes of building capacity
19 and conducting activities relating to testing, evaluating,
20 and mitigating lead-based paint, lead-based paint hazards,
21 and housing-related health and safety hazards; outreach,
22 education, and engagement with community stakeholders,
23 including stakeholders in disadvantaged communities; pro-
24 gram evaluation and research; grant administration, and
25 other activities that directly or indirectly support the work

1 under this section, as applicable, that without which such
2 activities could not be conducted.

3 (d) DEFINITIONS.—For purposes of this section, the
4 following definitions, and definitions in paragraphs (1),
5 (2), (3), (5), (6), (7), (10) through (17), and (20) through
6 (27) of section 1004 of the Residential Lead-Based Paint
7 Hazard Reduction Act of 1992 (42 U.S.C. 4851b(1)–(3),
8 42 U.S.C. 4851b(5)–(7), 42 U.S.C. 4851b(10)–(17), 42
9 U.S.C. 4851b(20)–(27), shall apply:

10 (1) NONPROFIT; NONPROFIT ORGANIZATION.—

11 The terms “nonprofit” and “nonprofit organization”
12 mean a corporation, community chest, fund, or foun-
13 dation not organized for profit, but organized and
14 operated exclusively for religious, charitable, sci-
15 entific, testing for public safety, literary, or edu-
16 cational purposes; or an organization not organized
17 for profit but operated exclusively for the promotion
18 of social welfare.

19 (2) PUBLIC HOUSING; PUBLIC HOUSING AGEN-

20 CY; LOW-INCOME FAMILY.—The terms “public hous-
21 ing”, “public housing agency”, and “low-income
22 family” have the same meaning given such terms in
23 section 3(b) of the United States Housing Act of
24 1937 (42 U.S.C. 1437a(b)).

1 (3) STATE; UNIT OF GENERAL LOCAL GOVERN-
2 MENT.—The terms “State” and “unit of general
3 local government” have the same meaning given
4 such terms in section 102 of the Housing and Com-
5 munity Development Act of 1974 (42 U.S.C. 5302).

6 (e) GRANT COMPLIANCE.—For any grant of assist-
7 ance under this section, a State or unit of general local
8 government may assume responsibilities for elements of
9 grant compliance, regardless of whether it is the grant re-
10 cipient, if the State or unit of general local government
11 is permitted to assume responsibility for the applicable ele-
12 ment of grant compliance for grants for which it is the
13 recipient under section 1011 of the Residential Lead-
14 Based Paint Hazard Reduction Act of 1992 (42 U.S.C.
15 4852).

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

22 **SEC. 203. UNLOCKING POSSIBILITIES PROGRAM.**

23 (a) APPROPRIATION.—In addition to amounts other-
24 wise available, there is appropriated to the Secretary of
25 Housing and Urban Development for fiscal year 2026, out

1 of any money in the Treasury not otherwise appro-
2 priated—

3 (1) \$1,646,000,000 for awarding grants under
4 section 101, 102, 103, 104(a) through 104(i),
5 104(l), 104(m), 105(a) through 105(g), 106(a)(2),
6 106(a)(4), 106(b) through 106(f), 109, 110, 111,
7 113, 115, 116, 120, and 122 of the Housing and
8 Community Development Act of 1974 (42 U.S.C.
9 5301, 5302, 5303, 5304(a)–(i), 5304(l), 5304(m),
10 5305(a)–(g), 5306(a)(2), 5306(a)(4), 5306(b)–(f),
11 5309, 5310, 5311, 5313, 5315, 5316, 5319, and
12 5321) awarded on a competitive basis to eligible re-
13 cipients to carry out grants under subsection (c) of
14 this section;

15 (2) \$8,000,000 for research and evaluation re-
16 lated to housing planning and other associated costs;

17 (3) \$30,000,000 to provide technical assistance
18 to grantees or applicants for grants made available
19 by this section; and

20 (4) \$66,000,000 for the costs to the Secretary
21 of administering and overseeing the implementation
22 of this section and community and economic develop-
23 ment programs overseen by the Secretary generally,
24 including information technology, financial report-
25 ing, research and evaluations, and other cross-pro-

1 gram costs in support of programs administered by
2 the Secretary in this title, and other costs.

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

5 (b) PROGRAM ESTABLISHMENT.—The Secretary of
6 Housing and Urban Development shall establish a com-
7 petitive grant program for—

8 (1) planning grants to develop and evaluate
9 housing plans and substantially improve housing
10 strategies;

11 (2) streamlining regulatory requirements and
12 shorten processes, reform zoning codes, increasing
13 capacity to conduct housing inspections, or other ini-
14 tiatives that reduce barriers to housing supply elas-
15 ticity and affordability;

16 (3) developing and evaluating local or regional
17 plans for community development to substantially
18 improve community development strategies related
19 to sustainability, fair housing, and location effi-
20 ciency;

21 (4) implementation and livable community in-
22 vestment grants; and

23 (5) research and evaluation.

24 (c) GRANTS.—

1 (1) PLANNING GRANTS.—The Secretary shall,
2 under selection criteria determined by the Secretary,
3 award grants under this paragraph on a competitive
4 basis to eligible entities to assist planning activities,
5 including administration of such activities, engage-
6 ment with community stakeholders and housing
7 practitioners, to—

8 (A) develop housing plans;

9 (B) substantially improve State or local
10 housing strategies;

11 (C) develop new regulatory requirements
12 and processes, reform zoning codes, increasing
13 capacity to conduct housing inspections, or un-
14 dertake other initiatives to reduce barriers to
15 housing supply elasticity and affordability;

16 (D) develop local or regional plans for
17 community development; and

18 (E) substantially improve community de-
19 velopment strategies, including strategies to in-
20 crease availability and access to affordable
21 housing, to further access to public transpor-
22 tation or to advance other sustainable or loca-
23 tion-efficient community development goals.

24 (2) IMPLEMENTATION AND LIVABLE COMMU-
25 NITY INVESTMENT GRANTS.—The Secretary shall

1 award implementation grants under this paragraph
2 on a competitive basis to eligible entities for the pur-
3 pose of implementing and administering—

4 (A) completed housing strategies and hous-
5 ing plans and any planning to affirmatively fur-
6 ther fair housing within the meaning of sub-
7 sections (d) and (e) of section 808 of the Fair
8 Housing Act (42 U.S.C. 608) and applicable
9 regulations and for community investments that
10 support the goals identified in such housing
11 strategies or housing plans;

12 (B) new regulatory requirements and proc-
13 esses, reformed zoning codes, increased capacity
14 to conduct housing inspections, or other initia-
15 tives to reduce barriers to housing supply elas-
16 ticity and affordability that are consistent with
17 a plan under subparagraph (A);

18 (C) completed local or regional plans for
19 community development and any planning to in-
20 crease availability and access to affordable
21 housing, access to public transportation and
22 other sustainable or location-efficient commu-
23 nity development goals.

24 (d) COORDINATION WITH FTA ADMINISTRATOR.—

25 To the extent practicable, the Secretary shall coordinate

1 with the Federal Transit Administrator in carrying out
2 this section.

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

5 (1) ELIGIBLE ENTITY.—The term “eligible enti-
6 ty” means—

7 (A) a State, insular area, metropolitan
8 city, or urban county, as such terms are defined
9 in section 102 of the Housing and Community
10 Development Act of 1974 (42 U.S.C. 5302); or

11 (B) for purposes of grants under sub-
12 section (b)(1), a regional planning agency or
13 consortia.

14 (2) HOUSING PLAN; HOUSING STRATEGY.—

15 (A) HOUSING PLAN.—The term “housing
16 plan” means a plan of an eligible entity to, with
17 respect to the area within the jurisdiction of the
18 eligible entity—

19 (i) match the creation of housing sup-
20 ply to existing demand and projected de-
21 mand growth in the area, with attention to
22 preventing displacement of residents, re-
23 ducing the concentration of poverty, and
24 meaningfully reducing and not perpet-
25 uating housing segregation on the basis of

1 race, color, religion, natural origin, sex,
2 disability, or familial status;

3 (ii) increase the affordability of hous-
4 ing in the area, increase the accessibility of
5 housing in the area for people with disabil-
6 ities, including location-efficient housing,
7 and preserve or improve the quality of
8 housing in the area;

9 (iii) reduce barriers to housing devel-
10 opment in the area, with consideration for
11 location efficiency, affordability, and acces-
12 sibility; and

13 (iv) coordinate with the metropolitan
14 transportation plan of the area under the
15 jurisdiction of the eligible entity, or other
16 regional plan.

17 (B) HOUSING STRATEGY.—The term
18 “housing strategy” means the housing strategy
19 required under section 105 of the Cranston-
20 Gonzalez National Affordable Housing Act (42
21 U.S.C. 12705).

22 (f) COSTS TO GRANTEES.—Up to 15 percent of a re-
23 cipient’s grant may be used for administrative costs.

24 (g) RULES OF CONSTRUCTION.—

1 (1) IN GENERAL.— Except as otherwise pro-
2 vided by this section, amounts appropriated or oth-
3 erwise made available under this section shall be
4 subject to the community development block grant
5 program requirements under subsection (a)(1).

6 (2) EXCEPTIONS.—

7 (A) HOUSING CONSTRUCTION.—Expendi-
8 tures on new construction of housing shall be
9 an eligible expense under this section.

10 (B) BUILDINGS FOR GENERAL CONDUCT
11 OF GOVERNMENT.—Expenditures on building
12 for the general conduct of government, other
13 than the Federal Government, shall be eligible
14 under this section when necessary and appro-
15 priate as a part of a natural hazard mitigation
16 project.

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

23 **SEC. 204. STRENGTHENING RESILIENCE UNDER NATIONAL**
24 **FLOOD INSURANCE PROGRAM.**

25 (a) NFIP PROGRAM ACTIVITIES.—

1 (1) CANCELLATION.—All indebtedness of the
2 Administrator of the Federal Emergency Manage-
3 ment Agency under any notes or other obligations
4 issued pursuant to section 1309(a) of the National
5 Flood Insurance Act of 1968 (42 U.S.C. 4016(a))
6 and section 15(e) of the Federal Insurance Act of
7 1956 (42 U.S.C. 2414(e)), and outstanding as of the
8 date of the enactment of this Act, is hereby can-
9 celled, the Administrator and the National Flood In-
10 surance Fund are relieved of all liability under any
11 such notes or other obligations, including for any in-
12 terest due, including capitalized interest, and any
13 other fees and charges payable in connection with
14 such notes and obligations.

15 (2) USE OF SAVINGS FOR FLOOD MAPPING.—In
16 addition to amounts otherwise available, for each of
17 fiscal years 2026 and 2026, an amount equal to the
18 interest the National Flood Insurance Program
19 would have accrued from servicing the canceled debt
20 under paragraph (1) in that fiscal year, which shall
21 be derived from offsetting amounts collected under
22 section 1310(d) of the National Flood Insurance Act
23 of 1968 (42 U.S.C. 4017(d)) and shall remain avail-
24 able until expended for activities identified in section
25 100216 (b)(1)(A) of the Biggert-Waters Flood In-

1 surance Reform Act of 2012 (42 U.S.C.
2 4101b(b)(1)(A)) and related salaries and adminis-
3 trative expenses.

4 (b) MEANS-TESTED ASSISTANCE FOR NATIONAL
5 FLOOD INSURANCE PROGRAM POLICYHOLDERS.—

6 (1) APPROPRIATION.—In addition to amounts
7 otherwise available, there is appropriated to the Ad-
8 ministrator of the Federal Emergency Management
9 Agency for fiscal year 2026, out of any money in the
10 Treasury not otherwise appropriated, \$600,000,000,
11 to remain available until September 30, 2028, to
12 provide assistance to eligible policyholders in the
13 form of graduated discounts for insurance costs with
14 respect to covered properties.

15 (2) TERMS AND CONDITIONS.—

16 (A) DISCOUNTS.—The Administrator shall
17 use funds provided under this subsection to es-
18 tablish graduated discounts available to eligible
19 policyholders under this subsection, with respect
20 to covered properties, which may be based on
21 the following factors:

22 (i) The percentage by which the
23 household income of the eligible policy-
24 holder is equal to, or less than, 120 per-
25 cent of the area median income for the

1 area in which the property to which the
2 policy applies is located.

3 (ii) The number of eligible policy-
4 holders participating in the program au-
5 thorized under this subsection.

6 (iii) The availability of funding.

7 (B) DISTRIBUTION OF PREMIUM.—With
8 respect to the amount of the discounts provided
9 under this subsection in a fiscal year, and any
10 administrative expenses incurred in carrying
11 out this subsection for that fiscal year, the Ad-
12 ministrator shall, from amounts made available
13 to carry out this subsection for that fiscal year,
14 deposit in the National Flood Insurance Fund
15 established under section 1310 of the National
16 Flood Insurance Act of 1968 (42 U.S.C. 4017)
17 an amount equal to those discounts and admin-
18 istrative expenses, except to the extent that sec-
19 tion 1310A of the National Flood Insurance
20 Act of 1968 (42 U.S.C. 4017a) applies to any
21 portion of those discounts or administrative ex-
22 penses, in which case the Administrator shall
23 deposit an amount equal to those amounts to
24 which such section 1310A applies in the Na-

1 tional Flood Insurance Reserve Fund estab-
2 lished under such section 1310A.

3 (C) REQUIREMENT ON TIMING.—Not later
4 than 21 months after the date of the enactment
5 of this section, the Administrator shall issue in-
6 terim guidance to implement this subsection
7 which shall expire on the later of—

8 (i) the date that is 60 months after
9 the date of the enactment of this section;

10 or

11 (ii) the date on which a final rule
12 issued to implement this subsection takes
13 effect.

14 (3) DEFINITIONS.—In this subsection:

15 (A) ADMINISTRATOR.—The term “Admin-
16 istrator” means the Administrator of the Fed-
17 eral Emergency Management Agency.

18 (B) COVERED PROPERTY.—The term “cov-
19 ered property” means—

20 (i) a primary residential dwelling de-
21 signed for the occupancy of from 1 to 4
22 families; or

23 (ii) personal property relating to a
24 dwelling described in clause (i) or personal

1 property in the primary residential dwell-
 2 ing of a renter.

3 (C) ELIGIBLE POLICYHOLDER.—The term
 4 “eligible policyholder” means a policyholder
 5 with a household income that is not more than
 6 120 percent of the area median income for the
 7 area in which the property to which the policy
 8 applies is located.

9 (D) INSURANCE COSTS.—The term “insur-
 10 ance costs” means insurance premiums, fees,
 11 and surcharges charged under the National
 12 Flood Insurance Program, with respect to a
 13 covered property for a year.

14 **SEC. 205. COMMUNITY RESTORATION AND REVITALIZATION**
 15 **FUND.**

16 (a) APPROPRIATION.—In addition to amounts other-
 17 wise available, there is appropriated to the Community
 18 Restoration and Revitalization Fund established under
 19 subsection (b) for fiscal year 2026, out of any money in
 20 the Treasury not otherwise appropriated, to remain avail-
 21 able until September 30, 2033—

22 (1) \$2,000,000,000 for awards of planning and
 23 implementation grants under section 101, 102, 103,
 24 104(a) through 104(i), 104(l), 104(m), 105(a)
 25 through 105(g), 106(a)(2), 106(a)(4), 106(b)

1 through 106(f), 109, 110, 111, 113, 115, 116, 120,
 2 and 122 of the Housing and Community Develop-
 3 ment Act of 1974 (42 U.S.C. 5301, 5302, 5303,
 4 5304(a)–(i), 5304(l), 5304(m), 5305(a)–(g),
 5 5306(a)(2), 5306(a)(4), 5306(b)–(f), 5309, 5310,
 6 5311, 5313, 5315, 5316, 5319, and 5321), awarded
 7 on a competitive basis to eligible recipients, as de-
 8 fined under subsection (c)(2) of this section, to carry
 9 out community-led projects to create equitable civic
 10 infrastructure and create or preserve affordable, ac-
 11 cessible housing, including creating, expanding, and
 12 maintaining community land trusts and shared eq-
 13 uity homeownership programs;

14 (2) \$500,000,000 for planning and implementa-
 15 tion grants under section 101, 102, 103, 104(a)
 16 through 104(i), 104(l), 104(m), 105(a) through
 17 105(g), 106(a)(2), 106(a)(4), 106(b) through
 18 106(f), 109, 110, 111, 113, 115, 116, 120, and 122
 19 of the Housing and Community Development Act of
 20 1974 (42 U.S.C. 5301, 5302, 5303, 5304(a)–(i),
 21 5304(l), 5304(m), 5305(a)–(g), 5306(a)(2)
 22 5306(a)(4), 5306(b)–(f), 5309, 5310, 5311, 5313,
 23 5315, 5316, 5319, and 5321), awarded on a com-
 24 petitive basis to eligible recipients to create, expand,
 25 and maintain community land trusts and shared eq-

1 uity homeownership, including through the acquisi-
2 tion, rehabilitation, and new construction of afford-
3 able, accessible housing;

4 (3) \$400,000,000 for the Secretary to provide
5 technical assistance, capacity building, and program
6 support to applicants, potential applicants, and re-
7 cipients of amounts appropriated for grants under
8 this section; and

9 (4) \$100,000,000 for the costs to the Secretary
10 of administering and overseeing the implementation
11 of this section and community and economic develop-
12 ment programs overseen by the Secretary generally,
13 including information technology, financial report-
14 ing, research and evaluations, and other cross-pro-
15 gram costs in support of programs administered by
16 the Secretary in this title, and other costs.

17 (b) ESTABLISHMENT OF FUND.—The Secretary of
18 Housing and Urban Development (in this section referred
19 to as the “Secretary”) shall establish a Community Res-
20 toration and Revitalization Fund (in this section referred
21 to as the “Fund”) to award planning and implementation
22 grants on a competitive basis to eligible recipients as de-
23 fined in this section for activities authorized under sub-
24 sections (a) through (g) of section 105 of the Housing and
25 Community Development Act of 1974 (42 U.S.C. 5305)

1 and under this section for community-led affordable hous-
2 ing and civic infrastructure projects.

3 (c) ELIGIBLE GEOGRAPHICAL AREAS, RECIPIENTS,
4 AND APPLICANTS.—

5 (1) GEOGRAPHICAL AREAS.—The Secretary
6 shall award grants from the Fund to eligible recipi-
7 ents within geographical areas at the neighborhood,
8 county, or census tract level, including census tracts
9 adjacent to the project area that are areas in need
10 of investment, as demonstrated by two or more of
11 the following factors:

12 (A) High and persistent rates of poverty.

13 (B) Population at risk of displacement due
14 to rising housing costs.

15 (C) Dwelling unit sales prices that are
16 lower than the cost to acquire and rehabilitate,
17 or build, a new dwelling unit.

18 (D) High proportions of residential and
19 commercial properties that are vacant due to
20 foreclosure, eviction, abandonment, or other
21 causes.

22 (E) Low rates of homeownership by race
23 and ethnicity, relative to the national homeown-
24 ership rate.

1 (2) ELIGIBLE RECIPIENT.—An eligible recipient
2 of a planning or implementation grant under sub-
3 section (a)(1) or an implementation grant under
4 subsection (a)(2) shall be a local partnership of a
5 lead applicant and one or more joint applicants with
6 the ability to administer the grant. An eligible recipi-
7 ent of a planning grant under subsection (b)(1) shall
8 be a lead applicant with the ability to administer the
9 grant, including a regional, State, or national non-
10 profit.

11 (d) ELIGIBLE RECIPIENTS AND APPLICANTS.—

12 (1) LEAD APPLICANT.—An eligible lead appli-
13 cant for a grant awarded under this section shall be
14 an entity that is located within or serves the geo-
15 graphic area of the project, or derives its mission
16 and operational priorities from the needs of the geo-
17 graphic area of the project, demonstrates a commit-
18 ment to anti-displacement efforts, and that is—

19 (A) a nonprofit organization that has ex-
20 pertise in community planning, engagement, or-
21 ganizing, housing and community development;

22 (B) a community development corporation;

23 (C) a community housing development or-
24 ganization;

1 (D) a community-based development orga-
 2 nization; or

3 (E) a community development financial in-
 4 stitution, as defined by section 103 of the Rie-
 5 gle Community Development and Regulatory
 6 Improvement Act of 1994 (12 U.S.C. 4702).

7 (2) JOINT APPLICANTS.—A joint applicant shall
 8 be an entity eligible to be a lead applicant in para-
 9 graph (1), or a local, regional, or national—

10 (A) nonprofit organization;

11 (B) community development financial insti-
 12 tution;

13 (C) unit of general local government;

14 (D) Indian tribe;

15 (E) State housing finance agency;

16 (F) land bank;

17 (G) fair housing enforcement organization
 18 (as such term is defined in section 561 of the
 19 Housing and Community Development Act of
 20 1987 (42 U.S.C. 3616a));

21 (H) public housing agency;

22 (I) tribally designated housing entity; or

23 (J) philanthropic organization.

24 (3) LACK OF LOCAL ENTITY.—A regional,
 25 State, or national nonprofit organization may serve

1 as a lead entity if there is no local entity that meets
2 the geographic requirements in paragraph (1).

3 (e) USES OF FUNDS.—

4 (1) IN GENERAL.—Planning and implementa-
5 tion grants awarded under this section shall be used
6 to support civic infrastructure and housing-related
7 activities.

8 (2) IMPLEMENTATION GRANTS.—Implementa-
9 tion grants awarded under this section may be used
10 for activities eligible under subsections (a) through
11 (g) of section 105 of the Housing and Community
12 Development Act of 1974 (42 U.S.C. 5305) and
13 other activities to support civic infrastructure and
14 housing-related activities, including—

15 (A) new construction of housing;

16 (B) demolition of abandoned or distressed
17 structures, but only if such activity is part of a
18 strategy that incorporates rehabilitation or new
19 construction, anti-displacement efforts such as
20 tenants' right to return and right of first re-
21 fusal to purchase, and efforts to increase af-
22 fordable, accessible housing and homeownership,
23 except that not more than 10 percent of
24 any grant made under this section may be used
25 for activities under this subparagraph unless

1 the Secretary determines that such use is to the
2 benefit of existing residents;

3 (C) facilitating the creation, maintenance,
4 or availability of rental units, including units in
5 mixed-use properties, affordable and accessible
6 to a household whose income does not exceed
7 80 percent of the median income for the area,
8 as determined by the Secretary, for a period of
9 not less than 30 years;

10 (D) facilitating the creation, maintenance,
11 or availability of homeownership units afford-
12 able and accessible to households whose incomes
13 do not exceed 120 percent of the median in-
14 come for the area, as determined by the Sec-
15 retary;

16 (E) establishing or operating land banks;
17 and

18 (F) providing assistance to existing resi-
19 dents experiencing economic distress or at risk
20 of displacement, including purchasing nonper-
21 forming mortgages and clearing and obtaining
22 formal title.

23 (3) COMMUNITY LAND TRUST GRANTS AND
24 SHARED EQUITY HOMEOWNERSHIP GRANTS.—An eli-
25 gible recipient of a community land trust grant

1 awarded for establishing and operating a community
2 land trust or shared equity homeownership program;
3 creation, subsidization, construction, acquisition, re-
4 habilitation, and preservation of housing in a com-
5 munity land trust or shared equity homeownership
6 program, and expanding the capacity of the recipient
7 to carry out the grant.

8 (f) DEFINITIONS.—For purposes of this section, the
9 following definitions shall apply:

10 (1) COMMUNITY LAND TRUST.—The term
11 “community land trust” means a nonprofit organi-
12 zation or State or local governments or instrumen-
13 talities that—

14 (A) use a ground lease or deed covenant
15 with an affordability period of at least 30 years
16 or more to—

17 (i) make rental and homeownership
18 units affordable to households; and

19 (ii) stipulate a preemptive option to
20 purchase the affordable rentals or home-
21 ownership units so that the affordability of
22 the units is preserved for successive in-
23 come-eligible households; and

24 (B) monitor properties to ensure afford-
25 ability is preserved.

1 (2) LAND BANK.—The term “land bank”
2 means a government entity, agency, or program, or
3 a special purpose nonprofit entity formed by one or
4 more units of government in accordance with State
5 or local land bank enabling law, that has been des-
6 ignated by one or more State or local governments
7 to acquire, steward, and dispose of vacant, aban-
8 doned, or other problem properties in accordance
9 with locally-determined priorities and goals.

10 (3) SHARED EQUITY HOMEOWNERSHIP PRO-
11 GRAM.—The term “shared equity homeownership
12 program” means a program to facilitate affordable
13 homeownership preservation through a resale restric-
14 tion program administered by a community land
15 trust, other nonprofit organization, or State or local
16 government or instrumentalities and that utilizes a
17 ground lease, deed restriction, subordinate loan, or
18 similar mechanism that includes provisions ensuring
19 that the program shall—

20 (A) maintain the home as affordable for
21 subsequent very low-, low-, or moderate-income
22 families for an affordability term of at least 30
23 years after recordation;

24 (B) apply a resale formula that limits the
25 homeowner’s proceeds upon resale; and

1 (C) provide the program administrator or
2 such administrator's assignee a preemptive op-
3 tion to purchase the homeownership unit from
4 the homeowner at resale.

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

11 **SEC. 206. FAIR HOUSING ACTIVITIES AND INVESTIGATIONS.**

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 2026, out of any
16 money in the Treasury not otherwise appropriated—

17 (1) \$540,000,000, to remain available until
18 September 30, 2028, for the Fair Housing Initia-
19 tives Program under section 561 of the Housing and
20 Community Development Act of 1987 (42 U.S.C.
21 3616a) to ensure existing and new fair housing or-
22 ganizations have expanded and strengthened capac-
23 ity to address fair housing inquiries and complaints,
24 conduct local, regional, and national testing and in-
25 vestigations, conduct education and outreach activi-

1 ties, and address costs of delivering or adapting
2 services to meet increased housing market activity
3 and evolving business practices in the housing, hous-
4 ing-related, and lending markets. Amounts made
5 available under this section shall support greater or-
6 ganizational continuity and capacity, including
7 through up to 10-year grants; and

8 (2) \$160,000,000, to remain available until
9 September 30, 2033, for the costs to the Secretary
10 of administering and overseeing the implementation
11 of this section and the Fair Housing Initiatives and
12 Fair Housing Assistance Programs generally, includ-
13 ing information technology, financial reporting, re-
14 search and evaluations, other cross-program costs in
15 support of programs administered by the Secretary
16 in this title, and other costs.

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

1 **SEC. 207. INTERGOVERNMENTAL FAIR HOUSING ACTIVI-**
2 **TIES AND INVESTIGATIONS.**

3 In addition to amounts otherwise available, there is
4 appropriated to the Secretary of Housing and Urban De-
5 velopment (in this section referred to as the “Secretary”)
6 for fiscal year 2026, out of any money in the Treasury
7 not otherwise appropriated—

8 (1) \$75,000,000 for support for cooperative ef-
9 forts with State and local agencies administering
10 fair housing laws under section 817 of the Fair
11 Housing Act (42 U.S.C. 3616) to assist the Sec-
12 retary to affirmatively further fair housing, and for
13 Fair Housing Assistance Program cooperative agree-
14 ments with interim certified and certified State and
15 local agencies, under the requirements of subpart C
16 of part 115 of title 24, Code of Federal Regulations,
17 to ensure expanded and strengthened capacity of
18 substantially equivalent agencies to assume a greater
19 share of the responsibility for the administration and
20 enforcement of fair housing laws; and

21 (2) \$25,000,000 for the costs to the Secretary
22 of administering and overseeing the implementation
23 of this section and the Fair Housing Assistance and
24 Fair Housing Initiatives Programs generally, includ-
25 ing information technology, financial reporting, re-
26 search and evaluations, other cross-program costs in

1 support of programs administered by the Secretary
2 in this title, and other costs.

3 **TITLE III—HOMEOWNERSHIP**
4 **INVESTMENTS**

5 **SEC. 301. FIRST-GENERATION DOWNPAYMENT ASSISTANCE.**

6 (a) APPROPRIATION.—In addition to amounts other-
7 wise available, there is appropriated to the First Genera-
8 tion Downpayment Fund to increase equal access to home-
9 ownership, established under subsection (b) for fiscal year
10 2026, out of any money in the Treasury not otherwise ap-
11 propriated—

12 (1) \$6,825,000,000, to remain available until
13 September 30, 2028, for the First-Generation Down-
14 payment Assistance Fund under this section for allo-
15 cation to each State in accordance with a formula
16 established by the Secretary, which shall take into
17 consideration best available data to approximate the
18 number of potential qualified homebuyers as defined
19 in subsection (e)(7) as well as median area home
20 prices, to carry out the eligible uses of the Fund as
21 described in subsection (d);

22 (2) \$2,275,000,000, to remain available until
23 September 30, 2028, for the First-Generation Down-
24 payment Assistance Program under this section for
25 competitive grants to eligible entities to carry out

1 the eligible uses of the Fund as described in sub-
2 section (d);

3 (3) \$500,000,000, to remain available until
4 September 30, 2033, for the costs of providing hous-
5 ing counseling required under the First-Generation
6 Downpayment Assistance Program under subsection
7 (d)(1); and

8 (4) \$400,000,000, to remain available until
9 September 30, 2033, for the costs to the Secretary
10 of Housing and Urban Development of admin-
11 istering and overseeing the implementation of the
12 First-Generation Downpayment Assistance Program,
13 including information technology, financial report-
14 ing, programmatic reporting, research and evalua-
15 tions, which shall include the program's impact on
16 racial and ethnic disparities in homeownership rates,
17 technical assistance to recipients of amounts under
18 this section, and other cross-program costs in sup-
19 port of programs administered by the Secretary in
20 this Act, and other costs.

21 (b) ESTABLISHMENT.—The Secretary of Housing
22 and Urban Development shall establish and manage a
23 fund to be known as the First Generation Downpayment
24 Fund (in this section referred to as the “Fund”) for the
25 uses set forth in subsection (d).

1 (c) ALLOCATION OF FUNDS.—

2 (1) INITIAL ALLOCATION.—The Secretary shall
3 allocate and award funding provided by subsection
4 (a) as provided under such subsection not later than
5 12 months after the date of the enactment of this
6 section.

7 (2) REALLOCATION.—If a State or eligible enti-
8 ty does not demonstrate the capacity to expend
9 grant funds provided under this section, the Sec-
10 retary may recapture amounts remaining available
11 to a grantee that has not demonstrated the capacity
12 to expend such funds in a manner that furthers the
13 purposes of this section and shall reallocate such
14 amounts among any other States or eligible entities
15 that have demonstrated to the Secretary the capac-
16 ity to expend such amounts in a manner that fur-
17 thers the purposes of this section.

18 (d) TERMS AND CONDITIONS OF GRANTS ALLO-
19 CATED OR AWARDED FROM FUND.—

20 (1) USES OF FUNDS.—States and eligible enti-
21 ties receiving grants from the Fund shall use such
22 grants to provide assistance to or on behalf of a
23 qualified homebuyer who has completed a program
24 of housing counseling provided through a housing
25 counseling agency approved by the Secretary or

1 other adequate homebuyer education before entering
2 into a sales purchase agreement for—

3 (A) costs in connection with the acquisi-
4 tion, involving an eligible mortgage loan, of an
5 eligible home, including downpayment costs,
6 closing costs, and costs to reduce the rates of
7 interest on eligible mortgage loans;

8 (B) subsidies to make shared equity homes
9 affordable to eligible homebuyers; and

10 (C) pre-occupancy home modifications to
11 accommodate qualified homebuyers or members
12 of their household with disabilities;

13 (2) AMOUNT OF ASSISTANCE.—Assistance
14 under this section—

15 (A) may be provided to or on behalf of any
16 qualified homebuyer;

17 (B) may be provided to or on behalf of any
18 qualified homebuyer only once in the form of
19 grants or forgivable, non-amortizing, non-inter-
20 est-bearing loans that may only be required to
21 be repaid pursuant to paragraph (d)(4); and

22 (C) may not exceed the greater of \$20,000
23 or 10 percent of the purchase price in the case
24 of a qualified homebuyer, not to include assist-
25 ance received under subsection (d)(1)(C) for

1 disability related home modifications, except
2 that the Secretary may increase such maximum
3 limitation amounts for qualified homebuyers
4 who are economically disadvantaged.

5 (3) PROHIBITION OF PRIORITY OR
6 RECOUPMENT OF FUNDS.—In selecting qualified
7 homebuyers for assistance with grant amounts under
8 this section, a State or eligible entity may not pro-
9 vide any priority or preference for homebuyers who
10 are acquiring eligible homes with a mortgage loan
11 made, insured, guaranteed, or otherwise assisted by
12 the State housing finance agency for the State, any
13 other housing agency of the State, or an eligible en-
14 tity when applicable, nor may the State or eligible
15 entity seek to recoup any funds associated with the
16 provision of downpayment assistance to the qualified
17 homebuyer, whether through premium pricing or
18 otherwise, except as provided in paragraph (4) of
19 this subsection or otherwise authorized by the Sec-
20 retary.

21 (4) REPAYMENT OF ASSISTANCE.—

22 (A) REQUIREMENT.—The Secretary shall
23 require that, if a homebuyer to or on behalf of
24 whom assistance is provided from grant
25 amounts under this section fails or ceases to oc-

1 copy the property acquired using such assist-
2 ance as the primary residence of the home-
3 buyer, except in the case of assistance provided
4 in connection with the purchase of a principal
5 residence through a shared equity homeownership
6 program, the homebuyer shall repay to the
7 State or eligible entity, as applicable, in a pro-
8 portional amount of the assistance the home-
9 buyer receives based on the number of years
10 they have occupied the eligible home up to 5
11 years, except that no assistance shall be repaid
12 if the qualified homebuyer occupies the eligible
13 home as a primary residence for 5 years or
14 more.

15 (B) LIMITATION.—Notwithstanding sub-
16 paragraph (A), a homebuyer to or on behalf of
17 whom assistance is provided from grant
18 amounts under this section shall not be liable to
19 the State or eligible entity for the repayment of
20 the amount of such shortage if the homebuyer
21 fails or ceases to occupy the property acquired
22 using such assistance as the principal residence
23 of the homebuyer at least in part because of a
24 hardship, or sells the property acquired with
25 such assistance before the expiration of the 60-

1 month period beginning on such date of acqui-
2 tion and the capital gains from such sale to a
3 bona fide purchaser in an arm's length trans-
4 action are less than the amount the homebuyer
5 is required to repay the State or eligible entity
6 under subparagraph (A).

7 (5) RELIANCE ON BORROWER ATTESTATIONS.—

8 No additional documentation beyond the borrower's
9 attestation shall be required to demonstrate eligi-
10 bility under subparagraphs (B) and (C) of sub-
11 section (e)(7) and no State, eligible entity, or cred-
12 itor shall be subject to liability based on the accu-
13 racy of such attestation.

14 (6) COSTS TO GRANTEE.—States and eligible
15 entities receiving grants from the Fund may use a
16 portion of such grants for administrative costs up to
17 the limit specified by the Secretary.

18 (e) DEFINITIONS.—For purposes of this section, the
19 following definitions shall apply:

20 (1) ELIGIBLE ENTITY.—The term “eligible enti-
21 ty” means—

22 (A) a minority depository institution, as
23 such term is defined in section 308 of the Fi-
24 nancial Institutions Reform, Recovery, and En-
25 forcement Act of 1989 (12 U.S.C. 1463 note);

1 (B) a community development financial in-
2 stitution, as such term is defined in section 103
3 of the Riegle Community Development and
4 Regulatory Improvement Act of 1994 (12
5 U.S.C. 4702), that is certified by the Secretary
6 of the Treasury and targets services to minority
7 and low-income populations or provides services
8 in neighborhoods having high concentrations of
9 minority and low-income populations;

10 (C) any other nonprofit entity that the
11 Secretary finds has a track record of providing
12 assistance to homeowners, targets services to
13 minority and low-income or provides services in
14 neighborhoods having high concentrations of
15 minority and low-income populations; and

16 (D) a unit of general local government, as
17 such term is defined in section 102 of the
18 Housing and Community Development Act of
19 1974 (42 U.S.C. 5302).

20 (2) ELIGIBLE HOME.—The term “eligible
21 home” means a residential dwelling that—

22 (A) consists of 1 to 4 dwelling units; and

23 (B) will be occupied by the qualified home-
24 buyer as the primary residence of the home-
25 buyer.

1 (3) ELIGIBLE MORTGAGE LOAN.—The term “el-
2 igible mortgage loan” means a single-family residen-
3 tial mortgage loan that—

4 (A) meets the underwriting requirements
5 and dollar amount limitations for acquisition by
6 the Federal National Mortgage Association or
7 the Federal Home Loan Mortgage Corporation;

8 (B) is made, insured, or guaranteed under
9 any program administered by the Secretary;

10 (C) is made, insured, or guaranteed by the
11 Rural Housing Administrator of the Depart-
12 ment of Agriculture;

13 (D) is a qualified mortgage, as such term
14 is defined in section 129C(b)(2) of the Truth in
15 Lending Act (15 U.S.C. 1639c(b)(2)); or

16 (E) is made, insured, or guaranteed for the
17 benefit of a veteran.

18 (4) FIRST-GENERATION HOMEBUYER.—The
19 term “first-generation homebuyer” means a home-
20 buyer that is, as attested by the homebuyer—

21 (A) an individual—

22 (i) whose parents or legal guardians
23 do not, or did not at the time of their
24 death, to the best of the individual’s knowl-
25 edge, have any present ownership interest

1 in a residence in any State, excluding own-
2 ership of heir property or ownership of
3 chattel; and

4 (ii) whose spouse or domestic partner
5 has not, during the 3-year period ending
6 upon acquisition of the eligible home to be
7 acquired using such assistance, had any
8 present ownership interest in a residence
9 in any State, excluding ownership of heir
10 property or ownership of chattel, whether
11 the individual is a co-borrower on the loan
12 or not; or

13 (B) an individual who has at any time
14 been placed in foster care or institutional care
15 whose spouse or domestic partner has not, dur-
16 ing the 3-year period ending upon acquisition of
17 the eligible home to be acquired using such as-
18 sistance, had any ownership interest in a resi-
19 dence in any State, excluding ownership of heir
20 property or ownership of chattel, whether such
21 individuals are co-borrowers on the loan or not.

22 (5) HEIR PROPERTY.—The term “heir prop-
23 erty” means residential property for which title
24 passed by operation of law through intestacy and is
25 held by two or more heirs as tenants in common.

1 (6) OWNERSHIP INTEREST.—The term “own-
2 ership interest” means any ownership, excluding any
3 interest in heir property, in—

4 (A) real estate in fee simple;

5 (B) a leasehold on real estate under a lease
6 for not less than ninety-nine years which is re-
7 newable; or

8 (C) a fee interest in, or long-term leasehold
9 interest in, real estate consisting of a one-family
10 unit in a multifamily project, including a
11 project in which the dwelling units are attached,
12 or are manufactured housing units, semi-de-
13 tached, or detached, and an undivided interest
14 in the common areas and facilities which serve
15 the project.

16 (7) QUALIFIED HOMEBUYER.—The term
17 “qualified homebuyer” means a homebuyer—

18 (A) having an annual household income
19 that is less than or equal to—

20 (i) 120 percent of median income, as
21 determined by the Secretary, for—

22 (I) the area in which the home to
23 be acquired using such assistance is
24 located; or

1 (II) the area in which the place
2 of residence of the homebuyer is lo-
3 cated; or

4 (ii) 140 percent of the median income,
5 as determined by the Secretary, for the
6 area within which the eligible home to be
7 acquired using such assistance is located if
8 the homebuyer is acquiring an eligible
9 home located in a high-cost area;

10 (B) who is a first-time homebuyer, as such
11 term is defined in section 104 of the Cranston-
12 Gonzalez National Affordable Housing Act (42
13 U.S.C. 12704), except that for the purposes of
14 this section the reference in such section 104 to
15 title II shall be considered to refer to this sec-
16 tion, and except that ownership of heir property
17 shall not be treated as owning a home for pur-
18 poses of determining whether a borrower quali-
19 fies as a first-time homebuyer; and

20 (C) who is a first-generation homebuyer.

21 (8) SECRETARY.—The term “Secretary” means
22 the Secretary of Housing and Urban Development.

23 (9) SHARED EQUITY HOMEOWNERSHIP PRO-
24 GRAM.—

1 (A) IN GENERAL.—The term “shared equity
2 homeownership program” means affordable
3 homeownership preservation through a resale
4 restriction program administered by a community
5 land trust, other nonprofit organization, or
6 State or local government or instrumentalities.

7 (B) AFFORDABILITY REQUIREMENTS.—
8 Any such program under subparagraph (A)
9 shall—

10 (i) provide affordable homeownership
11 opportunities to households; and

12 (ii) utilize a ground lease, deed restriction,
13 subordinate loan, or similar
14 mechanism that includes provisions ensuring
15 that the program shall—

16 (I) maintain the homeownership
17 unit as affordable for subsequent very
18 low-, low-, or moderate-income families
19 for an affordability term of at
20 least 30 years after recordation;

21 (II) apply a resale formula that
22 limits the homeowner’s proceeds upon
23 resale; and

24 (III) provide the program administrator
25 or such administrator’s as-

1 signee a preemptive option to pur-
2 chase the homeownership unit from
3 the homeowner at resale.

4 (10) STATE.—The term “State” means any
5 State of the United States, the District of Columbia,
6 the Commonwealth of Puerto Rico, the United
7 States Virgin Islands, Guam, the Commonwealth of
8 the Northern Mariana Islands, and American
9 Samoa.

10 (f) 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. 302. HOME LOAN PROGRAM.**

17 (a) APPROPRIATION.—In addition to amounts other-
18 wise available, there is appropriated for fiscal year 2026,
19 out of any amounts in the Treasury not otherwise appro-
20 priated, to remain available until September 30, 2033—

21 (1) \$4,000,000,000 to the Secretary of Housing
22 and Urban Development for the cost of guaranteed
23 or insured loans and other obligations, including the
24 cost of modifying such loans, under subsection
25 (e)(1)(A);

1 (2) \$500,000,000 to the Secretary of Housing
2 and Urban Development for costs of carrying out
3 the program under paragraph (1) and programs of
4 the Federal Housing Administration and the Gov-
5 ernment National Mortgage Association generally,
6 including information technology, financial report-
7 ing, and other cross-program costs in support of
8 programs administered by the Secretary in this title,
9 and other costs;

10 (3) \$150,000,000 to the Secretary of Agri-
11 culture for the cost of guaranteed and insured loans
12 and other obligations, including the cost of modi-
13 fying such loans, under subsection (e)(1)(B);

14 (4) \$50,000,000 to the Secretary of Agriculture
15 for the costs of carrying out the program under
16 paragraph (3) and programs of the Rural Housing
17 Service generally, including information technology
18 and financial reporting in support of the Program
19 administered by the Secretary of Agriculture in this
20 title; and

21 (5) \$300,000,000 to the Secretary of Treasury
22 for the costs of carrying out the program under this
23 section.

24 (b) USE OF FUNDS.—

25 (1) IN GENERAL.—

1 (A) The Secretary of Housing and Urban
2 Development and the Secretary of Agriculture
3 shall use the funds provided under subsections
4 (a)(1), (a)(2), (a)(3), and (a)(4) to carry out
5 the programs under subsections (a)(1) and
6 (a)(3) to make covered mortgage loans.

7 (B) The Secretary of the Treasury shall
8 use the funds provided under subsections (a)(5)
9 and (b)(2) to—

10 (i) purchase, on behalf of the Sec-
11 retary of Housing and Urban Develop-
12 ment, securities that are secured by cov-
13 ered mortgage loans, and sell, manage, and
14 exercise any rights received in connection
15 with, any financial instruments or assets
16 acquired pursuant to the authorities grant-
17 ed under this section, including, as appro-
18 priate, establishing and using vehicles to
19 purchase, hold, and sell such financial in-
20 struments or assets;

21 (ii) designate one or more banks, se-
22 curity brokers or dealers, asset managers,
23 or investment advisers, as a financial agent
24 of the Federal Government to perform du-

1 ties related to authorities granted under
2 this section; and

3 (iii) use the services of the Depart-
4 ment of Housing and Urban Development
5 on a reimbursable basis, and the Secretary
6 of Housing and Urban Development is au-
7 thorized to provide services as requested by
8 the Secretary of Treasury using all au-
9 thorities vested in or delegated to the De-
10 partment of Housing and Urban Develop-
11 ment.

12 (2) TRANSFER OF AMOUNTS TO TREASURY.—

13 Such portions of the appropriation to the Secretary
14 of Housing and Urban Development shall be trans-
15 ferred by the Secretary of Housing and Urban De-
16 velopment to the Department of the Treasury from
17 time-to-time in an amount equal to, as determined
18 by the Secretary of the Treasury in consultation
19 with the Secretary of Housing and Urban Develop-
20 ment, the amount necessary for the purchase of se-
21 curities under the Program during the period for
22 which the funds are intended to be available.

23 (3) USE OF PROCEEDS.—Revenues of and pro-

24 ceeds from the sale, exercise, or surrender of assets
25 purchased or acquired under the Program under this

1 section shall be available to the Secretary of the
 2 Treasury through September 30, 2033, for purposes
 3 of purchases under subsection (b)(1)(B)(i).

4 (c) LIMITATION ON AGGREGATE LOAN INSURANCE
 5 OR GUARANTEE AUTHORITY.—The aggregate original
 6 principal obligation of all covered mortgage loans insured
 7 or guaranteed under subsection (e)(1)(A) of this section
 8 may not exceed \$48,000,000,000, and under section
 9 (e)(1)(B) may not exceed \$12,000,000,000.

10 (d) GNMA GUARANTEE AUTHORITY AND FEE.—To
 11 carry out the purposes of this section, the Government Na-
 12 tional Mortgage Association may enter into new commit-
 13 ments to issue guarantees of securities based on or backed
 14 by mortgages insured or guaranteed under this section,
 15 not exceeding \$60,000,000,000, and shall collect guaranty
 16 fees consistent with section 306(g)(1) of the National
 17 Housing Act (12 U.S.C. 1721(g)(1)) that are paid at
 18 securitization.

19 (e) DEFINITIONS.—In this section:

20 (1) COVERED MORTGAGE LOAN.—

21 (A) IN GENERAL.—The term “covered
 22 mortgage loan” means, for purposes of the Pro-
 23 gram established by the Secretary of Housing
 24 and Urban Development, a mortgage loan
 25 that—

1 (i) is insured by the Federal Housing
2 Administration pursuant to section 203(b)
3 of the National Housing Act, subject to the
4 eligibility criteria set forth in this sub-
5 section, and has a case number issued on
6 or before December 31, 2031;

7 (ii) is made for an original term of 20
8 years with a monthly mortgage payment of
9 principal and interest that is not more
10 than 110 percent and not less than 100
11 percent of the monthly payment of prin-
12 cipal, interest, and periodic mortgage in-
13 surance premium associated with a newly
14 originated 30-year mortgage loan with the
15 same loan balance insured by the agency
16 as determined by the Secretary;

17 (iii) subject to subparagraph (C) of
18 this paragraph and notwithstanding sec-
19 tion 203(c)(2) of the National Housing Act
20 (12 U.S.C. 1709(c)(2)), has a mortgage in-
21 surance premium of not more than 4 per-
22 cent of the loan balance that is paid at
23 closing, financed into the principal balance
24 of the loan, paid through an annual pre-
25 mium, or a combination thereof;

1 (iv) involves a rate of interest that is
2 fixed over the term of the mortgage loan;
3 and

4 (v) is secured by a single-family resi-
5 dence that is the principal residence of an
6 eligible homebuyer.

7 (B) The term “covered mortgage loan”
8 means, for purposes of the Program established
9 by the Secretary of Agriculture, a loan guaran-
10 teed under section 502(h) of the Housing Act
11 of 1949 (42 U.S.C. 1472(h)) that—

12 (i) notwithstanding section
13 502(h)(7)(A) of the Housing Act of 1949
14 (42 U.S.C. 1472(h)(7)(A)), is made for an
15 original term of 20 years with a monthly
16 mortgage payment of principal and interest
17 that is not more than 110 percent and not
18 less than 100 percent of the monthly pay-
19 ment of principal, interest, and loan guar-
20 antee fee associated with a newly origi-
21 nated 30-year mortgage loan with the
22 same loan balance guaranteed by the agen-
23 cy as determined by the Secretary; and

24 (ii) subject to subparagraph (C) of
25 this paragraph and notwithstanding sec-

1 tion 502(h)(8)(A) of the Housing Act of
2 1949 (42 U.S.C. 1472(h)(8)(A)), has a
3 loan guarantee fee of not more than 4 per-
4 cent of the principal obligation of the loan.

5 (2) ELIGIBLE HOMEBUYER.—The term “eligible
6 homebuyer” means an individual who—

7 (A) for purposes of the Program estab-
8 lished by the Secretary of Housing and Urban
9 Development—

10 (i) has an annual household income
11 that is less than or equal to—

12 (I) 120 percent of median income
13 for the area, as determined by the
14 Secretary of Housing and Urban De-
15 velopment for—

16 (aa) the area in which the
17 home to be acquired using such
18 assistance is located; or

19 (bb) the area in which the
20 place of residence of the home-
21 buyer is located; or

22 (II) if the homebuyer is acquiring
23 an eligible home that is located in a
24 high-cost area, 140 percent of the me-
25 dian income, as determined by the

1 Secretary, for the area within which
 2 the eligible home to be acquired using
 3 assistance provided under this section
 4 is located;

5 (ii) is a first-time homebuyer, as de-
 6 fined in paragraph (4) of this subsection;
 7 and

8 (iii) is a first-generation homebuyer as
 9 defined in paragraph (3) of this subsection;

10 (B) for purposes of the Program estab-
 11 lished by the Secretary of Agriculture—

12 (i) meets the applicable requirements
 13 in section 502(h) of the Housing Act of
 14 1949 (42 U.S.C. 1472(h)); and

15 (ii) is a first-time homebuyer as de-
 16 fined in paragraph (4) of this subsection
 17 and a first-generation homebuyer as de-
 18 fined in paragraph (3) of this subsection.

19 (3) FIRST-GENERATION HOMEBUYER.—The
 20 term “first-generation homebuyer” means a home-
 21 buyer that, as attested by the homebuyer, is—

22 (A) an individual—

23 (i) whose parents or legal guardians
 24 do not, or did not at the time of their
 25 death, to the best of the individual’s knowl-

1 edge, have any present ownership interest
2 in a residence in any State or ownership of
3 chattel, excluding ownership of heir prop-
4 erty; and

5 (ii) whose spouse, or domestic partner
6 has not, during the 3-year period ending
7 upon acquisition of the eligible home to be
8 acquired using such assistance, have any
9 present ownership interest in a residence
10 in any State, excluding ownership of heir
11 property or ownership of chattel, whether
12 the individual is a co-borrower on the loan
13 or not; or

14 (B) an individual who has at any time
15 been placed in foster care or institutional care
16 whose spouse or domestic partner has not, dur-
17 ing the 3-year period ending upon acquisition of
18 the eligible home to be acquired using such as-
19 sistance, had any ownership interest in a resi-
20 dence in any State, excluding ownership of heir
21 property or ownership of chattel, whether such
22 individuals are co-borrowers on the loan or not.

23 (4) FIRST-TIME HOMEBUYER.—The term “first-
24 time homebuyer” means a homebuyer as defined in
25 section 104 of the Cranston-Gonzalez National Af-

1 fordable Housing Act (42 U.S.C. 12704), except
2 that for the purposes of this section the reference in
3 such section 12704(14) to title II shall be considered
4 to refer to this section, and except that ownership of
5 heir property shall not be treated as owning a home
6 for purposes of determining whether a borrower
7 qualifies as a first-time homebuyer.

8 (5) HEIR PROPERTY.—The term “heir prop-
9 erty” means residential property for which title
10 passed by operation of law through intestacy and is
11 held by two or more heirs as tenants in common.

12 (6) OWNERSHIP INTEREST.—The term “owner-
13 ship interest” means any ownership, excluding any
14 interest in heir property, in—

15 (A) real estate in fee simple;

16 (B) a leasehold on real estate under a lease
17 for not less than ninety-nine years which is re-
18 newable; or

19 (C) a fee interest in, or long-term leasehold
20 interest in, real estate consisting of a one-family
21 unit in a multifamily project, including a
22 project in which the dwelling units are attached,
23 or are manufactured housing units, semi-de-
24 tached, or detached, and an undivided interest

1 in the common areas and facilities which serve
2 the project.

3 (7) STATE.—The term “State” means the
4 States of the United States, the District of Colum-
5 bia, the Commonwealth of Puerto Rico, the Com-
6 monwealth of the Northern Mariana Islands, Guam,
7 the Virgin Islands, American Samoa, the Trust Ter-
8 ritory of the Pacific Islands, and any other territory
9 or possession of the United States.

10 (f) RELIANCE ON BORROWER ATTESTATIONS.—No
11 additional documentation beyond the borrower’s attesta-
12 tion shall be required to demonstrate eligibility under
13 clauses (ii) and (iii) of subsection (e)(2)(A) and clause (ii)
14 of subsection (e)(2)(B) and no State, eligible entity, or
15 creditor shall be subject to liability based on the accuracy
16 of such attestation.

17 (g) IMPLEMENTATION.—The Secretary of Housing
18 and Urban Development, the Secretary of Agriculture,
19 and the Secretary of Treasury shall have authority to issue
20 such regulations, notices, or other guidance, forms, in-
21 structions, and publications to carry out the programs,
22 projects, or activities authorized under this section to en-
23 sure that such programs, projects, or activities are com-
24 pleted in a timely and effective manner.

1 **SEC. 303. HUD-INSURED SMALL DOLLAR MORTGAGE DEM-**
2 **ONSTRATION PROGRAM.**

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 2026, out of any
7 money in the Treasury not otherwise appropriated, to re-
8 main available until September 30, 2033—

9 (1) \$76,000,000 for a program to increase ac-
10 cess to small-dollar mortgages, as defined in sub-
11 section (b), which may include payment of incentives
12 to lenders, adjustments to terms and costs, indi-
13 vidual financial assistance, technical assistance to
14 lenders and certain financial institutions to help
15 originate loans, lender and borrower outreach, and
16 other activities;

17 (2) \$10,000,000 for the cost of insured or guar-
18 anteed loans, including the cost of modifying loans;
19 and

20 (3) \$14,000,000 for the costs to the Secretary
21 of administering and overseeing the implementation
22 of this section and programs in the Office of Hous-
23 ing generally, including information technology, fi-
24 nancial reporting, research and evaluations, fair
25 housing and fair lending compliance, and other

1 cross-program costs in support of programs adminis-
2 tered by the Secretary in this title, and other costs.

3 (b) SMALL-DOLLAR MORTGAGE.—For purposes of
4 this section, the term “small-dollar mortgage” means a
5 forward mortgage that—

6 (1) has an original principal balance of
7 \$100,000 or less;

8 (2) is secured by a one- to four-unit property
9 that is the mortgagor’s principal residence; and

10 (3) is insured or guaranteed by the Secretary.

11 (c) IMPLEMENTATION.—The Secretary shall have au-
12 thority 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. 304. INVESTMENTS IN RURAL HOMEOWNERSHIP.**

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 2026, out of any money in the Treasury not otherwise ap-
22 propriated, to remain available until expended—

23 (1) \$90,000,000 for providing single family
24 housing repair grants under section 504(a) of the
25 Housing Act of 1949 (42 U.S.C. 1474(a)), subject

1 to the terms and conditions in subsection (b) of this
2 section;

3 (2) \$10,000,000 for administrative expenses of
4 the Rural Housing Service of the Department of Ag-
5 riculture that in whole or in part support activities
6 funded by this section and related activities.

7 (b) TERMS AND CONDITIONS.—

8 (1) ELIGIBILITY.—Eligibility for grants from
9 amounts made available by subsection (a)(1) shall
10 not be subject to the limitations in section
11 3550.103(b) of title 7, Code of Federal Regulations.

12 (2) USES.—Notwithstanding the limitations in
13 section 3550.102(a) of title 7, Code of Federal Reg-
14 ulations, grants from amounts made available by
15 subsection (a)(2) shall be available for the eligible
16 purposes in section 3550.102(b) of title 7, Code of
17 Federal Regulations.

18 (c) IMPLEMENTATION.—The Administrator of the
19 Rural Housing Service shall have authority to issue such
20 regulations, notices, or other guidance, forms, instruc-
21 tions, and publications to carry out the programs,
22 projects, or activities authorized under this section to en-
23 sure that such programs, projects, or activities are com-
24 pleted in a timely and effective manner.

1 **TITLE IV—HUD ADMINISTRA-**
2 **TION, CAPACITY BUILDING,**
3 **TECHNICAL ASSISTANCE, AND**
4 **AGENCY OVERSIGHT**

5 **SEC. 401. PROGRAM ADMINISTRATION, TRAINING, TECH-**
6 **NICAL ASSISTANCE, CAPACITY BUILDING,**
7 **AND OVERSIGHT.**

8 (a) APPROPRIATION.—In addition to amounts other-
9 wise available, there is appropriated for fiscal year 2026,
10 out of any money in the Treasury not otherwise appro-
11 priated,—

12 (1) \$949,250,000 to the Secretary of Housing
13 and Urban Development for—

14 (A) the costs to the Secretary of admin-
15 istering and overseeing the implementation of
16 this title and the Department’s programs gen-
17 erally, including information technology, inspec-
18 tions of housing units, research and evaluation,
19 financial reporting, and other costs; and

20 (B) new awards or increasing prior awards
21 to provide training, technical assistance, and ca-
22 pacity building related to the Department’s pro-
23 grams, including direct program support to pro-
24 gram recipients throughout the country, includ-

1 ing insular areas, that require such assistance
2 with daily operations;

3 (2) \$43,250,000 to the Office of Inspector Gen-
4 eral of the Department of Housing and Urban De-
5 velopment for necessary salaries and expenses for
6 conducting oversight of amounts provided by this
7 title;

8 (3) \$5,000,000 to the Office of Inspector Gen-
9 eral of the Department of the Treasury for nec-
10 essary salaries and expenses for conducting oversight
11 of amounts provided by this title; and

12 (4) \$2,500,000 to the Office of Inspector Gen-
13 eral of the Department of the Agriculture for nec-
14 essary salaries and expenses for conducting oversight
15 of amounts provided by this title.

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

18 (b) IMPLEMENTATION.—The Secretary of Housing
19 and Urban Development shall have authority to issue such
20 regulations, notices, or other guidance, forms, instruc-
21 tions, and publications to carry out the programs,
22 projects, or activities authorized under this section to en-
23 sure that such programs, projects, or activities are com-
24 pleted in a timely and effective manner.

1 **SEC. 402. COMMUNITY-LED CAPACITY BUILDING.**

2 (a) APPROPRIATION.—In addition to amounts other-
3 wise made available, there is appropriated to the Secretary
4 of Housing and Urban Development (in this section re-
5 ferred to as the “Secretary”) for fiscal year 2026, out of
6 any money in the Treasury not otherwise appropriated—

7 (1) \$90,000,000 for competitively awarded
8 funds for technical assistance and capacity building
9 to non-Federal entities, including grants awarded to
10 nonprofit organizations to provide technical assist-
11 ance activities to community development corpora-
12 tions, community housing development organiza-
13 tions, community land trusts, nonprofit organiza-
14 tions in insular areas, and other mission-driven and
15 nonprofit organizations that target services to low-
16 income and socially disadvantaged populations, and
17 provide services in neighborhoods having high con-
18 centrations of minority, low-income, or socially dis-
19 advantaged populations to—

20 (A) provide training, education, support,
21 and advice to enhance the technical and admin-
22 istrative capabilities of community development
23 corporations, community housing development
24 organizations, community land trusts, and other
25 mission-driven and nonprofit organizations un-
26 dertaking affordable housing development, ac-

1 quisition, preservation, or rehabilitation activi-
2 ties;

3 (B) provide predevelopment assistance to
4 community development corporations, commu-
5 nity housing development organizations, and
6 other mission-driven and nonprofit organiza-
7 tions undertaking affordable housing develop-
8 ment, acquisition, preservation, or rehabilitation
9 activities; and

10 (C) carry out such other activities as may
11 be determined by the grantees in consultation
12 with the Secretary; and

13 (2) \$10,000,000 for the costs to the Secretary
14 of administering and overseeing the implementation
15 of this section and the Department's technical as-
16 sistance programs generally, including information
17 technology, research and evaluations, financial re-
18 porting, and other cross-program costs in support of
19 programs administered by the Secretary in this title
20 and other costs.

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

23 (b) IMPLEMENTATION.—The Secretary shall have au-
24 thority to issue such regulations, notices, or other guid-
25 ance, forms, instructions, and publications to carry out the

- 1 programs, projects, or activities authorized under this sec-
- 2 tion to ensure that such programs, projects, or activities
- 3 are completed in a timely and effective manner.

