

1 Title: To address the homelessness and housing crises, to move toward the goal of providing for
2 a home for all Americans, and for other purposes.
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5 Be it enacted by the Senate and House of Representatives of the United States of America in
6 Congress assembled,

7 SECTION 1. SHORT TITLE; TABLE OF CONTENTS.

8 (a) Short Title.—This Act may be cited as the “Housing for All Act of 2022”.

9 (b) Table of Contents.—The table of contents for this Act is as follows:

10 Sec.1.Short title; table of contents.

11 Sec.2.Definitions.

12 TITLE I—ADDRESSING THE HOUSING SHORTAGE

13 Sec.101.Housing trust fund.

14 Sec.102.Section 202 supportive housing for the elderly program.

15 Sec.103.Section 811 supportive housing for people with disabilities.

16 Sec.104.Home investment partnerships program.

17 Sec.105.Technical assistance for navigating Federal and State housing funding sources.

18 Sec.106.Racial equity and fair housing.

19 TITLE II—ADDRESSING HOMELESSNESS

20 Sec.201.Expansion of housing choice voucher program.

21 Sec.202.Project-based rental assistance.

22 Sec.203.Emergency solutions grant program.

23 Sec.204.Continuum of care grant program.

24 Sec.205.Program administration, training, technical assistance, and capacity building.

25 Sec.206.GAO report on eviction data.

26 TITLE III—INVESTING IN INNOVATIVE COMMUNITY- 27 DRIVEN SOLUTIONS

28 Sec.301.Safe parking program grants.

29 Sec.302.Hotel conversions.

30 Sec.303.Eviction protection grant program.

31 Sec.304.Mobile crisis intervention teams grants.

32 Sec.305.Library consortium pilot grants.

1 Sec.306.Inclusive transit-oriented development to enhance climate mitigation and disaster
2 resiliency.

3 Sec.307.Establishing an innovation pilot within the carbon reduction program.

4 Sec.308.Making infill housing and other transportation efficiency projects eligible for RAISE
5 grants.

6 SEC. 2. DEFINITIONS.

7 In this Act:

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

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

12 (B) does not have sufficient resources or support networks, including family,
13 friends, faith-based organizations, and other social networks, immediately available to
14 prevent the individual or family from moving to an emergency shelter or other place
15 described in paragraph (3)(B); and

16 (C)(i) has moved because of economic hardship 2 or more times during the 60 days
17 immediately preceding the application for homelessness prevention assistance under
18 this Act;

19 (ii) is living in the home of another because of economic hardship;

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

23 (iv) lives in a hotel or motel and the cost of the hotel or motel stay is not paid by
24 charitable organizations or by Federal, State, or local government programs for low-
25 income individuals;

26 (v) lives in a single-room occupancy or efficiency apartment unit in which there
27 reside more than 2 individuals, or lives in a larger housing unit in which there reside
28 more than 1.5 people per room, as defined by the Bureau of the Census;

29 (vi) is exiting a publicly funded institution, or system of care, including health care
30 facilities, mental health facilities, foster care and other youth facilities, and correction
31 programs and institutions; or

32 (vii) otherwise lives in housing that has characteristics associated with instability
33 and an increased risk of homelessness, including those characteristics identified in the
34 approved consolidated plan for the applicable jurisdiction.

35

36 (2) HOMELESS.—The term “homeless” means, with respect to an individual or family—

37 (A) an individual or family who lacks a fixed, regular, and adequate nighttime
38 residence;

1 (B) an individual or family with a primary nighttime residence that is a public or
2 private place not designed for or ordinarily used as a regular sleeping accommodation
3 for human beings, including a car, park, abandoned building, bus or train station,
4 airport, or camping ground;

5 (C) an individual or family living in a supervised publicly or privately operated
6 shelter designated to provide temporary living arrangements, including hotels and
7 motels paid for by Federal, State, or local government programs for low-income
8 individuals or by charitable organizations, congregate shelters, and transitional
9 housing;

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

12 (E) an individual or family who will imminently lose their housing, including
13 housing they own, rent, or live in without paying rent, are sharing with others, and
14 rooms in hotels or motels not paid for by Federal, State, or local government programs
15 for low-income individuals or by charitable organizations.

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

23 (4) PERMANENT SUPPORTIVE HOUSING.—The term “permanent supportive housing”
24 means housing that provides—

25 (A) indefinite leasing or rental assistance; and

26 (B) non-mandatory, culturally competent supportive services to assist individuals to
27 achieve housing stability and maintain their health and well-being.

28 (8) POPULATION AT HIGHER RISK OF HOMELESSNESS.—

29 (A) IN GENERAL.—The term “population at higher risk of homelessness” means a
30 group of individuals that is defined by a common characteristic and that has been
31 found to experience homelessness, housing instability, or to be cost-burdened at a rate
32 higher than that of the general public.

33 (B) HIGHER RATE.—Information that may be used in demonstrating such a higher
34 rate includes data generated by the Federal Government, by State or municipal
35 governments, by peer-reviewed research, and by organizations having expertise in
36 working with or advocating on behalf of homeless groups.

37 (C) INCLUDED POPULATIONS.—Such term shall include populations for which such
38 higher rate has already been demonstrated, including Asian, Black, Latino, Native
39 American, Native Hawaiian, Pacific Islander and other communities of color,
40 individuals with disabilities, including mental health disabilities, elderly individuals,
41 foster and former foster youth, lesbian, gay, bisexual, transgender, and queer
42 individuals, gender non-binary and gender non-conforming individuals, justice system-

1 involved individuals, and veterans.

2 (9) SECRETARY.—The term “Secretary” means the Secretary of Housing and Urban
3 Development.

4 TITLE I—ADDRESSING THE HOUSING SHORTAGE

5 SEC. 101. HOUSING TRUST FUND.

6 Section 1338(a) of the Federal Housing Enterprises Financial Safety and Soundness Act of
7 1992 (12 U.S.C. 4568(a)) is amended by adding at the end the following:

8 “(3) AUTHORIZATION OF APPROPRIATIONS.—There is authorized to be appropriated to the
9 Housing Trust Fund \$45,000,000,000 for each of fiscal years 2022 through 2031.”.

10 SEC. 102. SECTION 202 SUPPORTIVE HOUSING FOR THE 11 ELDERLY PROGRAM.

12 (a) Authorization of Appropriations.—There is authorized to be appropriated to the Secretary
13 for fiscal year 2022, to remain available until September 30, 2031—

14 (1) \$2,500,000,000 for the supportive housing for the elderly program authorized under
15 section 202 of the Housing Act of 1959 (12 U.S.C. 1701q), which shall be used—

16 (A) for capital advance awards in accordance with section 202(c)(1) of the Housing
17 Act of 1959 (12 U.S.C. 1701q(c)(1)) to recipients that are eligible under that Act;

18 (B) for section 8 project-based rental assistance contracts in accordance with
19 subsection (b) of this section and section 8 of the United States Housing Act of 1937
20 (42 U.S.C. 1437f), for capital advance projects, including new project-based rental
21 assistance contracts under section 8 of the United States Housing Act of 1937 (42
22 U.S.C. 1437f) for capital advance projects notwithstanding subsections (b) and (c) of
23 section 202 of the Housing Act of 1959 (12 U.S.C. 1701q) and section 8 of the United
24 States Housing Act of 1937 (42 U.S.C. 1437f), with the Secretary setting the terms of
25 such project-based rental assistance contracts, including the duration and provisions
26 regarding rent setting and rent adjustment; and

27 (C) for service coordinators;

28 (2) \$15,000,000, to provide technical assistance to support State-level efforts to improve
29 the design and delivery of voluntary supportive services for residents of any housing
30 assisted under the Housing Act of 1959 (Public Law 101–625) and other housing supporting
31 low-income older adults, in order to support residents to age-in-place and avoid institutional
32 care, as well as to assist applicants and potential applicants with project-specific design,
33 provided that the Secretary may use up to 10 percent of such amounts made available under
34 this paragraph to increase prior awards to existing technical assistance providers to provide
35 an immediate increase in capacity building and technical assistance; and

36 (3) \$125,000,000 for the costs to the Secretary of administering and overseeing the
37 implementation of this section and the supportive housing for the elderly program
38 authorized under section 202 of the Housing Act of 1959 (12 U.S.C. 1701q) generally,
39 including information technology, financial reporting, research and evaluation, and other

1 costs.

2 (b) Waivers.—The Secretary may waive or specify alternative requirements for any provision
3 of section 202 of the Housing Act of 1959 (12 U.S.C. 1701q), section 8 of the United States
4 Housing Act of 1937 (42 U.S.C. 1437f), or regulation that the Secretary administers that is
5 applicable to such statutes other than requirements related to fair housing, nondiscrimination,
6 labor standards, and the environment, upon a finding that the waiver or alternative requirement is
7 necessary to facilitate the use of amounts made available under this section.

8 (c) Implementation.—The Secretary shall have authority to issue such regulations or other
9 notices, guidance, forms, instructions, and publications as may be necessary or appropriate to
10 carry out the programs, projects, or activities authorized under this section, including to ensure
11 that such programs, projects, or activities are completed in a timely and effective manner.

12 SEC. 103. SECTION 811 SUPPORTIVE HOUSING FOR 13 PEOPLE WITH DISABILITIES.

14 (a) Authorization of Appropriations.—There is authorized to be appropriated to the Secretary
15 for fiscal year 2022, to remain available until September 30, 2031—

16 (1) \$900,000,000 for capital advances, including amendments to capital advance
17 contracts, for supportive housing for persons with disabilities, as authorized by section 811
18 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 8013), for project
19 rental assistance for supportive housing for persons with disabilities under subsection (d)(2)
20 of such section 811 (42 U.S.C. 8013), for project assistance contracts pursuant to section
21 202(h) of the Housing Act of 1959 (12 U.S.C. 1701q(h)), and for project rental assistance to
22 State housing finance agencies and other appropriate entities as authorized under subsection
23 (b)(3) of such section 811 (42 U.S.C. 8013);

24 (2) \$15,000,000 for providing technical assistance to support State-level efforts to
25 integrate housing assistance and voluntary supportive services for residents of housing
26 receiving such assistance, which funding may also be used to provide technical assistance to
27 applicants and potential applicants to understand program requirements and develop
28 effective applications, and of which the Secretary may use not more than 10 percent to
29 increase prior awards to existing technical assistance providers to provide an immediate
30 increase in capacity building and technical assistance; and

31 (3) \$87,000,000 for the costs to the Secretary of administering and overseeing the
32 implementation of this section and the supportive housing for persons with disabilities
33 program authorized by section 811 of the Cranston-Gonzalez National Affordable Housing
34 Act (42 U.S.C. 8013) generally, including information technology, financial reporting,
35 research and evaluations, and other costs.

36 (b) Waivers.—The Secretary may waive or specify alternative requirements under section
37 811(b)(3) of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 18013(b)(3)) or
38 any regulation for the administration of the amounts made available under this section other than
39 requirements related to fair housing, nondiscrimination, labor standards, and the environment,
40 upon a finding that the waiver or alternative requirement is necessary to expedite or facilitate the
41 use of amounts made available under this section.

42 (c) Implementation.—The Secretary shall have authority to issue such regulations or other

1 notices, guidance, forms, instructions, and publications as may be necessary or appropriate to
2 carry out the programs, projects, or activities authorized under this section, including to ensure
3 that such programs, projects, or activities are completed in a timely and effective manner.

4 SEC. 104. HOME INVESTMENT PARTNERSHIPS 5 PROGRAM.

6 (a) Authorization of Appropriations.—There is authorized to be appropriated to the Secretary
7 for fiscal year 2022, to remain available until September 30, 2031—

8 (1) \$40,000,000,000, for activities and assistance for the HOME Investment Partnerships
9 Program (in this section referred to as the “HOME program”), as authorized under title II of
10 the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12721 et seq.);

11 (2) \$100,000,000 to make new awards or increase prior awards to existing technical
12 assistance providers, except that increases to prior awards do not exceed 10 percent of the
13 amount made available under this subparagraph, to provide an increase in capacity building
14 and technical assistance available to any grantees implementing activities or projects
15 consistent with this section, except that the Secretary may use not more than 10 percent of
16 the amount made available under this paragraph to increase prior awards to existing
17 technical assistance providers to provide an immediate increase in capacity building and
18 technical assistance; and

19 (3) \$360,000,000 for the costs to the Secretary of administering and overseeing the
20 implementation of this section and the HOME program and Housing Trust Fund established
21 under section 1338(a) of the Federal Housing Enterprises Financial Safety and Soundness
22 Act of 1992 (12 U.S.C. 4568(a)) generally, including information technology, financial
23 reporting, research and evaluations, and other costs.

24 (b) Terms and Conditions.—

25 (1) FUNDING RESTRICTIONS.—The commitment requirements in section 218(g) of the
26 Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12748(g)), the matching
27 requirements in section 220 of such Act (42 U.S.C. 12750), and the set-aside for housing
28 developed, sponsored, or owned by community housing development organizations
29 required in section 231 of such Act (42 U.S.C. 12771) shall not apply for amounts made
30 available under this section.

31 (2) REALLOCATION.—For funds provided under paragraphs (1) and (2) of subsection (a),
32 the Secretary may recapture certain amounts remaining available to a grantee under this
33 section or amounts declined by a grantee, and reallocate such amounts to other grantees
34 under that paragraph to ensure fund expenditure, geographic diversity, and availability of
35 funding to communities within the State from which the funds have been recaptured.

36 (3) ADMINISTRATION.—Notwithstanding subsections (c) and (d)(1) of section 212 of the
37 Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12742), eligible grantees
38 may use not more than 15 percent of their allocations under this section for administrative
39 and planning costs.

40 (c) Waivers.—The Secretary may waive or specify alternative requirements for any provision
41 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12701 et seq.) or any

1 regulation for the administration of the amounts made available under this section other than
2 requirements related to fair housing, nondiscrimination, labor standards, and the environment,
3 upon a finding that the waiver or alternative requirement is necessary to expedite or facilitate the
4 use of amounts made available under this section.

5 (d) Implementation.—The Secretary shall have authority to issue such regulations or other
6 notices, guidance, forms, instructions, and publications as may be necessary or appropriate to
7 carry out the programs, projects, or activities authorized under this section, including to ensure
8 that such programs, projects, or activities are completed in a timely and effective manner.

9 SEC. 105. TECHNICAL ASSISTANCE FOR NAVIGATING 10 FEDERAL AND STATE HOUSING FUNDING SOURCES.

11 (a) Establishment.—The Secretary shall establish a grant program to provide technical
12 assistance to States relating to the understanding the relationship between Federal and State
13 housing funding sources and how to best use those sources to finance housing projects in the
14 State, such as permanent supportive housing, including resources, tools, and products that—

15 (1) explore how other States are approaching cost containment for projects involving
16 multiple funding resources;

17 (2) assist States to navigate Federal housing program requirements and regulations;

18 (3) provide assistance on coordinating a single application for multiple funding sources;

19 (4) provide assistance on consolidating funding sources and implementing reporting
20 requirements at the State level; and

21 (5) support staff capacity within State housing finance agencies to maintain the
22 collaborations and systems necessary to better align types of funding with need and expand
23 access to housing stability.

24 (b) Authorization of Appropriations.—There is authorized to be appropriated to the Secretary
25 such sums as may be necessary to carry out this section.

26 SEC. 106. RACIAL EQUITY AND FAIR HOUSING.

27 (a) Establishment of Commission.—There is established a commission, to be known as the
28 Commission on Racial Equity in Housing, which shall ensure that assistance provided under this
29 Act and the amendments made by this Act is affirmatively furthering fair housing in compliance
30 with the regulations of the Secretary implementing the requirement under section 808(e)(5) of
31 the Fair Housing Act (42 U.S.C. 3608(e)(5)).

32 (b) Membership.—

33 (1) The Commission shall be composed of 14 members, appointed not later than January 1,
34 2000, as follows:

35 (A) Two co-chairpersons, who shall be appointed by a committee consisting of the
36 chairman of the Subcommittee on Housing and Community Opportunities of the House of
37 Representatives and the chairman of the Subcommittee on Housing and Transportation of
38 the Senate, and the chairmen of the Subcommittees on the Departments of Veterans Affairs
39 and Housing and Urban Development, and Independent Agencies of the Committees on

1 Appropriations of the House of Representatives and the Senate; and

2 (B) Six members appointed by the Chairman and Ranking Minority Member of the
3 Committee on Financial Services of the House of Representatives and the Chairman and
4 Ranking Minority Member of the Committee on Appropriations of the House of
5 Representatives.

6 (C) Six members appointed by the Chairman and Ranking Minority Member of the
7 Committee on Banking, Housing, and Urban Affairs of the Senate and the Chairman and
8 Ranking Minority Member of the Committee on Appropriations of the Senate.

9 (2) Qualifications- Appointees should have proven expertise in directing, assembling, or
10 applying capital resources from a variety of sources to the successful development of
11 affordable housing, assisted living facilities, or health care facilities.

12 (3) Vacancies- Any vacancy on the Commission shall not affect its powers and shall be
13 filled in the manner in which the original appointment was made.

14 (4) Chairpersons- The members appointed pursuant to paragraph (1)(A) shall serve as co-
15 chairpersons of the Commission.

16 (5) Prohibition of pay- Members of the Commission shall serve without pay.

17 (6) Travel expenses- Each member of the Commission shall receive travel expenses,
18 including per diem in lieu of subsistence, in accordance with sections 5702 and 5703 of title 5,
19 United States Code.

20 (7) Quorum- A majority of the members of the Commission shall constitute a quorum but a
21 lesser number may hold hearings.

22 (8) Meetings- The Commission shall meet at the call of the Chairpersons.

23 (d) Director and Staff-

24 (1) Director- The Commission shall have a Director who shall be appointed by the
25 Chairpersons. The Director shall be paid at a rate not to exceed the rate of basic pay payable
26 for level V of the Executive Schedule.

27 (2) Staff- The Commission may appoint personnel as appropriate. The staff of the
28 Commission shall be appointed subject to the provisions of title 5, United States Code,
29 governing appointments in the competitive service, and shall be paid in accordance with the
30 provisions of chapter 51 and subchapter III of chapter 53 of that title relating to classification
31 and General Schedule pay rates.

32 (3) Experts and consultants- The Commission may procure temporary and intermittent
33 services under section 3109(b) of title 5, United States Code, but at rates for individuals not to
34 exceed the daily equivalent of the maximum annual rate of basic pay payable for the General
35 Schedule.

36 (4) Staff of Federal Agencies- Upon request of the Commission, the head of any Federal
37 department or agency may detail, on a reimbursable basis, any of the personnel of that
38 department or agency to the Commission to assist it in carrying out its duties under this Act.

39 (c) Duties.—

40 (A) Conduct research into, collect, analyze and make publicly available data on, and

1 provide leadership and coordination for furthering racial equity in housing, examining the
2 impacts of structural racism on housing and homelessness, and the effectiveness of
3 intervention strategies to address these impacts.

4 (B) Award noncompetitive grants and cooperative agreements to eligible public and
5 nonprofit private entities, including State, local, territorial, and Tribal health agencies and
6 organizations, for the research and collection, analysis, and reporting of data on the topics
7 described in subparagraph (A).

8 (d) Reports.—Submit an annual report to Congress on research findings with
9 recommendations to improve racial equity in housing and to disrupt processes that preserve and
10 reinforce racism and racial disparities in housing and homelessness services.

11 (e) Authorization Of Appropriations.—There is authorized to be appropriated such sums as
12 may be necessary to carry out this section.

13 TITLE II—ADDRESSING HOMELESSNESS

14 SEC. 201. EXPANSION OF HOUSING CHOICE VOUCHER 15 PROGRAM.

16 (a) Funding.—There is appropriated out of any money in the Treasury not otherwise
17 appropriated, for providing incremental voucher assistance in accordance with this section for
18 each of fiscal years 2022 through 2025, the amount necessary to fund—

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

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

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

22 (b) Eligible Households.—Amounts made available under subsection (a) may be used only for
23 providing rental housing assistance under section 8(o) of the United States Housing Act of 1937
24 (42 U.S.C. 1437f(o)) for an eligible family who initially—

25 (1) has an income that does not exceed 50 percent of the maximum income limitation for
26 extremely low-income families established by the Secretary pursuant to section 3(b)(2)(C)
27 of the United States Housing Act of 1937 (42 U.S.C. 1437a(b)(2)(C)); or

28 (2) is an extremely low-income family that includes an individual who is an individual
29 who is a recipient of supplemental security income benefits under title XVI of the Social
30 Security Act (42 U.S.C. 1381 et seq.).

31 (c) Allocation.—

32 (1) INCREMENTAL VOUCHERS.—The Secretary shall allocate 500,000 incremental
33 vouchers in fiscal year 2022 and 1,000,000 incremental vouchers in increments of 500,000
34 in each calendar year from 2023 through 2025 under this section to public housing agencies
35 pursuant to section 213(d) of the Housing and Community Development Act of 1974 (42
36 U.S.C. 1439(d)).

37 (2) SELECTION CRITERIA.—The Secretary shall, by notice in the Federal Register,
38 establish selection criteria under section 213(d) of the Housing and Community

1 Development Act of 1974 (42 U.S.C. 1439(d)) that prioritizes housing needs among
2 families targeted under subsection (b) and severe housing hardship, such as experiencing
3 homelessness, overcrowding or evictions.

4 (3) RENTAL ASSISTANCE.—Vouchers allocated under this subsection shall be vouchers for
5 rental assistance under section 8(o) of the United States Housing Act of 1937 (42 U.S.C.
6 1437f(o)).

7 SEC. 202. PROJECT-BASED RENTAL ASSISTANCE.

8 (a) Authorization of Appropriations.—In addition to amounts otherwise available, there is
9 authorized to be appropriated to the Secretary for fiscal year 2022, to remain available until
10 September 30, 2031—

11 (1) \$14,500,000,000 for the project-based rental assistance program, as authorized under
12 section 8(b) of the United States Housing Act of 1937 (42 U.S.C. 1437f(b)), subject to the
13 terms and conditions of subsection (b) of this section;

14 (2) \$40,000,000 for providing technical assistance to recipients of or applicants for
15 project-based rental assistance or to States allocating the project-based rental assistance; and

16 (3) \$200,000,000 for the costs to the Secretary of administering and overseeing the
17 implementation of this section and the section 8 project-based rental assistance program
18 generally, including information technology, financial reporting, research and evaluations,
19 and other costs.

20 (b) Terms and Conditions.—

21 (1) AUTHORITY.—Notwithstanding section 8(a) the United States Housing Act of 1937
22 (42 U.S.C. 1437f(a)), the Secretary may use amounts made available under this section—

23 (A) to provide assistance payments with respect to newly constructed housing,
24 existing housing, or substantially rehabilitated non-housing structures for use as new
25 multifamily housing in accordance with this section and the provisions of section 8 of
26 the United States Housing Act of 1937 (42 U.S.C. 1437f); and

27 (B) for performance-based contract administrators for project-based assistance under
28 section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f), for carrying out
29 this section and section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f).

30 (2) PROJECT-BASED RENTAL ASSISTANCE.—

31 (A) IN GENERAL.—The Secretary may make assistance payments using amounts
32 made available under this section pursuant to contracts with owners or prospective
33 owners who agree to construct housing, to substantially rehabilitate existing housing,
34 to substantially rehabilitate non-housing structures for use as new multifamily housing,
35 or to attach the assistance to newly constructed housing in which some or all of the
36 units shall be available for occupancy by very low-income families in accordance with
37 the provisions of section 8 of the United States Housing Act of 1937 (42 U.S.C.
38 1437f).

39 (B) PRIORITY.—In awarding contracts pursuant to this section, the Secretary shall
40 give priority to owners or prospective owners of multifamily housing projects located

1 or to be located in areas of high opportunity, as defined by the Secretary, in areas
2 experiencing economic growth or rising housing prices to prevent displacement or
3 secure affordable housing for low-income households, or that serve people at risk of
4 homelessness or that integrate additional units that are accessible for persons with
5 mobility impairments and persons with hearing or visual impairments beyond those
6 required by applicable Federal accessibility standards.

7 (3) ALLOCATION.—The Secretary may use various mechanisms, alone or in combination,
8 to award grants with amounts made available under this section, including—

9 (A) using a competitive process, which the Secretary may carry out in multiple
10 rounds of competition, each of which may have its own selection, performance, and
11 reporting criteria as established by the Secretary;

12 (B) selecting proposals submitted through Federal Housing Administration loan
13 applications that meet specified criteria;

14 (C) delegating to States and territories the awarding of contracts, including related
15 determinations such as the maximum monthly rent, subject to the requirements of
16 section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f), as determined
17 by the Secretary; and

18 (D) using any other means that the Secretary determines to be reasonable to
19 accomplish the purposes of this section.

20 (4) CONTRACT TERM, RENT SETTING, AND RENT ADJUSTMENTS.—The Secretary may set
21 the terms of the contract, including the duration and provisions regarding rent setting and
22 rent adjustments.

23 (c) Waivers.—The Secretary may waive or specify alternative requirements for any provision
24 of section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f) or regulation that the
25 Secretary administers that is applicable to such statute other than requirements related to tenant
26 rights and protections, rent setting, fair housing, nondiscrimination, labor standards, and the
27 environment, upon a finding that the waiver or alternative requirement is necessary to expedite
28 or facilitate the use of amounts made available under this section.

29 (d) Implementation.—The Secretary shall have the authority to issue such regulations or other
30 notices, guidance, forms, instructions, and publications as may be necessary or appropriate to
31 carry out the programs, projects, or activities authorized under this section, including to ensure
32 that such programs, projects, or activities are completed in a timely and effective manner.

33 **SEC. 203. EMERGENCY SOLUTIONS GRANT PROGRAM.**

34 There is authorized to be appropriated to the Secretary for fiscal year 2022 \$5,000,000,000, to
35 remain available until September 30, 2031, to make grants under the emergency solutions grant
36 program authorized under subtitle B of title IV of the McKinney-Vento Homeless Assistance Act
37 (42 U.S.C. 11371 et seq.).

38 **SEC. 204. CONTINUUM OF CARE GRANT PROGRAM.**

39 There is authorized to be appropriated to the Secretary for fiscal year 2022 \$15,000,000,000,
40 to remain available until the end of fiscal year 2031, to make grants under the continuum of care

1 program authorized under subtitle C of the McKinney-Vento Homeless Assistance Act (42
2 U.S.C. 11381 et seq.).

3 **SEC. 205. PROGRAM ADMINISTRATION, TRAINING,** 4 **TECHNICAL ASSISTANCE, AND CAPACITY BUILDING.**

5 (a) Authorization of Appropriations.—In addition to amounts otherwise available, there is
6 authorized to be appropriated for fiscal year 2022, to remain available until September 30,
7 2031—

8 (1) \$1,000,000,000 to the Secretary for—

9 (A) the costs to the Secretary of administering and overseeing the implementation of
10 this title and the programs of the Department of Housing and Urban Development
11 generally, including information technology, inspections of housing units, research and
12 evaluation, financial reporting, and other costs; and

13 (B) new awards or increasing prior awards to provide training, technical assistance,
14 and capacity building related to the programs of the Department of Housing and Urban
15 Development, including direct program support to program recipients throughout the
16 country, including insular areas, that require such assistance with daily operations;

17 (2) \$5,000,000 to the United States Interagency Council on Homelessness for necessary
18 expenses in carrying out the functions of the Council pursuant to title II of the McKinney-
19 Vento Homeless Assistance Act (42 U.S.C. 11311 et seq.); and

20 (3) \$10,000,000 to the Secretary for necessary salaries and expenses of the Office of the
21 Inspector General of the Department of Housing and Urban Development in carrying out
22 the Inspector General Act of 1978 (5 U.S.C. App.).

23 (b) Implementation.—The Secretary shall have authority to issue such regulations or other
24 notices, guidance, forms, instructions, and publications as may be necessary or appropriate to
25 carry out the programs, projects, or activities authorized under this section, including to ensure
26 that such programs, projects, or activities are completed in a timely and effective manner.

27 **SEC. 206. GAO REPORT ON EVICTION DATA.**

28 Not later than 180 days after the date of enactment of this Act, the Comptroller General of the
29 United States shall submit to Congress a report that examines—

30 (1) with respect to eviction moratoriums during the COVID–19 pandemic—

31 (A) how eviction moratoriums have contributed to housing stability;

32 (B) an analysis of formal and informal evictions during the periods in which the
33 moratoriums were in effect; and

34 (C) an economic analysis of how the eviction moratoriums saved public funds, such
35 as by reducing shelter costs;

36 (2) whether women, Black, Hispanic, and other minority renters disproportionately faced
37 eviction during the COVID–19 pandemic, and an accounting of the disproportionate risk of
38 eviction faced by children, the elderly, and individuals living with disabilities during the

1 COVID–19 pandemic;

2 (3) the barriers that exist to collecting the data related to paragraphs (1) and (2);

3 (4) the barriers that exist to collecting, digitizing, and standardizing data from the
4 beginning to the end of the eviction process, such as pre-eviction information, the renter’s
5 race or ethnicity, age and gender, as well as the composition of the household and landlord
6 data; and

7 (5) a study of the relationship between emergency rental assistance distribution and
8 eviction patterns, as well as how emergency rental assistance affected evictions, during the
9 periods in which the eviction moratoriums were in effect during the COVID–19 pandemic.

10 TITLE III—INVESTING IN INNOVATIVE COMMUNITY- 11 DRIVEN SOLUTIONS

12 SEC. 301. SAFE PARKING PROGRAM GRANTS.

13 (a) Definitions.—In this section:

14 (1) ELIGIBLE ENTITY.—The term “eligible entity” means—

15 (A) a unit of general purpose local government;

16 (B) an Indian tribe or a tribally designated housing entity (as those terms are defined
17 in section 4 of the Native American Housing Assistance and Self-Determination Act of
18 1996 (25 U.S.C. 4103));

19 (C) a nonprofit organization that provides services to homeless persons; or

20 (D) a collaborative applicant or other organization or entity funded under the
21 Continuum of Care program under subtitle C of title IV of the McKinney-Vento
22 Homeless Assistance Act (42 U.S.C. 11381 et seq.).

23 (2) ESSENTIAL SERVICE.—The term “essential service” means an essential service
24 described in section 576.102 of title 24, Code of Federal Regulations, or any successor
25 regulation.

26 (3) HOMELESS PERSON.—The term “homeless person” has the meaning given the term in
27 section 103 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302).

28 (4) SAFE PARKING PROGRAM.—The term “safe parking program” means a program that—

29 (A) provides a homeless person living in a vehicle, including a motor home, with a
30 safe place to park the vehicle overnight to facilitate a transition to more stable housing;
31 and

32 (B) provides rehousing services and essential services.

33 (b) Establishment of Program.—Not later than 180 days after the date of enactment of this
34 Act, the Secretary shall establish a grant program to provide amounts to eligible entities for costs
35 associated with—

36 (1) the establishment and operation of a new safe parking program; or

37 (2) the operation of a safe parking program in existence as of the date on which amounts

1 are provided.

2 (c) Grant Term.—The term of a grant awarded under subsection (b) shall be 5 years.

3 (d) Amount.—

4 (1) IN GENERAL.—During the 5-year term of a grant awarded under subsection (b), the
5 Secretary shall distribute 20 percent of the grant amounts each year.

6 (2) CAP.—An eligible entity may not receive more than \$5,000,000 in grant amounts
7 under subsection (b).

8 (e) Applications.—

9 (1) IN GENERAL.—To be eligible to receive a grant under subsection (b), an eligible entity
10 shall submit an application to the Secretary at the time, in the manner, and containing the
11 information that the Secretary requires, including a description of how the eligible entity
12 will use any amounts received.

13 (2) PRIORITY.—The Secretary shall give priority to applications from eligible entities that
14 serve homeless persons in underserved areas (as defined in section 81.2 of title 24, Code of
15 Federal Regulations, or any successor regulation).

16 (f) Use of Funds.—Except as provided in subsection (h), any eligible entity that is awarded a
17 grant under subsection (b) shall use the grant amounts for costs associated with—

18 (1) establishing and operating a safe parking program;

19 (2) providing rehousing assistance to families using the safe parking program, such as
20 case management services;

21 (3) employing staff who maintain the safety and health of participants in the safe parking
22 program and monitor program compliance with subtitle C of title IV of the McKinney-
23 Vento Homeless Assistance Act (42 U.S.C. 11381 et seq.), if applicable;

24 (4) establishing and maintaining the operation of hygiene facilities and restrooms for
25 homeless persons;

26 (5) maintaining the vehicles of homeless persons using a safe parking program and
27 providing gas for those persons to use their vehicles for activities that will help them obtain
28 or maintain housing, including—

29 (A) driving to work, school, or medical appointments; and

30 (B) searching for a home; or

31 (6) entering data and information into a homeless management information system (as
32 that term is used in section 402(f)(3) of the McKinney-Vento Homeless Assistance Act (42
33 U.S.C. 11360a(f)(3))).

34 (g) Multiple Locations.—An eligible entity may use amounts provided under subsection (b) to
35 establish or continue operating a safe parking program at multiple locations.

36 (h) Alternative Use of Funds.—If an eligible entity determines that a safe parking program is
37 no longer necessary, the eligible entity may, after approval from the Secretary, use amounts
38 provided under subsection (b) for activities that are eligible for the use of Emergency Solutions
39 Grants Program amounts under section 415 of the McKinney-Vento Homeless Assistance Act

1 (42 U.S.C. 11374).

2 (i) Rehousing and Case Management Services.—A homeless person who makes use of a safe
3 parking program established or operated using amounts awarded under subsection (b) shall not
4 be required to accept case management or rehousing services offered as part of the program.

5 (j) Reports to Congress.—

6 (1) INITIAL REPORT.—Not later than 180 days after the last day of the second fiscal year
7 beginning after the date of enactment of this Act, the Secretary shall submit to Congress an
8 initial report on the impact of grants awarded under subsection (b), including, to the extent
9 determinable, any data about—

10 (A) the number of homeless persons living in vehicles in the geographic region over
11 which the eligible entity has jurisdiction, or in which the eligible entity operates,
12 during each of the 7 previous years;

13 (B) the demographics and number of homeless persons who choose to participate in
14 a safe parking program; and

15 (C) the number of homeless persons who choose to participate in a safe parking
16 program and exit into permanent housing.

17 (2) FINAL REPORT.—Not later than 180 days after the last day of the fifth fiscal year
18 beginning after the date of enactment of this Act, the Secretary shall submit to Congress a
19 final report on the impact of grants awarded under subsection (b), including, to the extent
20 determinable, any data described in subparagraphs (A), (B), and (C) of paragraph (1) of this
21 subsection.

22 (k) Termination of Grant Program.—The Secretary may not award a grant under subsection
23 (b) after the last day of the fifth fiscal year beginning after the date of enactment of this Act.

24 (l) Authorization of Appropriations.—There is authorized to be appropriated to carry out this
25 section \$25,000,000 for each of the first 5 fiscal years beginning after the date of enactment of
26 this Act.

27 SEC. 302. HOTEL CONVERSIONS.

28 (a) Authorization of Appropriations.—There is authorized to be appropriated to the Secretary
29 for fiscal year 2022, \$500,000,000, to remain available until September 30, 2031, for—

30 (1) projects related to the acquisition, rehabilitation, renovation, or conversion of
31 transitional housing, temporary shelters, and other spaces, such as hotels, motels,
32 government-owned properties, and commercial business spaces such as shopping malls, to
33 address urgent safety and public health needs for individuals experiencing homelessness
34 and housing instability, provided that the funds are used for non-congregate shelter or
35 creating more permanent supportive housing; and

36 (2) supportive services for individuals housed in the spaces described in paragraph (1),
37 including—

38 (A) activities listed in section 401(29) of the McKinney-Vento Homeless Assistance
39 Act (42 U.S.C. 11360(29));

- 1 (B) housing counseling; and
- 2 (C) homeless prevention services.

3 (b) Implementation.—The Secretary shall have authority to issue such regulations or other
4 notices, guidance, forms, instructions, and publications as may be necessary or appropriate to
5 carry out the programs, projects, or activities authorized under this section, including to ensure
6 that such programs, projects, or activities are completed in a timely and effective manner.

7 SEC. 303. EVICTION PROTECTION GRANT PROGRAM.

8 (a) Authorization of Appropriations.—There is authorized to be appropriated to the Secretary
9 for fiscal year 2022, \$800,000,000, to remain available until September 30, 2031, for the eviction
10 protection grant program established by the Secretary to support experienced legal service
11 providers in providing legal assistance at no cost to low-income tenants at risk of or subject to
12 eviction.

13 (b) Implementation.—The Secretary shall have authority to issue such regulations or other
14 notices, guidance, forms, instructions, and publications as may be necessary or appropriate to
15 carry out the programs, projects, or activities authorized under this section, including to ensure
16 that such programs, projects, or activities are completed in a timely and effective manner.

17 SEC. 304. MOBILE CRISIS INTERVENTION TEAMS 18 GRANTS.

19 (a) Grant Authorization.—The Attorney General may make grants to States, units of local
20 government, public and community defender systems, and nonprofit organizations to create or
21 expand mobile crisis intervention teams to address homelessness and reduce recidivism.

22 (b) Application.—

23 (1) IN GENERAL.—An entity seeking a grant under this section shall submit to the
24 Attorney General an application at such time, in such manner, and containing such
25 information as the Attorney General may reasonably require, including an assurance
26 described in paragraph (2).

27 (2) ASSURANCE DESCRIBED.—An assurance described in this paragraph is an assurance
28 that—

29 (A) the entity has in place a policy protecting employees, individuals, and
30 communities served by the entity from discrimination under applicable civil rights
31 laws; and

32 (B) the policy described in subparagraph (A) includes protection from
33 discrimination on the basis of gender-related identity, appearance, mannerisms, or
34 other gender-related characteristics of an individual, regardless of the individual's
35 designated sex at birth.

36 (3) NONPROFIT EXPERTISE.—In addition to the assurance described in paragraph (2), a
37 nonprofit organization seeking a grant under this section shall demonstrate in the
38 application submitted under this subsection that the organization has a proven history of—

39 (A) successful engagement with populations experiencing homelessness and housing

1 instability, including members of a population at higher risk of homelessness; or

2 (B) assisting communities to engage in alternatives to penalizing homelessness.

3 (c) Use of Funds.—An entity that receives a grant under this section may use funds received
4 under this section for creating, supporting, expanding, or studying mobile crisis intervention
5 teams that are trained to provide stabilization services to individuals with an urgent medical or
6 psychological need, as an alternative to a law enforcement response, which teams may include
7 healthcare professionals, mental health professionals, addiction counselors, housing referral
8 specialists, groups serving or representing justice system-involved or housing unstable
9 individuals, and other related resource providers.

10 (d) Authorization of Appropriations.—There is authorized to be appropriated to carry out this
11 section \$50,000,000 for the first fiscal year beginning after the date of enactment of this Act and
12 for each of the 9 succeeding fiscal years thereafter.

13 SEC. 305. LIBRARY CONSORTIUM PILOT GRANTS.

14 (a) Definitions.—

15 (1) DIRECTOR.—The term “Director” means the Director of the Institute of Museum and
16 Library Services.

17 (2) ELIGIBLE ENTITY.—The term “eligible entity” means—

18 (A) an eligible library;

19 (B) a library agency that is an official agency of a State or other unit of government
20 and is charged by the law governing it with the extension and development of public
21 library services within its jurisdiction;

22 (C) an eligible library consortium; or

23 (D) a library association that exists on a permanent basis, serves libraries or library
24 professionals on a national, regional, State, or local level, and engages in activities
25 designed to advance the well-being of libraries and the library profession.

26 (3) ELIGIBLE LIBRARY.—The term “eligible library” means—

27 (A) a public library;

28 (B) an elementary or secondary school library;

29 (C) a library that is operated by an institution of higher education;

30 (D) a research library or archive that is not an integral part of an institution of higher
31 education and that makes publicly available library services and materials that are
32 suitable for scholarly research and not otherwise available; or

33 (E) a Tribal library.

34 (4) ELIGIBLE LIBRARY CONSORTIUM.—The term “eligible library consortium” means a
35 local, statewide, regional, interstate, or international cooperative association of library
36 entities that provides for the systematic and effective coordination of the resources of
37 eligible libraries, and information centers that work to improve the services delivered to the
38 clientele of these libraries.

1 (b) Grant Program.—From amounts made available under this section for a fiscal year, the
2 Director shall award grants, on a competitive basis, to eligible entities to enable those eligible
3 entities to carry out pilot programs to address the needs of homeless persons.

4 (c) Use of Funds.—

5 (1) IN GENERAL.—Each eligible entity receiving funds under this section may use such
6 funds to provide programs or resources that address the needs of homeless persons by—

7 (A) connecting them with resources to help them transition to stable, independent or
8 supported living, through the eligible entity’s own activities or through subgrants to
9 eligible libraries, as appropriate;

10 (B) providing homeless persons with programs on issues such as health, mortgage or
11 rental assistance, and applying for government benefits; or

12 (C) partnering with other community organizations or the locality’s Department of
13 Public Health for outreach activities and connections to other relevant services.

14 (2) CRITERIA FOR SUBGRANTS.—In awarding a subgrant under this section, an eligible
15 entity shall—

16 (A) require eligible libraries desiring a subgrant to submit an application
17 containing—

18 (i) the estimated number of homeless persons that will be served under the
19 homelessness-related programs to be funded by the subgrant; and

20 (ii) any other criteria established by the grantee in the application submitted
21 under subsection (d); and

22 (B) give preference to eligible libraries that propose to carry out programs or
23 develop resources that integrate existing Federal or State programs that serve homeless
24 persons and cost-burdened households.

25 (d) Application.—An eligible entity desiring a grant under this section shall submit an
26 application at such time, in such manner, and containing such information as the Director may
27 require. Each application shall include—

28 (1) a description of the homelessness-related programs or resources that the eligible entity
29 will support (in accordance with subsection (c)(1)) either through its own activities or
30 through subgrants to eligible libraries;

31 (2) a description of how community or governmental partners will be involved in the
32 homelessness-related programs or resources provided by the eligible entity; and

33 (3) in the case of projects that the eligible entity intends to carry out through subgrants—

34 (A) a description of how the eligible entity will make subgrants, including any
35 priorities or considerations that will applied in making such subgrants;

36 (B) a description of how the eligible entity will disseminate, in a timely manner,
37 information regarding the subgrants, and the application process for such subgrants;

38 (C) a description of the criteria that the eligible entity will require for the programs
39 carried out by subgrantees with funds awarded by that eligible entity; and

1 (D) an assurance that each eligible library that receives a subgrant will use the funds
2 from that subgrant to provide programs that primarily serve persons who are homeless
3 or.

4 (e) Consultation.—In carrying out this section, the Director may consult with the Secretary of
5 Housing and Urban Development, the Interagency Council on Homelessness, or any other
6 appropriate Federal agency or office to help ensure that funds are disbursed and utilized
7 effectively.

8 (f) Reports.—Each eligible entity receiving a grant under this section for a fiscal year shall
9 prepare and submit a report to the Director, in such form and containing such information, as the
10 Director may reasonably require to determine the extent to which funds provided under this
11 section have been effective in carrying out the purposes of this section.

12 (g) Authorization of Appropriations.—There is authorized to be appropriated to carry out this
13 section \$10,000,000 for the first fiscal year beginning after the date of enactment of this Act and
14 for each of the 9 succeeding fiscal years thereafter.

15 SEC. 306. INCLUSIVE TRANSIT-ORIENTED 16 DEVELOPMENT TO ENHANCE CLIMATE MITIGATION 17 AND DISASTER RESILIENCY.

18 (a) Report.—Not later than 90 days after the date of enactment of this Act, the Secretary shall
19 submit to Congress a report on how to add a focus to housing programs of the Department of
20 Housing and Urban Development on—

21 (1) infill projects that better connect people to jobs and transit and reduce greenhouse gas
22 emissions; and

23 (2) supporting developers and local governments constructing units on existing or
24 underused urban land close to city amenities and transportation.

25 SEC. 307. ESTABLISHING AN INNOVATION PILOT 26 WITHIN THE CARBON REDUCTION PROGRAM.

27 Section 175(c) of title 23, United States Code, is amended—

28 (1) in paragraph (1), in the matter preceding subparagraph (A), by striking “paragraph
29 (2)” and inserting “paragraphs (2) and (3)”; and

30 (2) by adding at the end the following:

31 “(3) INNOVATION PILOT.—

32 “(A) IN GENERAL.—In addition to eligible projects under paragraphs (1) and (2),
33 funds apportioned to a State under section 104(b)(7) may be used for innovative
34 strategies to reduce transportation emissions, including associated infrastructure
35 improvements that will increase the share of nonmotorized trips and improve the
36 efficiency of existing surface transportation infrastructure to address carbon reduction.

37 “(B) NOTICE.—Not later than 120 days after the date of enactment of this paragraph,
38 the Secretary shall provide notice and guidance for interested entities to participate in

1 activities under subparagraph (A).

2 “(C) EXCLUSION.—Funds used to carry out a project under subparagraph (A) may
3 not be used on a project that increases net capacity for vehicular travel.”.

4 **SEC. 308. MAKING INFILL HOUSING AND OTHER**
5 **TRANSPORTATION EFFICIENCY PROJECTS ELIGIBLE**
6 **FOR RAISE GRANTS.**

7 Section 6702(a)(3) of title 49, United States Code, is amended—

- 8 (1) in subparagraph (G), by striking “and” at the end;
9 (2) by redesignating subparagraph (H) as subparagraph (I); and
10 (3) by inserting after subparagraph (G) the following:

11 “(H) a project or series of projects to reduce transportation emissions, including
12 associated infrastructure improvements to support infill development or transit-
13 oriented development, and to increase nonmotorized trips, subject to the conditions
14 that—

15 “(i) the project or series of projects shall directly improve the efficiency of
16 existing surface transportation infrastructure; and

17 “(ii) the Federal share for the project or series of projects shall be used to fund
18 only the elements of the project or series that provide public benefits; and”.

19