

116TH CONGRESS
1ST SESSION

H. R. 5244

To establish new units of public housing and private market affordable housing, to provide grants to combat gentrification and neighborhood destabilization, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

NOVEMBER 21, 2019

Ms. OMAR introduced the following bill; which was referred to the Committee on Financial Services

A BILL

To establish new units of public housing and private market affordable housing, to provide grants to combat gentrification and neighborhood destabilization, 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.**

4 This Act may be cited as the “Homes for All Act
5 of 2019”.

6 **SEC. 2. CONGRESSIONAL FINDINGS.**

7 The Congress finds that—

1 (1) Every State and large metropolitan area in
2 the United States is facing a shortage of affordable
3 housing options for people who are very or ex-
4 tremely-low income.

5 (2) More than 18 million households—1 in 6—
6 are paying more than half of their income on hous-
7 ing and are considered severely cost-burdened.

8 (3) The current affordable housing shortage
9 facing the United States cannot be addressed solely
10 by the private market, necessitating significant Fed-
11 eral intervention and investment.

12 (4) The Federal Government must adopt a pol-
13 icy that guarantees the right to housing for all indi-
14 viduals, strengthen neighborhoods, and address the
15 failures of the free market in housing by building
16 new public housing and investing in private afford-
17 able housing.

18 **SEC. 3. CONSTRUCTION OF NEW PUBLIC HOUSING.**

19 (a) PURPOSE.—It is the purpose of this section to
20 fund the construction of 9,500,000 publicly owned dwell-
21 ing units over 10 years.

22 (b) REPEAL OF FAIRCLOTH AMENDMENT.—Section
23 9(g) of the United States Housing Act of 1937 (42 U.S.C.
24 1437g(g)) is amended by striking paragraph (3) (relating
25 to limitation on new construction).

1 (c) FULL FUNDING OF PUBLIC HOUSING OPERATING
2 AND CAPITAL EXPENSES UNDER MANDATORY SPEND-
3 ING.—Subsection (c) of section 9 of the United States
4 Housing Act of 1937 (42 U.S.C. 1437g(c)) is amended
5 by striking paragraph (2) and inserting the following new
6 paragraphs:

7 “(2) FUNDING.—For fiscal year 2021 and each
8 fiscal year thereafter, each public housing agency
9 shall be entitled to assistance in the following
10 amounts:

11 “(A) CAPITAL FUND.—From the Capital
12 Fund under subsection (d), such amount as
13 may be necessary to fully fund the capital needs
14 of the agency for such fiscal year, as deter-
15 mined in accordance with such subsection.

16 “(B) OPERATING FUND.—From the Oper-
17 ating Fund under subsection (e), such amount
18 as may be necessary to fully fund the operating
19 needs of the agency for such fiscal year, as de-
20 termined in accordance with such subsection.

21 “(3) PERMANENT APPROPRIATIONS.—For fiscal
22 year 2021 and each fiscal year thereafter, there is
23 appropriated—

24 “(A) for the Capital Fund, an amount
25 equivalent to the aggregate of the amounts to

1 which each public housing agency is entitled
 2 under paragraph (2)(A); and

3 “(B) for the Operating Fund, an amount
 4 equivalent to the aggregate of the amounts to
 5 which each public housing agency is entitled
 6 under paragraph (2)(B).”.

7 (d) HOMES FOR ALL NEW CONSTRUCTION PRO-
 8 GRAM.—

9 (1) AUTHORIZATION OF APPROPRIATIONS.—

10 Section 8 of the United States Housing Act of 1937
 11 (42 U.S.C. 1437f) is amended by adding at the end
 12 the following new subsection:

13 “(ee) HOMES FOR ALL.—

14 “(1) IN GENERAL.—There shall be appropriated
 15 \$80,000,000,000 for each of fiscal years 2021
 16 through 2031 for annual contribution contracts for
 17 assistance under section 5(a)(2) to cover the devel-
 18 opment costs for new public housing dwelling units
 19 that meet the requirements of this subsection.

20 “(2) REQUIREMENTS.—

21 “(A) PUBLIC HOUSING.—All dwelling units
 22 funded with amounts made available pursuant
 23 to this subsection shall comply with and be op-
 24 erated in compliance with all requirements ap-

1 plicable to public housing (as defined in section
2 3(b)) and the requirements of this subsection.

3 “(B) REGULATIONS.—The Secretary shall
4 issue regulations to ensure, to the extent prac-
5 ticable, that dwelling units funded with
6 amounts made available pursuant to this sub-
7 section comply with the following:

8 “(i) USE.—Notwithstanding any pro-
9 vision of this Act, such units shall be oper-
10 ated as public housing during the entire
11 useful life of such dwelling units and may
12 not be sold or otherwise alienated by the
13 public housing agency receiving such
14 amounts during such useful life.

15 “(ii) LOCATION AND ACCESSI-
16 BILITY.—Such units shall be located in a
17 manner that complies with such standards
18 as the Secretary, in conjunction with the
19 Secretary of the Department of Transpor-
20 tation, shall establish to ensure proper in-
21 tegration of housing and public transit and
22 ensure that residents of such units have
23 access to sufficient transportation options.
24 Standards should ensure that such units
25 should be integrated with public transit

1 and vehicle alternatives such as walking
2 and biking and should accommodate dif-
3 ferences between a transit hub in a town
4 or reservation compared with a large city.

5 “(iii) ENVIRONMENTAL STAND-
6 ARDS.—Such units shall comply with such
7 standards as the Secretary shall establish
8 to ensure such units are designed, built,
9 and operated according to the highest pos-
10 sible environmental standard, with a focus
11 on minimizing energy costs and achieving
12 carbon neutrality.

13 “(iv) TENANCY RESTRICTIONS.—A
14 public housing agency receiving assistance
15 made available pursuant to this subsection
16 shall not refuse to rent a dwelling unit de-
17 veloped with such assistance or otherwise
18 discriminate in the rental of such a dwell-
19 ing unit based on an individual’s criminal
20 record or immigration status.

21 “(v) ANTI-DISCRIMINATION.—A public
22 housing agency receiving assistance made
23 available pursuant to this subsection shall
24 not refuse to rent a dwelling unit developed
25 with such assistance or otherwise discrimi-

1 nate in the rental of such a dwelling unit
2 because of the sexual orientation or gender
3 identity of any person.

4 “(vi) AFFIRMATIVELY FURTHERING
5 FAIR HOUSING.—A public housing agency
6 receiving assistance made available pursu-
7 ant to this subsection shall comply with the
8 final rule entitled ‘Affirmatively Fur-
9 thering Fair Housing’ (80 Fed. Reg.
10 42272 (July 16, 2015)).

11 “(vii) SUPPORTIVE SERVICES.—A
12 public housing agency receiving assistance
13 made available pursuant to this subsection
14 shall develop a supportive services plan to
15 ensure that residents have access to free,
16 voluntary programs that address the needs
17 of people experiencing chronic homeless-
18 ness and housing instability. Services pro-
19 vided should include assistance with ac-
20 cessing healthcare, employment, education,
21 childcare, financial literacy and other com-
22 munity-based supportive services.”.

1 **SEC. 4. CONSTRUCTION OF PRIVATE MARKET AFFORDABLE**
2 **HOUSING.**

3 (a) PURPOSE.—It is the purpose of this section to
4 fund the construction of 2,500,000 private market afford-
5 able housing dwelling units over 10 years.

6 (b) AUTHORIZATION OF APPROPRIATIONS.—There is
7 authorized to be appropriated \$20,000,000,000 for each
8 of fiscal years 2021 through 2030 for crediting to the
9 Housing Trust Fund under section 1338 of the Housing
10 and Community Development Act of 1992 (12 U.S.C.11
11 4568), which amounts shall be available only for assist-
12 ance for production of new dwelling units that comply with
13 the requirements of such section 1338 and this section.

14 (c) USE.—Notwithstanding any provision of the
15 United States Housing Act of 1937 (42 U.S.C. 1437 et
16 seq.), all units developed using amounts made available
17 pursuant to this section shall remain affordable housing
18 units for the entire useful life of such dwelling units.

19 (d) LOCATION AND ACCESSIBILITY.—All dwelling
20 units developed using amounts made available pursuant
21 to this section shall be located in a manner that complies
22 with such standards as the Secretary of Housing and
23 Urban Development (in this subsection referred to as the
24 “Secretary”), in conjunction with the Secretary of the De-
25 partment of Transportation, shall establish to ensure
26 proper integration of housing and public transit and en-

1 sure that residents of such units have access to sufficient
2 transportation options. Standards should ensure that such
3 units should be integrated with public transit and vehicle
4 alternatives such as walking and biking and should accom-
5 modate differences between a transit hub in a town or res-
6 ervation compared with a large city.

7 (e) ENVIRONMENTAL STANDARDS.—All dwelling
8 units developed using amounts made available pursuant
9 to this section shall comply with such standards as the
10 Secretary shall establish to ensure units are designed,
11 built, and operated according to the highest possible envi-
12 ronmental standard, with a focus on minimizing energy
13 costs and achieving carbon neutrality.

14 (f) TENANCY RESTRICTIONS.—A public housing
15 agency receiving assistance made available pursuant to
16 this section shall not refuse to rent a dwelling unit devel-
17 oped with such assistance or otherwise discriminate in the
18 rental of such a dwelling unit based on an individual's
19 criminal record or immigration status.

20 (g) ANTI-DISCRIMINATION.—A public housing agency
21 receiving assistance made available pursuant to this sec-
22 tion shall not refuse to rent a dwelling unit developed with
23 such assistance or otherwise discriminate in the rental of
24 such a dwelling unit because of the sexual orientation or
25 gender identity of any person.

1 (h) AFFIRMATIVELY FURTHERING FAIR HOUSING.—
 2 A public housing agency receiving assistance made avail-
 3 able pursuant to this section shall comply with the final
 4 rule entitled “Affirmatively Furthering Fair Housing” (80
 5 Fed. Reg. 42272 (July 16, 2015)).

6 (i) SUPPORTIVE SERVICES.—A public housing agency
 7 receiving assistance made available pursuant to this sec-
 8 tion shall develop a supportive services plan to ensure that
 9 residents have access to free, voluntary programs that ad-
 10 dress the needs of people experiencing chronic homeless-
 11 ness and housing instability. Services provided should in-
 12 clude assistance with accessing healthcare, employment,
 13 education, childcare, financial literacy and other commu-
 14 nity-based supportive services.

15 **SEC. 5. COMMUNITY CONTROL AND ANTI-DISPLACEMENT**
 16 **FUND.**

17 (a) ESTABLISHMENT.—The Secretary of Housing
 18 and Urban Development shall establish a program to be
 19 known as the “Community Control and Anti-Displacement
 20 Fund” to provide grants to local governments for the pur-
 21 poses of combating gentrification and neighborhood desta-
 22 bilization.

23 (b) PRIORITY.—The Secretary shall prioritize awards
 24 to local governments that propose projects or programs
 25 that encourage alternative ownership housing models that

1 give renters agency over how the housing is operated and
2 that protect housing affordability.

3 (c) AUTHORIZATION OF APPROPRIATIONS.—There is
4 authorized to be appropriated to the Secretary of Housing
5 and Urban Development \$200,000,000,000 for fiscal
6 years 2021 through 2031 to carry out this section.

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