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

Ms. Omar introduced the following bill; which was referred to the Committee on _____________________________

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.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

SECTION 1. SHORT TITLE.

This Act may be cited as the “Homes for All Act of 2021”.

SEC. 2. CONGRESSIONAL FINDINGS.

The Congress finds that—
(1) Every State and large metropolitan area in the United States is facing a shortage of affordable housing options for people who are very or extremely-low income.

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

(3) The current affordable housing shortage facing the United States cannot be addressed solely by the private market, necessitating significant Federal intervention and investment.

(4) The Federal Government must adopt a policy that guarantees the right to housing for all individuals, strengthen neighborhoods, and address the failures of the free market in housing by building new public housing and investing in private affordable housing.

SEC. 3. CONSTRUCTION OF NEW PUBLIC HOUSING.

(a) PURPOSE.—It is the purpose of this section to fund the construction of 9,500,000 publicly owned dwelling units over 10 years.

(b) REPEAL OF FAIRCLOTH AMENDMENT.—Section 9(g) of the United States Housing Act of 1937 (42 U.S.C. 1437g(g)) is amended by striking paragraph (3) (relating to limitation on new construction).
(c) FULL FUNDING OF PUBLIC HOUSING OPERATING AND CAPITAL EXPENSES UNDER MANDATORY SPENDING.—Subsection (c) of section 9 of the United States Housing Act of 1937 (42 U.S.C. 1437g(c)) is amended by striking paragraph (2) and inserting the following new paragraphs:

“(2) FUNDING.—For fiscal year 2022 and each fiscal year thereafter, each public housing agency shall be entitled to assistance in the following amounts:

“(A) CAPITAL FUND.—From the Capital Fund under subsection (d), such amount as may be necessary to fully fund the capital needs of the agency for such fiscal year, as determined in accordance with such subsection.

“(B) OPERATING FUND.—From the Operating Fund under subsection (e), such amount as may be necessary to fully fund the operating needs of the agency for such fiscal year, as determined in accordance with such subsection.

“(3) PERMANENT APPROPRIATIONS.—For fiscal year 2022 and each fiscal year thereafter, there is appropriated—

“(A) for the Capital Fund, an amount equivalent to the aggregate of the amounts to
which each public housing agency is entitled under paragraph (2)(A); and

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

(d) Homes for All New Construction Program.—

(1) Authorization of Appropriations.—

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

“(ee) Homes for All.—

“(1) In general.—There shall be appropriated $80,000,000,000 for each of fiscal years 2022 through 2032 for annual contribution contracts for assistance under section 5(a)(2) to cover the development costs for new public housing dwelling units that meet the requirements of this subsection.

“(2) Requirements.—

“(A) Public housing.—All dwelling units funded with amounts made available pursuant to this subsection shall comply with and be operated in compliance with all requirements ap-
plicable to public housing (as defined in section 3(b)) and the requirements of this subsection.

“(B) REGULATIONS.—The Secretary shall issue regulations to ensure, to the extent practicable, that dwelling units funded with amounts made available pursuant to this subsection comply with the following:

“(i) USE.—Notwithstanding any provision of this Act, such units shall be operated as public housing during the entire useful life of such dwelling units and may not be sold or otherwise alienated by the public housing agency receiving such amounts during such useful life.

“(ii) LOCATION AND ACCESSIBILITY.—Such units shall be located in a manner that complies with such standards as the Secretary, in conjunction with the Secretary of the Department of Transportation, shall establish to ensure proper integration of housing and public transit and ensure that residents of such units have access to sufficient transportation options. Standards should ensure that such units should be integrated with public transit
and vehicle alternatives such as walking
and biking and should accommodate dif-
fferences between a transit hub in a town
or reservation compared with a large city.

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

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

“(v) **ANTI-DISCRIMINATION.**—A public
housing agency receiving assistance made
available pursuant to this subsection shall
not refuse to rent a dwelling unit developed
with such assistance or otherwise discrimi-
nate in the rental of such a dwelling unit because of the sexual orientation or gender identity of any person.

“(vi) AFFIRMATIVELY FURTHERING FAIR HOUSING.—A public housing agency receiving assistance made available pursuant to this subsection shall comply with the final rule entitled ‘Affirmatively Furthering Fair Housing’ (80 Fed. Reg. 42272 (July 16, 2015)).

“(vii) SUPPORTIVE SERVICES.—A public housing agency receiving assistance made available pursuant to this subsection shall develop a supportive services plan to ensure that residents have access to free, voluntary programs that address the needs of people experiencing chronic homelessness and housing instability. Services provided should include assistance with accessing healthcare, employment, education, childcare, financial literacy and other community-based supportive services.”.
SEÇ. 4. CONSTRUCTION OF PRIVATE MARKET AFFORDABLE HOUSING.

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

(b) AUTHORIZATION OF APPROPRIATIONS.—There is authorized to be appropriated $20,000,000,000 for each of fiscal years 2022 through 2032 for crediting to the Housing Trust Fund under section 1338 of the Housing and Community Development Act of 1992 (12 U.S.C. 4568), which amounts shall be available only for assistance for production of new dwelling units that comply with the requirements of such section 1338 and this section.

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

(d) LOCATION AND ACCESSIBILITY.—All dwelling units developed using amounts made available pursuant to this section shall be located in a manner that complies with such standards as the Secretary of Housing and Urban Development (in this subsection referred to as the “Secretary”), in conjunction with the Secretary of the Department of Transportation, shall establish to ensure proper integration of housing and public transit and en-
sure that residents of such units have access to sufficient
transportation options. Standards should ensure that such
units should be integrated with public transit and vehicle
alternatives such as walking and biking and should accom-
modate differences between a transit hub in a town or res-
ervation compared with a large city.

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

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

(g) ANTI-DISCRIMINATION.—A public housing agency
receiving assistance made available pursuant to this sec-
tion shall not refuse to rent a dwelling unit developed with
such assistance or otherwise discriminate in the rental of
such a dwelling unit because of the sexual orientation or
gender identity of any person.
(h) **AFFIRMATIVELY FURTHERING FAIR HOUSING.**—

A public housing agency receiving assistance made available pursuant to this section shall comply with the final rule entitled “Affirmatively Furthering Fair Housing” (80 Fed. Reg. 42272 (July 16, 2015)).

(i) **SUPPORTIVE SERVICES.**—A public housing agency receiving assistance made available pursuant to this section shall develop a supportive services plan to ensure that residents have access to free, voluntary programs that address the needs of people experiencing chronic homelessness and housing instability. Services provided should include assistance with accessing healthcare, employment, education, childcare, financial literacy and other community-based supportive services.

### SEC. 5. COMMUNITY CONTROL AND ANTI-DISPLACEMENT FUND.

(a) **ESTABLISHMENT.**—The Secretary of Housing and Urban Development shall establish a program to be known as the “Community Control and Anti-Displacement Fund” to provide grants to local governments for the purposes of combating gentrification and neighborhood destabilization.

(b) **PRIORITY.**—The Secretary shall prioritize awards to local governments that propose projects or programs that encourage alternative ownership housing models that
give renters agency over how the housing is operated and that protect housing affordability.

(c) AUTHORIZATION OF APPROPRIATIONS.—There is authorized to be appropriated to the Secretary of Housing and Urban Development $200,000,000,000 for fiscal years 2022 through 2032 to carry out this section.