

117TH CONGRESS  
2D SESSION

# H. R. 7191

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.

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## IN THE HOUSE OF REPRESENTATIVES

MARCH 21, 2022

Ms. OMAR (for herself, Ms. TLAIB, Mr. JONES, Ms. JAYAPAL, Ms. OCASIO-CORTEZ, Ms. PRESSLEY, Mr. GARCÍA of Illinois, and Mr. BLUMENAUER) introduced the following bill; which was referred to the Committee on Financial Services

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## 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 2021”.

### 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 extremely  
4           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 2022 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 2022 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 2022  
16                 through 2032 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 2022 through 2032 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 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 2022 through 2032 to carry out this section.

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