

## Build and Preserve the Supply of Affordable Rental Homes

**Housing Is Infrastructure Act** ([H.R.4497](#) in the 117th Congress) – Rep. Waters (D-CA). This bill invests \$75 billion to fully address the capital needs to repair public housing, invests \$45 billion in the national Housing Trust Fund, and provides \$200 billion for rental assistance. The previous version of the bill passed the House in 2020 as part of the Moving Forward Act. For more information, see NLIHC’s factsheets on the [Housing Is Infrastructure Act](#) and the [HTF](#).

**American Housing and Economic Mobility Act** ([S.1368](#) and [H.R.2768](#) in the 117th Congress) – Sens. Warren (D-MA), Gillibrand (D-NY), Markey (D-MA), Sanders (I-VT), Hirono (D-HI), and Merkley (D-OR), along with Reps. Cleaver (D-MO), Lee (D-CA), Moore (D-WI), Khanna (D-CA), Norton (D-DC), Garcia (D-IL), Cohen (D-TN), Schakowsky (D-IL), Pressley (D-MA), and Bonamici (D-OR). If enacted, this ambitious proposal would help end housing poverty and homelessness in America by directly addressing the underlying cause of the affordable housing crisis – the severe shortage of affordable rental homes for people with the lowest incomes – through a robust investment of nearly \$45 billion annually in the national Housing Trust Fund. The bill also includes resources to repair public housing, build or rehabilitate housing in tribal and Native Hawaiian communities, and create and preserve affordable homes in rural areas. For more information, see NLIHC’s [factsheet](#) on the AHM Act and NLIHC’s [HTF factsheet](#).

**Affordable HOME Act** ([S.2234](#) and [H.R.5385](#) in the 117th Congress) – Sen. Merkley (D-OR) and Rep. Omar (D-MN). The bill would invest \$45 billion in the national Housing Trust Fund to build rental homes affordable to people with the lowest incomes and \$70 billion to preserve public housing. The bill provides funding to support an additional 1 million housing vouchers, bans source of income discrimination, creates a national right to counsel, and establishes “just cause” eviction protections, among many other changes.

**Pathway to Stable and Affordable Housing for All Act** (Not yet reintroduced in the 117th Congress, [S. 2946](#) and [H.R. 5813](#) in the 116th Congress) – Sen. Hirono (D-HI) and Rep. Meng (D-NY). This bill makes housing assistance available to all eligible households, invests \$40 billion annually in the national Housing Trust Fund, and provides \$30 billion in homeless assistance funds. The bill is also supported by the [Opportunity Starts at Home](#) campaign. To learn more, see the [op-ed](#) from NLIHC’s president and CEO Diane Yentel and Senator Hirono and NLIHC’s [HTF factsheet](#).

**Fulfilling the Promise of the Housing Trust Fund Act** (Not yet reintroduced in the 117th Congress, H.R. 5599 in the 116th Congress) – Rep. Heck (D-WA). This bill redirects a fee on Fannie Mae and Freddie Mac activity to expand the national Housing Trust Fund to \$2 billion to \$5 billion annually, at no cost to the federal government. For more information, see NLIHC’s factsheets on the [Fulfilling the Promise bill](#) and the [HTF](#).

**Public Housing Emergency Response Act** ([H.R.307](#)) – Reps. Goldman (D-NY) and Velázquez (D-NY) This bill fully addresses the \$70 billion capital needs backlog to repair and preserve public housing for current and future generations.

**Green New Deal for Public Housing Act** ([S.1218](#) and [H.R.2664](#) in the 117th Congress) – Sens. Sanders (I-VT), Markey (D-MA), and Merkley (D-OR), and Reps. Ocasio-Cortez (D-NY), et al. This bill repairs public housing, makes these homes carbon neutral, and ensures public housing residents can benefit from job creation.

**Homes for All Act** ([H.R.7191](#) in the 117th Congress) – Rep. Omar (D-MN). This bill invests \$1 trillion to create 9.5 million new public housing apartments and 2.5 million homes through the national Housing Trust Fund. For more information, see NLIHC’s HTF factsheet.

**Averting Crises in Housing Assistance Act** (Not yet introduced in the 117th Congress, [S. 3088](#) in the 116th Congress) – Sen. Duckworth (D-IL). This bill invests \$70 billion to fully address the capital backlog needs for public housing and requires HUD to create a plan to bring failing public housing developments to satisfactory conditions.

**Affordable Housing Tax Credit Improvement Act** ([S.1557](#), [H.R.3238](#)) – Sens. Cantwell (D-WA), Wyden (D-OR), Young (R-IN), and Blackburn (R-TN), along with Reps. LaHood (R-IL), DelBene (D-WA), Wenstrup (R-OH), Beyer (D-VA), Tenney (R-NY), and Panetta (D-CA). The bill expands the Housing Credit by 50% over five years and makes important reforms to help the program better serve families with the lowest incomes. The bill also includes reforms to help build more housing in rural and tribal areas.

**Task Force on the Impact of the Affordable Housing Crisis Act** ([S.2190](#) in the 117th Congress) – Sens. Young (R-IN), Cantwell (D-WA), King (I-ME), Kennedy (R-LA), and Tester (D-MT). The bill would establish a bipartisan task force to evaluate and create recommendations on the affordable housing crisis.

**Strategy and Investment in Rural Housing Preservation Act** ([S.1490](#)) – Sens. Shaheen (D-NH), King (I-ME), and Smith (D-MN). This bill permanently authorizes USDA’s preservation demonstration program, preserves affordable rural homes, and avoids displacement in rural areas. The bill passed the House in 2019 with broad support.

**Lead-Safe Housing for Kids Act** ([S.1860](#) and [H.R.7165](#) in the 117th Congress) – Sens. Durbin (D-IL), Scott (R-SC), Menendez (D-NJ), Portman (R-OH), Duckworth (D-IL), Young (R-IN), Kaine (D-VA), and Smith (D-MN), and Reps. McEachin (D-VA), Pressley (D-MA), and Garcia (D-IL). The bill ensures that families and children living in federally assisted housing are protected from the devastating consequences of lead poisoning.

**Public Housing Fire Safety Act** ([S. 265](#), [H.R.2638](#)) – Sens. Smith (D-MN) and Klobuchar (D-MN) and Reps. Watson Coleman (D-NJ), Rutherford (R-FL), Omar (D-MN), Smith (R-NJ), Bowman (D-NY), Bush (D-MO), Pascrell (D-NJ), Cardenas (D-CA), and Carson (D-IN). The bill provides support to public housing authorities to retrofit older high-rise apartment buildings with sprinkler systems.

**Yes In My Backyard Act** ([S.1688](#), [H.R.3507](#)) – Sens. Young (R-IN) and Schatz (D-HI), and Reps. Kilmer (D-WA), Flood (R-NE), Cleaver (D-MO), Norman (R-SC), and Pettersen (D-CO). The bill requires Community Development Block Grant (CDBG) jurisdictions to report on actions taken to address zoning and land use barriers.

**Moving Forward Act** ([H.R. 2](#) in the 116th Congress) – Rep. DeFazio (D-OR). The bill (1) requires metropolitan transportation planning to include recommendations on zoning and land use policies to encourage transit-oriented development; (2) requires transportation programs to

take into consideration the extent to which transportation access is impacted by zoning and land use policies that impact the supply of housing; (3) requires long-term planning in surface transportation programs include recommendations on zoning and land use policies to encourage transit-oriented development; (4) to require state and regional planning to support inclusive zoning and land use practices; (5) to create a revolving loan fund to support hazard mitigation projects, up to 10% of which can be used to improve zoning codes to incentivize energy-efficient development, and (6) to provide \$10 billion in Community Development Block Grants, which can be used to responsibly eliminate or waive zoning requirements.

## Bridge the Gap Between Incomes and Rent

**Ending Homelessness Act of 2021 (H.R.4496)** – Rep. Waters (D-CA). The bill proposes to establish a universal voucher program to ensure every eligible household can receive rental assistance, bans source of income discrimination, increases housing choice, and invests \$5 billion over 5 years in the national Housing Trust Fund to address the shortage of affordable housing and to combat homelessness. For more information, see NLIHC’s factsheets on the [Ending Homelessness Act](#) and [HTF](#).

**Family Stability and Opportunity Vouchers Act (S.1257, H.R.3376)** – Sens. Van Hollen (D-MD) and Young (R-IN) and Reps. Neguse (D-CO) and Fitzpatrick (R-PA). This bill would provide 250,000 new housing vouchers, paired with counseling services to help families with children move to communities of their choice. The bill is also supported by the [Opportunity Starts at Home](#) campaign. To learn more, see the [factsheet](#) on the Family Stability and Opportunity Vouchers Act.

**Choice in Affordable Housing Act (S.32, H.R.4606)** – Sens. Coons (D-DE) and Cramer (R-ND) and Reps. Cleaver (D-MO) and Chavez-DeRemer (R-OR). The bill expands access to affordable housing options by removing barriers to landlord participation in HUD’s Housing Choice Voucher (HCV) program.

**Rent Relief Act (S.4728 and H.R.8357 in the 117th Congress)** – Sen. Warnock (D-GA) and Reps. Danny Davis (D-IL), Jimmy Gomez (D-CA), Scott Peters (D-CA), and Jimmy Panetta (D-CA). The bill would help bridge the widening gap between incomes and housing costs by providing a refundable tax credit for millions of housing cost-burdened renters who face impossible choices between paying rent and meeting their other basic needs. To learn more, see NLIHC’s [factsheet](#) on the Rent Relief Act.

**Housing, Opportunity, Mobility, and Equity (HOME) Act (S.5223 and H.R.9466 in the 117th Congress)** – Sen. Booker (D-NJ) and Rep. Clyburn (D-SC). The bill creates a new, refundable tax credit to eliminate housing cost burdens for millions of the lowest-income people and incentivizes local communities to address regulatory and zoning barriers that restrict supply and drive up housing costs.

## Stabilize Families During Crisis to Prevent Evictions

**Eviction Crisis Act (S.2182 and H.R.8237 in the 117th Congress)** – Sens. Bennet (D-CO), Portman (R-OH), Brown (D-OH), and Young (R-IN) and Rep. Torres (D-NY) as the “Stable Families Act” in the House. The bills establish a permanent version of the pandemic ERA program by creating a national housing stabilization fund to help families facing a financial shock avoid eviction. The bill is supported by the [Opportunity Starts at Home campaign](#). To learn more, see OSAH’s [factsheet](#) on

the Eviction Crisis Act.

Legal Assistance to Prevent Evictions Act ([S. 3305](#) and [H.R. 5884](#) in the 116th Congress) – Sen. Bennet (D-CO) and Reps. Clyburn (D-SC), Price (D-NC), Clarke (D-NY), Khanna (D-CA). This bill establishes a competitive grant program to provide legal assistance at no cost to eligible tenants facing eviction.

## Strengthen and Enforce Renter Protections

Fair Housing Improvement Act ([S.1267](#), [H.R.2846](#)) – Senator Kaine (D-VA) and Reps. Peters (D-CA), Schiff (D-CA), Evans (D-PA), Bonamici (D-OR), and Norton (D-DC). The bill protects veterans and low-income families from housing discrimination by expanding the Fair Housing Act to prohibit housing discrimination based on source of income and military or veteran status. To learn more, see NLIHC's [factsheet](#) on the bill.

Fair and Equal Housing Act ([H.R.4439](#)) – Reps. Fitzpatrick (R-PA) and Schneider (D-IL). The bill would prohibit housing discrimination based on sexual orientation and gender identity.

Fair Chance at Housing Act ([H.R. 3685](#) and [S. 2076](#) in the 116th) – Reps. Maxine Waters (D-CA) and Ocasio-Cortez (D-NY) and Sen. Harris (D-CA). The proposal would reform the ways in which public housing authorities and owners of federally assisted housing screen out applicants or evict tenants based on their involvement with the criminal justice system. To learn more, see NLIHC's [factsheet](#) on the bill.

Housing Fairness Act ([H.R. 68](#)) –Rep. Green (D-TX). The bill fully funds nationwide fair housing efforts and reinstates protections to ensure lenders are held accountable for discriminatory lending practices.

Our Homes, Our Votes Act ([H.R. 8924](#) in the 117th Congress) – Reps. Garcia (D-IL) and Scanlon (D-PA). The bill facilitates voter registration for residents of federally subsidized housing by allowing them to register to vote as they sign their lease, and by adding federally subsidized housing to the national Motor Voter law.

Voters on the Move Act Registration Act/ Sec. 1042 of the Freedom to Vote Act ([H.R.5290](#), [S.1](#)) – Rep. Williams (D-GA) and Sen. Klobuchar (D-MN). The bill directs the Consumer Financial Protection Bureau to create a uniform statement outlining how to register to vote and providing information on voting rights. The bill requires public housing agencies and property owners with federally backed mortgages to provide such voting information to tenants upon lease signing.

Tenant Protection Act ([S. 4771](#) in the 116th Congress) – Sen. Booker (D-NJ). The bill prohibits credit reporting agencies from reporting eviction-related issues unless the case resulted in a judgment of possession, the decision is not being appealed, and the record is not more than three years old.

We Need Eviction Data Now Act ([H.R.5361](#) in the 117th Congress). Rep. DeLauro (D-CT). The bill creates a national database on evictions to foster a deeper understanding of the causes of the eviction crisis and efforts to prevent or mitigate harm. The Eviction Crisis Act ([S.2182](#)) includes these provisions, as well as a permanent program to provide emergency rental assistance to help households avoid eviction.

Housing Emergencies Lifeline Program (HELP) Act ([H.R.5038](#)) – Reps. Pressley (D-MA), DeLauro (D-CT), and Bush (D-MO). The bill creates a national database on evictions among federally assisted households and in federally backed properties, provides \$10 billion to support legal counsel for tenants at risk of eviction, prohibits the reporting of evictions and rent and utility debt consumer reports, and requires covered landlords to inform their tenants of their rights and responsibilities.

Lifting Immigrant Families Through Benefits Access Restoration (LIFT the Bar) Act ([S.2038](#), [H.R.4170](#)) – Sen. Hirono (D-HI) and Rep. Jayapal (D-WA). The bill removes cruel and harmful barriers to federal public benefits, including housing benefits, for lawfully present immigrants, such as Green Card holders, DACA recipients, and others.

Manufactured Housing Tenant’s Bill of Rights Act ([S.2204](#), [H.R.4557](#)) – Sens. Shaheen (D-NH), Blumenthal (D-CT), and Fetterman (D-PA), and Reps. Pettersen (D-CO), Bonamici (D-OR), and Omar (D-MN). The bill requires manufactured housing communities and home parks to meet minimum consumer protections to be eligible for certain federally backed loans, and it establishes a commission to propose additional consumer protection standards.