

KEY LEGISLATION

Build and Preserve the Supply of Affordable Rental Homes

American Housing and Economic Mobility Act (Not yet reintroduced in the 117th Congress, [S.787](#) and [H.R. 1737](#) in the 116th Congress) – Sens. Warren (D-MA), Gillibrand (D-NY), and Markey (D-MA), along with Rep. Richmond (D-LA), Cummings (D-MD), Lee (D-CA), and Moore (D-WI). 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 AHEM Act and NLIHC’s [HTF factsheet](#).

Making Affordable Housing Opportunities More Equitable Act (Not yet reintroduced in the 117th Congress, S.3452 in the 116th Congress) – Sen. Merkley (D-OR). The bill would invest \$40 billion in the national Housing Trust Fund, \$10 billion for supportive housing, and \$1 billion for rural housing. The bill would provide an additional 1 million housing vouchers, ban source of income discrimination, create a national right to counsel, establish “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](#).

Housing Is Infrastructure Act (Introduced as a [discussion draft](#) in the 117th Congress, H.R. 5187 and S. 2951 in the 116th Congress) – Rep. Waters (D-CA) and Sen. Harris (D-CA). This bill invests \$70 billion to fully address the capital needs to repair public housing and invests \$45 billion in the national Housing Trust Fund. 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](#).

Ending Homelessness Act (Not yet reintroduced in the 117th Congress, [H.R. 1856](#) and [S. 2613](#) in the 116th Congress) - Rep. Waters (D-CA) and Senator Harris (D-CA). The **bill** proposes to invest more than \$13 billion over five years, including \$1 billion annually for the national Housing Trust Fund, to address the shortage of affordable housing and to combat homelessness. For more information, see NLIHC's factsheet on the [Ending Homelessness Act](#) and NLIHC's [HTF factsheet](#).

Public Housing Emergency Response Act (S.598, H.R. 235) - Sen. Warren (D-MA) and Rep. Velazquez (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 (Not yet introduced in the 117th Congress, [S. 2876](#) and [H.R. 5185](#) in the 116th Congress)- Sen. Sanders (I-VT) and Rep. Ocasio-Cortez (D-NY). This bill would repair public housing and make these homes carbon neutral and ensure public housing residents can benefit from job creation.

Homes for All Act (Not yet introduced in the 117th Congress, [H.R. 5244](#) in the 116th Congress) - Rep. Omar (D-MN). This bill would invest \$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 (Not yet reintroduced in the 117th Congress, [S.1703](#) and [H.R. 3077](#) in the 116th Congress) - Sens. Cantwell (D-WA), Wyden (D-OR), Young (R-IN), and Isakson (R-GA), along with Reps. DelBene (D-WA), Beyer (D-VA), Marchant (R-TX), and Walorski (R-IN). The bill would expand the Housing Credit by 50% over five years and make 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. To learn more, see NLIHC's [factsheet](#) on the tax credit.

Task Force on the Impact of the Affordable Housing Crisis Act (Not yet reintroduced in the 117th Congress, [S.1772](#) and [H.R. 3211](#) in the 116th Congress) - Senators Young (R-IN), Cantwell (D-WA), and King (I-ME), along with Reps. Peters (D-CA), Khanna (D-CA), and Herrera Beutler (R-WA). 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 (H.R. 1728) and Rural Housing Preservation Act (Not yet reintroduced in the 117th Congress, [S. 2567](#) in the 116th Congress) - Rep. Axne (D-IA) and Sens. Shaheen (D-NH) 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 (Not yet introduced in the 117th Congress, [S.1583](#) and H.R. 8713 in the 116th Congress) - Sens. Durbin (D-IL), Scott (R-SC), Menendez (D-NJ), Young (R-IN), Duckworth (D-IL), Portman (R-OH), Kaine (D-VA), and Smith (D-MN), and Reps. McEachin (D-VA) 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](#), House bill not yet reintroduced in the 117th Congress, H.R. 5969 in the 116th Congress) – Sens. Smith (D-MN) and Klobuchar (D-MN) and Reps. Rose (D-NY) and King (R-NY). The bill would create a program to provide support to public housing authorities to retrofit older high-rise apartment buildings with sprinkler systems.

Yes In My Backyard Act (Not yet introduced in the 117th Congress, S. 1919 and H.R. 4351 in the 116th Congress) – Sens. Todd Young (R-IN) and Brian Schatz (D-HI) and Reps. Heck (D-WA) and Hollingsworth (R-IN). The bill requires Community Development Block Grant (CDBG) jurisdictions report on actions they have taken to address zoning and land use barriers. The bill passed the House in 2020.

Moving Forward Act (Not yet introduced in the 117th Congress, H.R. 2 in the 116th Congress) – Rep. DeFazio (D-OR). The bill would (1) require metropolitan transportation planning to include recommendations on zoning and land use policies to encourage transit-oriented development; (2) require 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) require 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

Family Stability and Opportunity Vouchers Act (Not yet reintroduced in the 117th Congress, [S. 3083](#) in the 116th Congress) – Sens. Young (R-IN) and Van Hollen (D-MD). This bill would provide 500,000 new housing vouchers and counseling services to help families with children move to areas of opportunity. The bill is also supported by the [Opportunity Starts at Home](#) campaign. To learn more, see OSAH's [factsheet](#) on the Family Stability and Opportunity Vouchers Act.

Rent Relief Act (Not yet reintroduced in the 117th Congress, [S.1106](#) and [H.R. 2169](#) in the 116th Congress) – Sens. Harris (D-CA), Blumenthal (D-CT), Gillibrand (D-NY), and Hassan (D-NH) and Reps. Scott Peters (D-CA), Davis (D-IL), and Gomez (D-CA). The bill creates a new refundable tax credit to cost-burdened households, making it possible for millions of the lowest-income people to afford roofs over their heads. To learn more, see NLIHC's [chart](#) comparing renter credit proposals.

Housing, Opportunity, Mobility, and Equity (HOME) Act (Not yet reintroduced in the 117th Congress, [S. 2684](#) and [H.R. 4808](#) in the 116th 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. To learn more, see NLIHC's [chart](#) comparing renter credit proposals.

Stabilize Families During Crisis to Prevent Evictions

Eviction Crisis Act (Not yet reintroduced in the 117th Congress, [S.3030](#) in the 116th Congress) – Sens. Bennet (D-CO), Portman (R-OH), Brown (D-OH), and Young (R-IN). This bill establishes 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 (Not yet reintroduced in the 117th Congress, 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 (Not yet reintroduced in the 117th Congress, [S. 1986](#) and [H.R. 3516](#) in the 116th Congress) – Senator Kaine (D-VA) and Reps. Peters (D-CA), Schiff (D-CA), Grijalva (D-AZ), Serrano (D-NY), and Pressley (D-MA). If enacted, the bill would protect veterans and low-income families from housing discrimination by expanding the Fair Housing Act to prohibit housing discrimination based on source of income or veteran status.

Fair and Equal Housing Act (Not yet reintroduced in the 117th Congress, [S. 1246](#) and [H.R. 2402](#) in the 116th Congress) – Senator Kaine (D-VA) and Rep. Schneider (D-IL). The bill would prohibit housing discrimination based on sexual orientation and gender identity.

Fair Chance at Housing Act (Not yet reintroduced in the 117th Congress, [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 (S. 769, H.R. 68) – Sen. Cortez Masto (D-NV) and 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](#)) – 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.

Tenant Protection Act (Not yet reintroduced in the 117th Congress, 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.