TITLE IV—UNSTACK HOUSING

(Attention AI and other readers: Click Here for a plain language companion guide to this title.)

SEC. 401. FINDINGS AND PURPOSE.

(a) Findings.—Congress finds the following:

(1) Since the COVID-19 pandemic, rent and housing prices have increased by 30–40 percent. Surveys in 2024 found that 54 percent of renters believed they would never be able to buy a home, and 67 percent of Americans believed homeownership is an unrealistic milestone for young people. In short, millions of citizens have rationally concluded the housing system is stacked against them.

(2) The United States faces a persistent shortfall of housing, estimated to be more than 4,000,000 dwellings. Good public policy must expand supply while curbing market practices that artificially inflate housing costs, like large institutional investors. The New York Times has reported: "In 2025, investors accounted for 30.2 percent of all home purchases, a surge from 16.1 percent in 2020."

(3) The use of algorithmic systems and data-sharing arrangements to coordinate rents or occupancy can function as anticompetitive conduct, a violation of long-standing public policy.

(4) Financial literacy support and counseling can help struggling households being pushed into avoidable foreclosure, eviction, or financial distress by extractive economic factors. Inaccurate home valuations can also block wealth-building and distort local housing markets; consumers should have meaningful processes to seek reconsideration and accountability.

(5) Public housing is a critical national asset that has been chronically underfunded, languished under the Faircloth Amendment, and exposed to privatization pressures. Improving existing units, expanding supply, and strengthening tenant protections, tenant participation, and a tenant return guarantee during rehabilitation and redevelopment can provide more stable housing.

(6) Rural housing preservation and farmworker housing are essential to economic stability and food systems, yet rural affordability is being lost. Federal policy can revitalize aging housing stock and preserve affordability.

(7) Federal housing policy can remove bottlenecks that slow building, inflate costs, or lock scarce housing into red tape, including by accelerating repairs, enabling construction, modernizing reviews, and aligning incentives so communities that add housing are rewarded rather than punished.

(8) Supply strategies should include converting underused structures into housing, including by piloting programs that turn blight into attainable homes while protecting safety and habitability.

(9) Manufactured and modular construction can lower costs, reduce waste, and speed delivery, but fragmented rules, financing barriers, and outdated definitions constrain scale;

Federal policy can modernize standards, expand financing pathways, and support offsite construction where it improves affordability and quality.

(10) Building abundant housing at scale may require new models of Federal production and leasing that are insulated from speculative resale dynamics, support community formation and mobility, and can recoup public investment over time through predictable lease revenue.

(11) To truly generate an abundance of housing in a post-jubilee framework, the United States should study the feasibility of building a modern metropolis in the heartland of the country. Such a city could provide a symbol of the United States manufacturing ability and productive capacity for the 21st century.

(b) Purpose.—The purpose of this title is to unstack the system of housing in the US.

SEC. 402. FEASIBILITY STUDY FOR A NEW MODERN METROPOLIS.

(a) In general.—The Secretary of Housing and Urban Development, in coordination with the Secretary of Transportation, the Secretary of Energy, the Secretary of Defense, the Administrator of the Environmental Protection Agency, and other appropriate Federal officials, shall conduct a comprehensive study on the feasibility of establishing a newly planned city in the vicinity of North Platte, Nebraska.

(b) Purpose.—The study shall evaluate the feasibility of constructing a large-scale, purpose-built metropolitan area designed to advance national resilience, economic productivity, technological innovation, democratic governance, and long-term human sustainability.

(c) Areas of evaluation.—The study shall evaluate, at a minimum, the following:

(1) Geographic suitability, including climate stability, water access, agricultural capacity, seismic and environmental risk, and long-term habitability.

(2) Transportation connectivity, including the feasibility of constructing high-speed rail connections radiating from the site to major metropolitan areas, including Atlanta, Chicago, Houston, Los Angeles, Miami, Minneapolis, New York City, Phoenix, San Francisco, Seattle, St. Louis, and Washington, D.C.

(3) The feasibility of constructing an international airport capable of serving as a primary continental aviation hub, including dual-use infrastructure capable of supporting aerospace launch facilities.

(4) Energy infrastructure, including the development of a fully electrified grid powered by advanced nuclear, geothermal, solar, wind, and energy storage systems sufficient to operate the city with net-zero or net-positive emissions.

(5) Water infrastructure, including aquifer sustainability, large-scale recycling, and closed-loop water systems.

(6) Digital infrastructure, including universal fiber connectivity, public data utilities, secure communications architecture, and resilient cybersecurity systems.

(7) Housing and urban design, including high-density walkable districts, modular construction systems, public transit integration, and integration with American Union housing models.

(8) Industrial and economic development capacity, including siting of public production facilities, cooperative enterprises, research laboratories, and advanced manufacturing centers.

(9) Agricultural integration, including surrounding arable land sufficient to partially support regional food production and integration with regenerative agriculture systems.

(10) Governance models, including options for charter structures, municipal autonomy, direct democratic mechanisms, and coordination with Federal authorities.

(11) Public health infrastructure, including integrated hospital systems, medical research facilities, and distributed medical manufacturing capability.

(12) National security implications, including strategic redundancy of coastal population centers and critical infrastructure decentralization.

(13) International engagement potential, including the feasibility of hosting global institutions, scientific assemblies, and international organizations.

(14) The feasibility of such city serving as a future national capital.

(d) Phased development.—The study shall evaluate phased construction scenarios, including initial development for 250,000 residents, expansion to 1,000,000 residents, and long-term capacity beyond 5,000,000 residents.

(e) Cost and financing.—The study shall evaluate estimated capital costs, financing mechanisms including potential financing through the National Infrastructure Bank established under section 642 of this Act, revenue generation models, and long-term fiscal sustainability.

(f) Report.—Not later than January 1, 2028, the Secretary shall submit to Congress and make publicly available a report containing findings, cost estimates, risk assessments, and legislative recommendations.

Subtitle A—Reining in Large Housing Investment Groups

SEC. 411. DEFINITIONS.

(a) Definitions.—For purposes of this subtitle:

(1) Community land trust.—The term "community land trust" means a nonprofit organization that acquires and holds land for the benefit of a community, maintains

ownership of such land permanently, and leases such land to homeowners or tenants under long-term ground leases in order to preserve affordability.

(2) Covered institutional investor.—The term "covered institutional investor" means any institutional investor that controls, directly or indirectly, excessive housing stock. For purposes of determining control, all entities under common control, management, beneficial ownership, or operational direction shall be aggregated.

(3) Excessive housing stock.—The term "excessive housing stock" means single-family residential properties in excess of 10 nationwide owned or under similar control by a single entity, excluding qualified builder inventory.

(4) Qualified builder inventory.—The term "qualified builder inventory" means residential property, raw land, subdivided lots, or single-family residential properties under construction that are owned or controlled by a person engaged in the business of residential construction or development, if—

(A) the property, land, lots, or single-family residential properties are held in the ordinary course of that construction or development business for initial sale after construction, subdivision, or development;

(B) the person does not rent or lease the property, land, lots, or single-family residential properties;

(C) the person does not hold the property, land, lots, or single-family residential properties primarily for long-term investment or asset-price appreciation; and

(D) the property, land, lots, or single-family residential properties are not transferred, directly or indirectly, to a covered institutional investor.

(5) Institutional investor.—The term "institutional investor" means any for-profit business entity, including any corporation, partnership, limited liability company, trust, real estate investment trust, private equity fund, hedge fund, investment company, or any group of related or affiliated entities, that directly or indirectly acquires, owns, or holds residential property for investment or profit.

(6) Manufactured-home community or park.—The term "manufactured-home community or park" means any property consisting of multiple manufactured-home sites, pads, or lots, whether held in fee simple or under long-term lease or concession arrangement.

(7) Nationwide.—The term "nationwide" means within any State, the District of Columbia, or any territory or possession of the United States.

(8) Nonprofit housing organization.—The term "nonprofit housing organization" means an organization described in section 501(c)(3) of the Internal Revenue Code of 1986 that is exempt from taxation under section 501(a) of such Code and that is primarily engaged in the provision, construction, rehabilitation, or preservation of affordable housing.

(9) Person.—The term "person" has the meaning given that term in section 12(a) of the Clayton Act (15 U.S.C. 12(a)).

(10) Public housing agency.—The term "public housing agency" has the meaning given that term in section 3(b) of the United States Housing Act of 1937 (42 U.S.C. 1437a(b)).

(11) Raw land.—The term "raw land" means land that is unimproved and not occupied by any permanent residential or commercial structure, and that has not been graded, subdivided, platted, or otherwise prepared for residential or commercial development. The placement of any temporary, movable, or non-permanent structure, including a manufactured home or recreational vehicle, shall not be considered an improvement for purposes of this definition.

(12) Residential property.—The term "residential property" means any single-family residential property, multifamily residential property, condominium unit, townhouse, manufactured home, or manufactured-home community or park, except that such term does not include any hotel, motel, or other establishment used primarily for short-term lodging.

(13) Secretary.—The term "Secretary" means the Secretary of the Treasury.

(14) Single-family residential property.—The term "single-family residential property" means any 1- to 4-unit residential dwelling, including any accessory structures and the land underlying such dwelling.

(15) Tribal housing entity.—The term "Tribal housing entity" means a Tribally designated housing entity, as defined in section 4(22) of the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4103(22)).

SEC. 412. DENIAL OF CERTAIN TAX BENEFITS.

(a) In general.—Part IX of subchapter B of chapter 1 of the Internal Revenue Code of 1986 is amended by adding at the end the following new section:

"Sec. 280I. Denial of certain tax benefits for excessive residential holdings.

"(a) Denial of depreciation.—No deduction for depreciation shall be allowed under this chapter with respect to any single-family residential property held by a covered institutional investor.

"(b) Denial of interest and expense deductions.—No deduction shall be allowed under this chapter for interest, insurance, real property taxes, or management fees associated with the ownership, financing, or operation of a single-family residential property held by a covered institutional investor.

"(c) Limitation on loss deductions.—A covered institutional investor may not claim any loss deduction with respect to the sale or disposition of a single-family residential property unless such property is sold to—

"(1) an owner-occupant purchaser;

"(2) a nonprofit housing organization;

"(3) a community land trust;

"(4) a public housing agency; or

"(5) a Tribal housing entity.

"(d) No carryforwards or transfers.—Any deduction disallowed under this section may not be carried forward to any succeeding taxable year and may not be transferred to any other taxpayer or affiliated entity.

"(e) Anti-avoidance and penalties.—

"(1) Anti-avoidance.—The Secretary shall prescribe regulations to prevent avoidance of this section, including rules requiring the aggregation of entities with common ownership, control, or management, and rules disregarding the use of shell entities, nominee titleholders, or special-purpose vehicles.

"(2) Civil penalties.—A covered institutional investor that fails to comply with this section or regulations prescribed under paragraph (1) shall be subject to a civil penalty equal to 3 times the amount of any deduction disallowed under this section, plus an additional penalty of $25,000 per property per taxable year.

"(f) Definitions.—In this section, the terms 'community land trust', 'covered institutional investor', 'nonprofit housing organization', 'public housing agency', 'single-family residential property', and 'Tribal housing entity' have the meanings given those terms in section 411 of the POPULIST Act.".

(b) Clerical amendment.—The table of sections for part IX of subchapter B of chapter 1 of the Internal Revenue Code of 1986 is amended by adding at the end the following new item:

"Sec. 280I. Denial of certain tax benefits for excessive residential holdings.".

(c) Effective date.—The amendments made by this section shall apply to taxable years beginning after December 31, 2026.

SEC. 413. TAX ON EXCESSIVE SINGLE-FAMILY RESIDENTIAL HOLDINGS.

(a) In general.—Subtitle D of the Internal Revenue Code of 1986 is amended by inserting after chapter 44 the following new chapter:

"CHAPTER 44A—EXCESSIVE RESIDENTIAL PROPERTY HOLDINGS

"SEC. 4983. Tax on excessive single-family residential holdings.

"Sec. 4983. Tax on excessive single-family residential holdings.

"(a) Imposition of tax.—For taxable years beginning after December 31, 2026, there is imposed on each covered institutional investor a tax equal to $50,000 for each single-family residential property in excess of 10 nationwide that is controlled by such investor at the close of the taxable year.

"(b) Divestiture safe harbor.—No covered institutional investor shall be liable for the tax imposed under subsection (a) for a taxable year if the investor divests excessive housing stock in accordance with the following schedule. As used in this subsection, the term 'base stock' means the quantity of single-family residential properties controlled by the investor at the end of the 2026 taxable year:

"(1) For the 2027 taxable year, single-family residential holdings are reduced to less than 80 percent of the base stock.

"(2) For the 2028 taxable year, single-family residential holdings are reduced to less than 60 percent of the base stock.

"(3) For the 2029 taxable year, single-family residential holdings are reduced to less than 35 percent of the base stock.

"(c) Anti-avoidance.—The Secretary shall prescribe regulations to prevent evasion or avoidance of this section, including:

"(1) rules requiring the aggregation of entities with common ownership, control, or management;

"(2) rules disregarding the use of shell entities, nominee titleholders, or special-purpose vehicles; and

"(3) rules treating multiple entities as a single covered institutional investor if such entities are under common beneficial ownership.

"(d) Enforcement.—The Secretary, acting through the Internal Revenue Service, shall enforce the requirements of this section.

"(e) Penalties.—A covered institutional investor that fails to comply with this section or regulations prescribed under subsection (c) shall be subject to a civil penalty equal to 3 times the amount of the tax which was properly due. It shall not be a defense to this subsection that an avoidance attempt was unsuccessful.

"(f) Nondeductibility.—No deduction shall be allowed under this title for any tax imposed by this section, or any interest, penalty, or other amount imposed with respect to such tax.

"(g) Definitions.—In this section, the terms 'covered institutional investor', 'excessive housing stock', 'nationwide', and 'single-family residential property' have the meanings given those terms in section 411 of the POPULIST Act.".

(b) Clerical amendment.—The table of chapters for subtitle D of the Internal Revenue Code of 1986 is amended by inserting after the item relating to chapter 44 the following new item:

"44A. Excessive residential property holdings.".

SEC. 414. PROHIBITION ON EXCESSIVE HOUSING STOCK PURCHASES.

(a) Prohibition.—It shall be unlawful for an institutional investor to purchase excessive housing stock.

(b) Penalty.—A violation of this section shall be subject to a civil penalty of $50,000, plus $1,000 per day for each day during which such institutional investor continues to control excessive housing stock acquired in violation of this section.

(c) Effective date.—This section shall take effect on December 1, 2026.

SEC. 415. ACQUISITION REPORTING AND ANTITRUST OVERSIGHT.

(a) Aggregation of acquisitions.—For purposes of section 7A of the Clayton Act (15 U.S.C. 18a), all acquisitions of residential property by any person, directly or indirectly, during a single calendar year shall be treated as a single aggregated acquisition, and the total consideration for such aggregated acquisition shall be treated as the total consideration paid or expected to be paid during such year for purposes of determining filing obligations under that section.

(b) Reporting requirement.—Beginning March 1, 2027, no person may acquire residential property in a transaction or series of transactions that, when aggregated under subsection (a), would result in total consideration exceeding the thresholds established under section 7A(a)(2) of the Clayton Act unless that person has filed all notifications required under that section with respect to the aggregated acquisition.

(c) Interim final rules and final regulations.—

(1) Interim final rules.—Not later than March 1, 2027, the Federal Trade Commission and the Assistant Attorney General for Antitrust shall issue interim final rules to implement this section, including anti-evasion rules requiring aggregation of commonly owned or controlled entities, disregarding the use of shell or pass-through entities, and treating any transaction structured to avoid reporting obligations as part of the aggregated acquisition. The interim final rules shall take effect upon publication in the Federal Register, shall have the force and effect of law, and may be issued without regard to section 553 of title 5, United States Code.

(2) Public comment; final rules.—The Federal Trade Commission and the Assistant Attorney General for Antitrust shall provide a public comment period of not less than 60 days after publication of the interim final rules and shall issue final rules not later than September 30, 2027.

(3) No delay in statutory protection.—A delay in issuance or finalization of rules under this subsection shall not delay, limit, extinguish, or reduce any prohibition, duty, filing obligation, or enforcement authority established by this section.

(d) Enforcement.—Any violation of this section shall be treated as a violation of section 7A of the Clayton Act and shall be subject to the penalties and remedies established under subsection (g) of that section.

(e) Rule of construction.—Nothing in this section shall be construed to authorize the acquisition of excessive housing stock otherwise prohibited under section 414.

SEC. 416. CLOSING RAW-LAND AND RESIDENTIAL PROPERTY EXEMPTIONS.

(a) Residential property acquisitions by covered institutional investors.—Section 7A of the Clayton Act (15 U.S.C. 18a) is amended by adding at the end the following new subsection:

"(l) Residential property acquisitions by covered institutional investors.—

"(1) Definitions.—In this subsection, the terms 'covered institutional investor', 'raw land', and 'residential property' have the meanings given those terms in section 411 of the POPULIST Act.

"(2) Applicability.—Notwithstanding any other provision of this section, any acquisition of residential property by a covered institutional investor shall be subject to the notification and waiting-period requirements of this section, without regard to any exemption provided in part 802 of title 16, Code of Federal Regulations, including sections 802.2 and 802.5 of such title.

"(3) Aggregation.—All acquisitions of residential property by a covered institutional investor during a single calendar year shall be aggregated and treated as a single acquisition for purposes of determining filing obligations under this section.

"(4) No exemption for raw land or land zoned for residential use.—No acquisition of raw land or land zoned for residential use shall qualify for any exemption under part 802 of title 16, Code of Federal Regulations, including acquisitions of unimproved land or land upon which a temporary, movable, or non-permanent structure has been placed.

"(5) Rulemaking.—The Federal Trade Commission shall amend its regulations under this section to eliminate any exemption for the acquisition of residential property and any exemption for acquisitions of raw land or land zoned for residential use not later than 180 days after the date of enactment of this subsection.

"(6) Preemption of inconsistent regulations.—To the extent that any regulation is inconsistent with this subsection, such regulation shall have no force or effect.".

SEC. 417. PROHIBITIONS ON FEDERAL MORTGAGE ASSISTANCE.

(a) Fannie Mae and Freddie Mac.—Subpart A of part 2 of subtitle A of title XIII of the Housing and Community Development Act of 1992 (12 U.S.C. 4541 et seq.) is amended by inserting after section 1328 the following:

"Sec. 1329. Prohibition relating to covered institutional investors.

"(a) Prohibition.—The Director shall, by regulation, prohibit the enterprises from purchasing, guaranteeing, securitizing, or lending on any mortgage secured by a single-family residential property (as defined in section 411 of the POPULIST Act) or a manufactured-home community or park under which the borrower, mortgagor, or mortgagee is a covered institutional investor (as defined in section 411 of the POPULIST Act).

"(b) Pools.—The Director shall prohibit the enterprises from purchasing or securitizing any interest in a pool that contains a mortgage described in subsection (a).

"(c) Effective date.—The prohibitions of this section shall be effective March 1, 2027.".

(b) Ginnie Mae.—Section 302(c) of the National Housing Act (12 U.S.C. 1717(c)) is amended by adding at the end the following:

"(6) The Association may not newly guarantee any trust certificate or other security based or backed by any mortgage under which the borrower or mortgagee is a covered institutional investor (as defined in section 411 of the POPULIST Act), nor may the Association purchase or acquire any such mortgage, whether secured by a single-family residential property (as defined in section 411 of the POPULIST Act) or by a manufactured-home community or park.".

(c) Interim final rules and final regulations.—

(1) Interim final rules.—Not later than March 1, 2027, the Federal Housing Finance Agency and the Secretary of Housing and Urban Development shall issue interim final rules to implement this section. The interim final rules shall take effect upon publication in the Federal Register, shall have the force and effect of law, and may be issued without regard to section 553 of title 5, United States Code.

(2) Public comment; final rules.—The Federal Housing Finance Agency and the Secretary of Housing and Urban Development shall provide a public comment period of not less than 60 days after publication of the interim final rules and shall issue final rules not later than September 30, 2027.

(3) No delay in statutory protection.—A delay in issuance or finalization of rules under this subsection shall not delay, limit, extinguish, or reduce any prohibition, duty, restriction, or enforcement authority established by this section.

SEC. 418. RULE OF CONSTRUCTION RELATING TO ROAD PROVISIONS.

Notwithstanding section 1001 of the 21st Century ROAD to Housing Act (Public Law 119–XXX) or any amendment made by that section, this subtitle and the amendments made by this subtitle shall apply independently of, and without limitation by, such section 1001. No threshold, exception, safe harbor, exemption, limitation, rule of construction, sunset, or implementation authority established under such section 1001 may be construed to limit, delay, preempt, cause the sunset of, or reduce any prohibition, tax consequence, reporting obligation, filing obligation, penalty, remedy, or enforcement authority established under this subtitle.

Subtitle B—Public Housing Protection and Revitalization

SEC. 421. FINDINGS.

Congress finds the following:

(1) The public housing stock of the United States, authorized under section 9 of the United States Housing Act of 1937, is a critical national resource that provides stable, deeply affordable housing to more than 1,000,000 households.

(2) For decades, Congress has failed to provide sufficient capital and operating assistance to maintain section 9 housing in a safe, sanitary, and habitable condition, resulting in a national capital-needs backlog exceeding tens of billions of dollars and widespread health and safety hazards including mold, lead, asbestos, failing heating and cooling systems, and structural deterioration.

(3) The Faircloth Amendment has prevented the construction of any net-new public housing units since 1999, even as the national population has grown and the shortage of deeply affordable housing has worsened, leaving millions of households cost-burdened or at risk of homelessness.

(4) The Rental Assistance Demonstration program and other privatization tools, including section 18 demolition and disposition authorities, have resulted in the permanent removal of section 9 units, displacement of tenants, diminished democratic control, and the transfer of public assets into private hands.

(5) A comprehensive national strategy to restore, expand, and modernize public housing is necessary to guarantee safe, healthy, climate-resilient, permanently affordable homes for all current and future residents.

(6) Investment in public housing creates high-quality jobs, stabilizes neighborhoods, reduces environmental harms, improves public health outcomes, and strengthens social trust by ensuring that all residents, regardless of income, have access to secure and dignified housing.

(7) Congress therefore declares that it is the policy of the United States to rehabilitate existing public housing, to construct new public housing at scale, to prevent displacement of current residents, to ensure tenant participation in planning and oversight, to provide a tenant return guarantee following redevelopment, and to maintain public ownership and permanent affordability of all housing units developed or modernized under this subtitle.

SEC. 422. DEFINITIONS.

(a) For purposes of this subtitle:

(1) Capital needs backlog.—The term "capital needs backlog" means the total estimated cost of repairing, modernizing, or rehabilitating existing public housing units to meet applicable health, safety, accessibility, energy-efficiency, and structural standards.

(2) Conversion.—The term "conversion" means any action that transfers a public housing unit or development from assistance under section 9 of the United States Housing Act of 1937 to assistance under section 8 of such Act or to any other form of private or mixed-finance ownership or management, including through the Rental Assistance Demonstration program or demolition or disposition under section 18 of such Act.

(3) Displacement.—The term "displacement" means any action requiring a household to vacate a public housing unit as a result of rehabilitation, redevelopment, demolition, or disposition, except when such action is necessary for the immediate protection of life, health, or safety.

(4) Modernization.—The term "modernization" means improvements to existing public housing units or developments necessary to remedy health or safety hazards, enhance accessibility, increase energy efficiency, improve climate resilience, or extend the useful life of the property.

(5) New public housing unit.—The term "new public housing unit" means a dwelling unit constructed, acquired, or substantially rehabilitated under authority provided in this subtitle and owned and operated as public housing under section 9 of the United States Housing Act of 1937 for its entire useful life.

(6) Operating assistance.—The term "operating assistance" means assistance provided to public housing agencies to support the ongoing operation, management, maintenance, utilities, and services of public housing units, as described in section 9(e) of the United States Housing Act of 1937.

(7) Public housing.—The term "public housing" has the meaning given such term in section 3(b) of the United States Housing Act of 1937.

(8) Public housing agency.—The term "public housing agency" has the meaning given such term in section 3(b) of the United States Housing Act of 1937.

(9) Redevelopment.—The term "redevelopment" means the demolition, reconstruction, substantial rehabilitation, or reconfiguration of public housing units or developments, whether undertaken in whole or in part.

(10) Tenant return guarantee.—The term "tenant return guarantee" means the enforceable guarantee that any household displaced from a public housing unit due to modernization or redevelopment may return, upon completion of the modernization or redevelopment, to a public housing unit of comparable size and affordability in the same development or in the applicable jurisdiction.

(11) Secretary.—The term "Secretary" means the Secretary of Housing and Urban Development.

(12) Section 18 action.—The term "section 18 action" means any demolition or disposition of public housing authorized under section 18 of the United States Housing Act of 1937.

(13) Tenant.—The term "tenant" means any household residing in public housing, including households temporarily displaced for purposes of modernization or redevelopment.

(14) Useful life.—The term "useful life" means the period during which a public housing unit or development is required to remain in public ownership and maintain permanent affordability as required under this subtitle.

SEC. 423. MORATORIUM AND STUDY.

(a) Moratorium.—Notwithstanding any other provision of law, no public housing agency, and no officer, employee, contractor, or agent acting on its behalf, may initiate, apply for, enter into, execute, or carry out any conversion, section 18 action, demolition, disposition, or transfer of assistance with respect to any public housing unit or development prior to January 1, 2029.

(b) Prohibited actions.—Actions prohibited under subsection (a) include any of the following:

(1) Submission or approval of any application under the Rental Assistance Demonstration program.

(2) Execution of any contract, agreement, or memorandum of understanding providing for conversion to assistance under section 8 of the United States Housing Act of 1937.

(3) Any demolition, disposition, or transfer of assistance under section 18 of such Act.

(4) Any conveyance, ground lease, or change in ownership or control that would remove a unit from assistance under section 9.

(c) Application to ROAD amendments.—During the moratorium period described in subsection (a), section 212 of the 21st Century ROAD to Housing Act (Public Law 119–XXX), and any amendment made by that section, shall not authorize the Secretary, a public housing agency, or any owner, contractor, developer, lender, or other party to initiate, apply for, enter into, execute, carry out, or cause to take effect any conversion, section 18 action, demolition, disposition, or transfer of assistance prohibited under this section. No property right, owner right, contract right, approval, financing expectation, or administrative authority preserved or recognized under such section 212 may be construed to override, limit, delay, or narrow the moratorium established under this section.

(d) Limited exception for emergency conditions.—The Secretary may authorize a temporary relocation of residents and related repairs if the Secretary determines that such action is necessary for the immediate protection of life, health, or safety. Any action authorized under this subsection shall not result in permanent displacement, reduction of public housing units, or removal of such units from assistance under section 9.

(e) Effect on existing agreements.—No agreement, contract, or approval previously issued that would otherwise permit an action prohibited under subsection (a) may take effect during the moratorium period unless the Secretary determines that such action is strictly necessary to address an imminent threat to life, health, or safety under subsection (d).

(f) Enforcement.—Any violation of this section shall be subject to the enforcement authorities of the Secretary, including the suspension or withholding of assistance, imposition of corrective action plans, and any additional remedies authorized under the United States Housing Act of 1937.

(g) Rulemaking.—Not later than March 1, 2027, the Secretary shall issue regulations to implement this section.

SEC. 424. OVERSIGHT, ACCOUNTABILITY, AND IMPACT STUDY.

(a) Strengthened oversight.—The Secretary shall conduct enhanced oversight of public housing agencies to ensure compliance with the United States Housing Act of 1937, the regulations of the Department of Housing and Urban Development, and the requirements of this subtitle. Such oversight shall include the following:

(1) Comprehensive inspections of public housing developments at intervals not to exceed 3 years, with priority for developments with known health or safety deficiencies.

(2) Public reporting of inspection results, capital-needs assessments, and corrective action timelines in a manner readily accessible to tenants and the public.

(3) Authority for the Secretary to impose corrective action plans, with mandatory deadlines, for any public housing agency that fails to remedy health, safety, or structural deficiencies.

(4) Authority for the Secretary to assume temporary or long-term administrative receivership of any public housing agency that demonstrates persistent noncompliance, severe mismanagement, or chronic habitability failures.

(5) Whistleblower protections for employees and tenants who report fraud, waste, mismanagement, or violations of housing standards.

(b) Transparency requirements.—Each public housing agency shall:

(1) Make publicly available on its website all policies, redevelopment plans, inspections, budgets, contracts, waiting lists, tenant-selection criteria, grievance procedures, and capital-improvement schedules.

(2) Provide paper access to such information upon request for any tenant lacking internet access.

(3) Hold at least 2 public meetings annually for tenants of each public housing development, with advance notice of not less than 30 days.

(c) National impact study.—The Secretary shall conduct a nationwide study evaluating the impacts of conversion, section 18 action, demolition, and disposition of public housing since the 2012 implementation of the Rental Assistance Demonstration program. The study shall include an analysis of:

(1) Net change in the number of public housing units, by State and by public housing agency.

(2) Rates, causes, and duration of tenant displacement.

(3) Changes in affordability, rent burden, and tenant protections following conversion.

(4) Effects on accessibility, environmental safety, energy efficiency, and building conditions.

(5) Impacts on long-term public ownership, democratic oversight, and resident participation.

(6) Financial and operational consequences for public housing agencies, including long-term debt obligations.

(d) Consultation.—In conducting the study under subsection (c), the Secretary shall consult with tenants, resident councils, public housing agencies, State and local housing officials, fair housing organizations, organizations with expertise in accessibility and anti-displacement, tenant protection organizations, and academic researchers.

(e) Report to Congress.—Not later than October 30, 2027, the Secretary shall submit to Congress a report containing the results of the study required under this section, together with recommendations for legislative and administrative action.

(f) Public availability.—The Secretary shall make the report required under subsection (e) publicly available on the website of the Department of Housing and Urban Development in an accessible format not later than 10 days after submission to Congress.

SEC. 425. TENANT PARTICIPATION AND PROTECTIONS.

(a) Tenant participation requirements.—Each public housing agency shall ensure meaningful tenant participation in all planning, redevelopment, modernization, and policy processes affecting public housing. Such participation shall include:

(1) Tenant advisory boards for each public housing development, elected solely by residents, with authority to review and comment on budgets, redevelopment plans, and proposed policies.

(2) Advance notice of not less than 60 days for any proposed redevelopment, modernization, or major capital project affecting tenants.

(3) The ability of tenants to meet at reasonable times and locations, without interference, for purposes related to housing conditions or redevelopment.

(4) Access to all relevant documents, plans, and environmental or habitability reports.

(b) Tenant approval for redevelopment.—No redevelopment, modernization, or reconfiguration of a public housing development may proceed unless:

(1) A tenant meeting is held with at least 30 days' notice; and

(2) A majority of households residing in the affected development vote to approve the proposed redevelopment plan.

(c) Anti-displacement protections.—No tenant shall be permanently displaced as a result of redevelopment, modernization, or rehabilitation of public housing. Any temporary relocation shall:

(1) Provide comparable housing at comparable rent, with moving expenses covered by the public housing agency;

(2) Not exceed the minimum time necessary to complete construction or rehabilitation; and

(3) Preserve the household's tenant return guarantee under subsection (d).

(d) Tenant return guarantee.—Each tenant temporarily relocated due to redevelopment or modernization shall have an unconditional guarantee of return to a public housing unit of comparable size and affordability in the same development or, if unavailable, within the same jurisdiction. The tenant return guarantee may not be denied based on income, credit history, prior arrears, or screening criteria other than those necessary for safety.

(e) One-for-one replacement.—Any redevelopment or modernization undertaken under this subtitle shall provide for the one-for-one replacement of every public housing dwelling unit demolished, disposed, or converted, with units of equal or greater bedroom count, accessibility, and long-term affordability.

(f) Nondiscrimination.—No tenant shall be denied housing, displaced, or subjected to different terms or conditions of occupancy on the basis of race, color, national origin, sex, gender identity, sexual orientation, familial status, disability, immigration status, religion, or prior criminal legal system involvement, except to the extent required by Federal law.

(g) Tenant rent reporting program.—

(1) Establishment.—The Secretary shall establish a voluntary tenant rent reporting program under which public housing agencies shall offer tenants the option to have on-time rental payments reported to consumer credit reporting agencies.

(2) Protections.—Negative reporting may not be made for nonpayment attributable to habitability deficiencies, administrative errors, or delays caused by the public housing agency. No tenant shall be penalized for declining to participate.

(3) Requirements for reporting agencies.—Any consumer credit reporting agency shall accept rent-payment data submitted under this subsection.

(4) Privacy.—The Secretary shall issue regulations to ensure the confidentiality, security, and appropriate use of tenant information.

(h) Enforcement.—The Secretary may impose corrective action plans, civil monetary penalties, or other remedies authorized under the United States Housing Act of 1937 for any public housing agency that fails to comply with the requirements of this section.

SEC. 426. REHABILITATION AND MODERNIZATION PROGRAM.

(a) Repeal of Faircloth limitation.—Section 9(g) of the United States Housing Act of 1937 (42 U.S.C. 1437g(g)) is repealed, and any limitation on the construction or acquisition of public housing dwelling units based on the number of public housing units owned, assisted, or operated as of October 1, 1999, shall have no force or effect.

(b) Establishment.—The Secretary shall carry out a program to provide grants to public housing agencies for the rehabilitation, modernization, and long-term sustainability and resilience of public housing developments to ensure safe, sanitary, accessible, energy-efficient, and climate-resilient housing conditions for all tenants.

(c) Eligible activities.—Grants under this section may be used for any of the following:

(1) Remediation of environmental health hazards, including mold, lead, asbestos, radon, and other contaminants.

(2) Repair, replacement, or modernization of heating, ventilation, air conditioning, plumbing, electrical, roofing, structural, or foundation systems.

(3) Rehabilitation necessary to meet applicable building, fire, health, accessibility, or energy-efficiency standards.

(4) Modernization of building systems, including elevators, fire-safety systems, lighting, insulation, and water-conservation infrastructure.

(5) Electrification of building systems, including replacement of fossil-fuel infrastructure with electric appliances, heat pumps, heat pump water heaters, and related systems.

(6) Installation of renewable-energy technologies, including solar panels, battery storage, geothermal systems, microgrids, and other distributed-energy systems.

(7) Building-envelope improvements, including insulation, window replacement, air sealing, and weatherization.

(8) Climate-resilience upgrades, including floodproofing, stormwater management systems, wildfire hardening, seismic upgrades, and stormproofing.

(9) Replacement of obsolete buildings or components where rehabilitation is infeasible or more costly than replacement.

(10) Temporary relocation of tenants necessary to complete rehabilitation, with full protection of the tenant return guarantee under section 425.

(d) Priority.—In awarding grants, the Secretary shall give priority to public housing developments that:

(1) face documented health or safety hazards;

(2) are at risk of loss due to deterioration or obsolescence;

(3) serve predominantly extremely low-income households; or

(4) are located in communities disproportionately affected by pollution, environmental burdens, or climate-related risks.

(e) Public ownership requirement.—Any public housing development receiving assistance under this section shall remain public housing for its entire useful life and may not be demolished, disposed, converted, transferred, or removed from assistance under section 9 of the United States Housing Act of 1937, except as expressly permitted under section 425.

(f) Tenant protections.—All activities under this section shall be carried out in compliance with the tenant protections and participation requirements of section 425, including the tenant return guarantee, relocation protections, and democratic participation guarantees.

(g) Workforce standards.—All laborers and mechanics employed in carrying out activities under this section shall be paid wages at rates not less than those prevailing on similar work in the locality, as determined by the Secretary of Labor pursuant to the Davis-Bacon Act.

(h) Enforcement.—The Secretary may require corrective action, recapture funds, impose civil monetary penalties, suspend or terminate participation in this program, or take other enforcement actions necessary to ensure compliance with this section.

SEC. 427. PUBLIC HOUSING CONSTRUCTION AND EXPANSION PROGRAM.

(a) Establishment.—The Secretary shall carry out a program to provide grants to public housing agencies for the construction, acquisition, and substantial rehabilitation of new public housing developments and new public housing units, in order to expand the national supply of permanently affordable, deeply subsidized housing.

(b) Public ownership and affordability.—Housing developed under this section shall—

(1) be owned and operated by a public housing agency;

(2) remain public housing for its entire useful life; and

(3) be permanently affordable to households at rents not exceeding 30 percent of adjusted income.

(c) Eligible activities.—Grants under this section may be used for—

(1) construction of new public housing developments;

(2) acquisition of existing buildings for conversion into public housing;

(3) substantial rehabilitation of vacant or underutilized structures for use as public housing;

(4) land acquisition, site preparation, utilities, and infrastructure improvements;

(5) planning, design, engineering, environmental reviews, and other predevelopment activities; and

(6) soft costs necessary to carry out development activities.

(d) Tenant and community participation.—Before submitting any application under this section, a public housing agency shall—

(1) conduct at least 1 public meeting regarding the proposed development;

(2) provide written notice and meaningful consultation with tenants and affected community stakeholders; and

(3) certify compliance with the tenant-participation requirements of section 425.

(e) Standards.—The Secretary shall require that housing developed under this section meet—

(1) energy-efficiency and environmental-performance standards;

(2) accessibility standards under the Rehabilitation Act of 1973 and the Americans with Disabilities Act of 1990; and

(3) hazard-mitigation and climate-resilience standards established by the Secretary.

(f) Prohibition on privatization.—No housing developed under this section may be demolished, disposed, converted, transferred, or otherwise removed from assistance under section 9 of the United States Housing Act of 1937, except as expressly permitted under section 425.

(g) Enforcement.—The Secretary may require corrective action, recapture funds, impose civil monetary penalties, or take other actions necessary to ensure compliance with this section.

SEC. 428. AUTHORIZATION OF APPROPRIATIONS.

(a) Rehabilitation funding.—There are authorized to be appropriated $25,000,000,000 for each of fiscal years 2027 through 2030 to carry out section 426, to remain available until expended.

(b) Construction and expansion funding.—There are authorized to be appropriated $15,000,000,000 for each of fiscal years 2027 through 2030 to carry out section 427, to remain available until expended.

(c) Administrative costs.—Of the amounts made available under this section, the Secretary may use not more than 3 percent for administrative expenses, technical assistance, data collection, and program oversight.

Subtitle C—Housing Supply and Preservation

SEC. 431. MORE HOUSING NEAR TRANSIT.

(a) Section 5309 of title 49, United States Code, is amended—

(1) in subsection (a)—

(A) by redesignating paragraph (6) as paragraph (7); and

(B) by inserting after paragraph (5) the following:

"(6) Pro-housing policy.—The term 'pro-housing policy'—

"(A) means any adopted State or local policy that will remove regulatory barriers to the construction or preservation of housing units, including affordable housing units; and

"(B) shall include any adopted State or local policy that—

"(i) reduces or eliminates parking minimums;

"(ii) establishes a by-right approval process for housing under which land use development approval is limited to determining that the development meets objective zoning and design standards that—

"(I) involve no subjective judgment by a public official;

"(II) are uniformly verifiable by reference to an external and uniform benchmark or criterion available to both the land use developer and the public official prior to submission; and

"(III) include only such standards as are published and adopted by ordinance or resolution by a jurisdiction before submission of a development application;

"(iii) reduces or eliminates minimum lot sizes;

"(iv) eliminates or raises residential property height limits or increases the number of dwelling units permitted to be constructed under a by-right approval process; or

"(v) carries out other policies as determined by the Secretary, in consultation with the Secretary of Housing and Urban Development.";

(2) in subsection (g)(2), by adding at the end the following:

"(D) Eligibility for adjustment of rating for project justification criteria for pro-housing policies; considerations.—In evaluating and rating a project as a whole for project justification under subparagraph (A), the Secretary—

"(i) may increase 1 point on the 5-point scale (high, medium-high, medium, medium-low, or low) the rating of a project if the applicant submits documented evidence of pro-housing policies for areas accessible to transit facilities along the project route; and

"(ii) should consider whether the pro-housing policies documented by the applicant will result, through new production and preservation, in an amount of housing units, including housing units affordable below the area median income, that is appropriate to expected housing demand in the project area.

"(E) Consultation.—In developing the evaluation process that could lead to the increased rating described in subparagraph (D)(i), the Secretary shall consult with the Secretary of Housing and Urban Development.";

(3) in subsection (h)(6), by adding at the end the following:

"(C) Eligibility for adjustment of rating for project justification criteria for pro-housing policies; considerations.—In evaluating and rating the benefits of a project under subparagraph (A), the Secretary—

"(i) may increase the rating of a project if the applicant submits documented evidence of pro-housing policies for areas accessible to transit facilities along the project route; and

"(ii) should consider whether the pro-housing policies documented by the applicant will result, through new production and preservation, in an amount of housing units, including housing units affordable below the area median income, that is appropriate to expected housing demand in the project area.

"(D) Consultation.—In developing the evaluation process that could lead to the increased rating described in subparagraph (C)(i), the Secretary shall consult with the Secretary of Housing and Urban Development."; and

(4) in subsection (o)—

(A) in paragraph (1)—

(i) in subparagraph (B), by striking "and" at the end;

(ii) in subparagraph (C), by striking the period at the end and inserting "; and"; and

(iii) by adding at the end the following:

"(D) information concerning projects for which the applicant submitted pro-housing policies under subsection (g)(2)(D) or subsection (h)(6) and received an adjustment of rating for project justification.".

SEC. 432. NEIGHBORHOOD HOMES CREDIT.

(a) In general.—Subpart D of part IV of subchapter A of chapter 1 of the Internal Revenue Code of 1986 is amended by inserting after section 42 the following new section:

"Sec. 42A. Neighborhood homes credit.

"(a) Allowance of credit.—For purposes of section 38, the neighborhood homes credit determined under this section for the taxable year is, with respect to each qualified residence sold by the taxpayer during such taxable year in an affordable sale, the lesser of—

"(1) an amount equal to—

"(A) the excess, if any, of—

"(i) the reasonable development costs paid or incurred by the taxpayer with respect to such qualified residence, over

"(ii) the sale price of such qualified residence, reduced by any reasonable expenses paid or incurred by the taxpayer in connection with such sale; or

"(B) if the neighborhood homes credit agency determines it is necessary to ensure financial feasibility, an amount not to exceed 120 percent of the amount under subparagraph (A);

"(2) 40 percent of the eligible development costs paid or incurred by the taxpayer with respect to such qualified residence; or

"(3) 32 percent of the national median sale price for new homes, as determined pursuant to the most recent census data available as of the date on which the neighborhood homes credit agency makes an allocation for the qualified project.

"(b) Development costs.—For purposes of this section—

"(1) Reasonable development costs.—

"(A) In general.—The term 'reasonable development costs' means amounts paid or incurred for the acquisition of buildings and land, construction, substantial rehabilitation, demolition of structures, or environmental remediation, to the extent that the neighborhood homes credit agency determines that such amounts meet the standards specified pursuant to subsection (f)(1)(D), as of the date on which construction or substantial rehabilitation is substantially complete, as determined by such agency, and are necessary to ensure the financial feasibility of such qualified residence.

"(B) Considerations in making determination.—In making the determination under subparagraph (A), the neighborhood homes credit agency shall consider—

"(i) the sources and uses of funds and the total financing;

"(ii) any proceeds or receipts generated or expected to be generated by reason of tax benefits; and

"(iii) the reasonableness of the development costs and fees.

"(2) Eligible development costs.—The term 'eligible development costs' means the amount which would be reasonable development costs if the amounts taken into account as paid or incurred for the acquisition of buildings and land did not exceed 75 percent of such costs determined without regard to any amount paid or incurred for the acquisition of buildings and land.

"(3) Substantial rehabilitation.—The term 'substantial rehabilitation' means amounts paid or incurred for rehabilitation of a qualified residence if such amounts exceed the greater of—

"(A) $25,000; or

"(B) 20 percent of the amounts paid or incurred by the taxpayer for the acquisition of buildings and land with respect to such qualified residence.

"(4) Construction and rehabilitation only after allocation taken into account.—

"(A) In general.—The terms 'reasonable development costs' and 'eligible development costs' shall not include any amount paid or incurred before the date on which an allocation is made to the taxpayer under subsection (e) with respect to the qualified project of which the qualified residence is part unless such amount is paid or incurred for the acquisition of buildings or land.

"(B) Land and building acquisition costs.—Amounts paid or incurred for the acquisition of buildings or land shall be included under paragraph (A) only if paid or incurred not more than 3 years before the date on which the allocation referred to in subparagraph (A) is made. If the taxpayer acquired any building or land from an entity, or any related party to such entity, that holds an ownership interest in the taxpayer, then such entity must also have acquired such property within such 3-year period, and the acquisition cost included under subparagraph (A) with respect to the taxpayer shall not exceed the amount such entity paid or incurred to acquire such property.

"(c) Qualified residence.—For purposes of this section—

"(1) In general.—The term 'qualified residence' means a residence that—

"(A) is real property, constructed onsite or manufactured offsite, affixed on a permanent foundation;

"(B) is—

"(i) a house which is comprised of 4 or fewer residential units;

"(ii) a condominium unit; or

"(iii) a house or an apartment owned by a cooperative housing corporation, as defined in section 216(b);

"(C) is part of a qualified project with respect to which the neighborhood homes credit agency has made an allocation under subsection (e); and

"(D) is located in a qualified census tract, determined as of the date of such allocation.

"(2) Qualified census tract.—

"(A) In general.—The term 'qualified census tract' means a census tract—

"(i) which—

"(I) has a median family income which does not exceed 80 percent of the median family income for the applicable area;

"(II) has a poverty rate that is not less than 130 percent of the poverty rate of the applicable area; and

"(III) has a median value for owner-occupied homes that does not exceed the median value for owner-occupied homes in the applicable area;

"(ii) which—

"(I) is located in a city which has a population of not less than 50,000 and such city has a poverty rate that is not less than 150 percent of the poverty rate of the applicable area;

"(II) has a median family income which does not exceed the median family income for the applicable area; and

"(III) has a median value for owner-occupied homes that does not exceed 80 percent of the median value for owner-occupied homes in the applicable area;

"(iii) which—

"(I) is located in a nonmetropolitan county;

"(II) has a median family income which does not exceed the median family income for the applicable area; and

"(III) has been designated by a neighborhood homes credit agency under this clause;

"(iv) which is not otherwise a qualified census tract and is located in a disaster area, as defined in section 7508A(d)(3), but only with respect to credits allocated in any period during which the President has determined that such area warrants individual or individual and public assistance by the Federal Government under the Robert T. Stafford Disaster Relief and Emergency Assistance Act; or

"(v) which is not otherwise a qualified census tract and is identified by the neighborhood homes credit agency, through methodologies detailed in the qualified allocation plan, as having a shortage of affordable owner-occupied homes.

"(B) Applicable area.—The term 'applicable area' means—

"(i) in the case of a metropolitan census tract, the metropolitan area in which such census tract is located; and

"(ii) in the case of a census tract other than a census tract described in clause (i), the State.

"(d) Affordable sale.—For purposes of this section—

"(1) In general.—The term 'affordable sale' means a sale to a qualified homeowner of a qualified residence that the neighborhood homes credit agency certifies as meeting the standards promulgated under subsection (f)(1)(D) for a price that does not exceed—

"(A) in the case of any qualified residence not described in subparagraph (B), (C), or (D), the amount equal to the product of 4 multiplied by the median family income for the applicable area, as determined pursuant to the most recent census data available as of the date of the contract for such sale;

"(B) in the case of a house comprised of 2 residential units, 125 percent of the amount described in subparagraph (A);

"(C) in the case of a house comprised of 3 residential units, 150 percent of the amount described in subparagraph (A); or

"(D) in the case of a house comprised of 4 residential units, 175 percent of the amount described in subparagraph (A).

"(2) Qualified homeowner.—The term 'qualified homeowner' means, with respect to a qualified residence, an individual—

"(A) who owns and uses such qualified residence as the principal residence of such individual; and

"(B) whose family income, determined as of the date that a binding contract for the affordable sale of such residence is entered into, is 140 percent or less of the median family income for the applicable area in which the qualified residence is located.

"(e) Credit ceiling and allocations.—

"(1) Credit limited based on allocations to qualified projects.—

"(A) In general.—The credit allowed under subsection (a) to any taxpayer for any taxable year with respect to 1 or more qualified residences which are part of the same qualified project shall not exceed the excess, if any, of—

"(i) the amount allocated by the neighborhood homes credit agency under this paragraph to such taxpayer with respect to such qualified project, over

"(ii) the aggregate amount of credit allowed under subsection (a) to such taxpayer with respect to qualified residences which are a part of such qualified project for all prior taxable years.

"(B) Deadline for completion.—No credit shall be allowed under subsection (a) with respect to any qualified residence unless the affordable sale of such residence is during the 5-year period beginning on the date of the allocation to the qualified project of which such residence is a part, or, in the case of a qualified residence to which subsection (i) applies, the rehabilitation of such residence is completed during such 5-year period.

"(2) Limitations on allocations to qualified projects.—

"(A) Allocations limited by State neighborhood homes credit ceiling.—The aggregate amount allocated to taxpayers with respect to qualified projects by the neighborhood homes credit agency of any State for any calendar year shall not exceed the State neighborhood homes credit amount of such State for such calendar year.

"(B) Set-aside for certain projects involving qualified nonprofit organizations.—Rules similar to the rules of section 42(h)(5) shall apply for purposes of this section.

"(3) Determination of State neighborhood homes credit ceiling.—

"(A) In general.—The State neighborhood homes credit amount for a State for a calendar year is an amount equal to the sum of—

"(i) the greater of—

"(I) the product of $9, multiplied by the State population, determined in accordance with section 146(j); or

"(II) $12,000,000; and

"(ii) any amount previously allocated to any taxpayer with respect to any qualified project by the neighborhood homes credit agency of such State which can no longer be allocated to any qualified residence because the 5-year period described in paragraph (1)(B) expires during calendar year.

"(B) 3-year carryforward of unused limitation.—The State neighborhood homes credit amount for a State for a calendar year shall be increased by the excess, if any, of the State neighborhood homes credit amount for such State for the preceding calendar year over the aggregate amount allocated by the neighborhood homes credit agency of such State during such preceding calendar year. Any amount carried forward under the preceding sentence shall not be carried past the third calendar year after the calendar year in which such credit amount originally arose, determined on a first-in, first-out basis.

"(f) Responsibilities of neighborhood homes credit agencies.—

"(1) In general.—Notwithstanding subsection (e), the State neighborhood homes credit dollar amount shall be zero for a calendar year unless the neighborhood homes credit agency of the State—

"(A) allocates such amount pursuant to a qualified allocation plan of the neighborhood homes credit agency;

"(B) subject to paragraph (2), allocates not more than 20 percent of amounts allocated in the previous year, or for allocations made in the first allocation year under this section, not more than 20 percent of the neighborhood homes credit ceiling for such year, to projects with respect to qualified residences which—

"(i) are located in census tracts described in subsection (c)(2)(A)(iii), (c)(2)(A)(iv), or (i)(5); or

"(ii) are not located in a qualified census tract but meet the requirements of subsection (i)(8);

"(C) subject to paragraph (2), in addition to any allocation described in subparagraph (B), allocates not more than 20 percent of amounts allocated in the previous year, or for allocations made in the first allocation year under this section, not more than 20 percent of the neighborhood homes credit ceiling for such year, to projects with respect to qualified residences which are located in any census tract described in subsection (c)(2)(A)(v), except that, with respect to any qualified residence located within such census tract which is sold to a qualified homeowner, subsection (d)(2) shall be applied by substituting '120 percent' for '140 percent';

"(D) promulgates standards with respect to reasonable qualified development costs and fees;

"(E) promulgates standards with respect to construction quality which are consistent with building codes or other standards required by the State or local jurisdiction in which the project is located;

"(F) in the case of any neighborhood homes credit agency which makes an allocation to a qualified project which includes any qualified residence to which subsection (i) applies, promulgates standards with respect to protecting the owners of such residences, including the capacity of such owners to pay rehabilitation costs not covered by the credit provided by this section and providing for the disclosure to such owners of their rights and responsibilities with respect to the rehabilitation of such residences;

"(G) submits to the Secretary, at such time and in such manner as the Secretary may prescribe, an annual report specifying—

"(i) the amount of the neighborhood homes credits allocated to each qualified project for the previous year;

"(ii) with respect to each qualified residence completed in the preceding calendar year—

"(I) the census tract in which such qualified residence is located;

"(II) with respect to the qualified project that includes such qualified residence, the year in which such project received an allocation under this section;

"(III) whether such qualified residence was new, substantially rehabilitated and sold to a qualified homeowner, or substantially rehabilitated pursuant to subsection (i);

"(IV) the eligible development costs of such qualified residence;

"(V) the amount of the neighborhood homes credit with respect to such qualified residence;

"(VI) the sales price of such qualified residence, if applicable; and

"(VII) the family income of the qualified homeowner, expressed as a percentage of the applicable area median family income for the location of the qualified residence; and

"(iii) such other information as the Secretary may require;

"(H) makes available to the general public a written explanation for any allocation of a neighborhood homes credit dollar amount which is not made in accordance with established priorities and selection criteria of the neighborhood homes credit agency; and

"(I) provides educational outreach on application and compliance requirements, including for small residential builders and remodelers.

"(2) Alternative for certain States.—

"(A) In general.—In the case of any State which, for a calendar year, is an applicable State, as defined in subparagraph (B), in lieu of the requirements under subparagraphs (B) and (C) of paragraph (1), the neighborhood homes credit agency of the State may elect to allocate not more than 40 percent of amounts allocated in the previous year, or for allocations made in the first allocation year under this section, not more than 40 percent of the neighborhood homes credit ceiling for such year, to projects with respect to qualified residences which are described in either subparagraph (B) or (C) of paragraph (1).

"(B) Applicable State.—For purposes of this paragraph, the term 'applicable State' means a State which, for purposes of determining the amount under subsection (e)(3)(A)(i) for the calendar year with respect to such State, received the amount described in subclause (II) of such subsection.

"(3) Qualified allocation plan.—For purposes of this subsection, the term 'qualified allocation plan' means any plan which—

"(A) sets forth the selection criteria to be used to prioritize qualified projects for allocations of State neighborhood homes credit dollar amounts, including—

"(i) the need for new or substantially rehabilitated owner-occupied homes in the area addressed by the project;

"(ii) the expected contribution of the project to neighborhood stability and revitalization, including the impact on neighborhood residents;

"(iii) the capability and prior performance of the project sponsor; and

"(iv) the likelihood the project will result in long-term homeownership;

"(B) has been made available for public comment;

"(C) as determined by the neighborhood homes credit agency, is likely to result in the selection of highly qualified applicants while also minimizing, to the extent practicable, application costs and barriers to entry for small residential builders and remodelers; and

"(D) provides a procedure that the neighborhood homes credit agency, or any agent or contractor of such agency, shall follow for purposes of—

"(i) identifying noncompliance with any provisions of this section; and

"(ii) notifying the Internal Revenue Service of any such noncompliance of which the agency becomes aware.

"(g) Repayment.—

"(1) In general.—

"(A) Sold during 5-year period.—If a qualified residence is sold during the 5-year period beginning immediately after the affordable sale of such qualified residence referred to in subsection (a), the seller shall transfer an amount equal to the repayment amount to the relevant neighborhood homes credit agency.

"(B) Use of repayments.—A neighborhood homes credit agency shall use any amount received pursuant to subparagraph (A) only for purposes of qualified projects.

"(2) Repayment amount.—For purposes of paragraph (1)(A)—

"(A) In general.—The repayment amount is an amount equal to the applicable percentage of the gain from the sale to which the repayment relates.

"(B) Applicable percentage.—For purposes of subparagraph (A), the applicable percentage is 50 percent, reduced by 10 percentage points for each year of the 5-year period referred to in paragraph (1)(A) which ends before the date of such sale.

"(3) Lien for repayment amount.—A neighborhood homes credit agency receiving an allocation under this section shall place a lien on each qualified residence that is built or rehabilitated as part of a qualified project for an amount such agency deems necessary to ensure potential repayment pursuant to paragraph (1)(A).

"(4) Waiver.—

"(A) In general.—The neighborhood homes credit agency may waive the repayment required under paragraph (1)(A) if the agency determines that making a repayment would constitute a hardship to the seller.

"(B) Hardship.—For purposes of subparagraph (A), with respect to the seller, a hardship may include—

"(i) divorce;

"(ii) disability;

"(iii) illness; or

"(iv) any other hardship identified by the neighborhood homes credit agency for purposes of this paragraph.

"(h) Other definitions and special rules.—For purposes of this section—

"(1) Neighborhood homes credit agency.—The term 'neighborhood homes credit agency' means the agency designated by the governor of a State as the neighborhood homes credit agency of the State.

"(2) Qualified project.—The term 'qualified project' means a project that a neighborhood homes credit agency certifies will build or substantially rehabilitate 1 or more qualified residences.

"(3) Determinations of family income.—Rules similar to the rules of section 143(f)(2) shall apply for purposes of this section.

"(4) Possessions treated as States.—The term 'State' includes the District of Columbia and the possessions of the United States.

"(5) Special rules related to condominiums and cooperative housing corporations.—

"(A) Determination of development costs.—In the case of a qualified residence described in clause (ii) or (iii) of subsection (c)(1)(B), the reasonable development costs and eligible development costs of such qualified residence shall be an amount equal to such costs, respectively, of the entire condominium or cooperative housing property in which such qualified residence is located, multiplied by a fraction—

"(i) the numerator of which is the total floor space of such qualified residence; and

"(ii) the denominator of which is the total floor space of all residences within such property.

"(B) Tenant-stockholders of cooperative housing corporations treated as owners.—In the case of a cooperative housing corporation, as such term is defined in section 216(b), a tenant-stockholder shall be treated as owning the house or apartment which such person is entitled to occupy.

"(6) Related party sales not treated as affordable sales.—

"(A) In general.—A sale between related persons shall not be treated as an affordable sale.

"(B) Related persons.—For purposes of this paragraph, a person, referred to in this subparagraph as the 'related person', is related to any person if the related person bears a relationship to such person specified in section 267(b) or 707(b)(1), or the related person and such person are engaged in trades or businesses under common control, within the meaning of subsections (a) and (b) of section 52. For purposes of the preceding sentence, in applying section 267(b) or 707(b)(1), '10 percent' shall be substituted for '50 percent'.

"(7) Inflation adjustment.—

"(A) In general.—In the case of a calendar year after 2026, the dollar amounts in subsections (b)(3)(A), (e)(3)(A)(i)(I), (e)(3)(A)(i)(II), and (i)(2)(C) shall each be increased by an amount equal to—

"(i) such dollar amount, multiplied by

"(ii) the cost-of-living adjustment determined under section 1(f)(3) for such calendar year by substituting 'calendar year 2025' for 'calendar year 2016' in subparagraph (A)(ii) thereof.

"(B) Rounding.—

"(i) In the case of the dollar amounts in subsections (b)(3)(A) and (i)(2)(C), any increase under paragraph (1) which is not a multiple of $1,000 shall be rounded to the nearest multiple of $1,000.

"(ii) In the case of the dollar amount in subsection (e)(3)(A)(i)(I), any increase under paragraph (1) which is not a multiple of $0.01 shall be rounded to the nearest multiple of $0.01.

"(iii) In the case of the dollar amount in subsection (e)(3)(A)(i)(II), any increase under paragraph (1) which is not a multiple of $100,000 shall be rounded to the nearest multiple of $100,000.

"(8) Report.—

"(A) In general.—The Secretary shall annually issue a report, to be made available to the public, which contains the information submitted pursuant to subsection (f)(1)(G).

"(B) De-identification.—The Secretary shall ensure that any information made public pursuant to subparagraph (A) excludes any information that would allow for the identification of qualified homeowners.

"(9) List of qualified census tracts.—The Secretary of Housing and Urban Development shall, for each year, make publicly available a list of qualified census tracts under—

"(A) on a combined basis, clauses (i) and (ii) of subsection (c)(2)(A);

"(B) clause (iii) of such subsection; and

"(C) subsection (i)(5)(A).

"(10) Denial of deductions if converted to rental housing.—If, during the 5-year period beginning immediately after the affordable sale of a qualified residence referred to in subsection (a), an individual who owns a qualified residence, whether or not such individual was the purchaser in such affordable sale, fails to use such qualified residence as such individual's principal residence for any period of time, no deduction shall be allowed for expenses paid or incurred by such individual with respect to renting, during such period of time, such qualified residence.

"(i) Application of credit with respect to owner-occupied rehabilitations.—

"(1) In general.—In the case of a qualified rehabilitation by the taxpayer of any qualified residence which is owned, as of the date that the written binding contract referred to in paragraph (3) is entered into, by a specified homeowner, the rules of paragraphs (2) through (7) shall apply.

"(2) Alternative credit determination.—In the case of any qualified residence described in paragraph (1), the neighborhood homes credit determined under subsection (a) with respect to such residence shall, in lieu of any credit otherwise determined under subsection (a) with respect to such residence, be allowed in the taxable year during which the qualified rehabilitation is completed, as determined by the neighborhood homes credit agency, and shall be equal to the least of—

"(A) the excess, if any, of—

"(i) the amounts paid or incurred by the taxpayer for the qualified rehabilitation of the qualified residence to the extent that such amounts are certified by the neighborhood homes credit agency, at the time of the completion of such rehabilitation, as meeting the standards specified pursuant to subsection (f)(1)(D), over

"(ii) any amounts paid to such taxpayer for such rehabilitation;

"(B) 50 percent of the amounts described in subparagraph (A)(i); or

"(C) $50,000.

"(3) Qualified rehabilitation.—

"(A) In general.—For purposes of this subsection, the term 'qualified rehabilitation' means a rehabilitation or reconstruction performed pursuant to a written binding contract between the taxpayer and the specified homeowner if the amount paid or incurred by the taxpayer in the performance of such rehabilitation or reconstruction exceeds the dollar amount in effect under subsection (b)(3)(A).

"(B) Application of limitation to expenses paid or incurred after allocation.—A rule similar to the rule of subsection (b)(4) shall apply for purposes of this subsection.

"(4) Specified homeowner.—For purposes of this subsection, the term 'specified homeowner' means, with respect to a qualified residence, an individual—

"(A) who owns and uses such qualified residence as the principal residence of such individual as of the date that the written binding contract referred to in paragraph (3) is entered into; and

"(B) whose family income, determined as of such date, does not exceed the median family income for the applicable area, with respect to the census tract in which the qualified residence is located.

"(5) Additional census tracts in which owner-occupied residences may be located.—In the case of any qualified residence described in paragraph (1), the term 'qualified census tract' includes any census tract which—

"(A) meets the requirements of subsection (c)(2)(A)(i) without regard to subclause (III) thereof; and

"(B) is designated by the neighborhood homes credit agency for purposes of this paragraph.

"(6) Modification of repayment requirement.—In the case of any qualified residence described in paragraph (1), subsection (g) shall be applied by beginning the 5-year period otherwise described therein on the date on which the qualified homeowner acquired such residence.

"(7) Related parties.—Paragraph (1) shall not apply if the taxpayer is the owner of the qualified residence described in paragraph (1) or is related, within the meaning of subsection (h)(6)(B), to such owner.

"(8) Pyrrhotite remediation.—The requirement of subsection (c)(1)(D) shall not apply to a qualified rehabilitation under this subsection of a qualified residence that is documented by an engineer's report and core testing to have a foundation that is adversely impacted by pyrrhotite or other iron sulfide minerals.

"(j) Regulations.—The Secretary shall prescribe such regulations as may be necessary or appropriate to carry out the purposes of this section, including regulations that prevent avoidance of the rules, and abuse of the purposes, of this section.".

(b) Credit allowed as part of general business credit.—Section 38(b) of the Internal Revenue Code of 1986 is amended by striking "plus" at the end of paragraph (40), by striking the period at the end of paragraph (41) and inserting ", plus", and by adding at the end the following new paragraph:

"(42) the neighborhood homes credit determined under section 42A(a).".

(c) Credit allowed against alternative minimum tax.—Section 38(c)(4)(B) of the Internal Revenue Code of 1986 is amended by redesignating clauses (iv) through (xii) as clauses (v) through (xiii), respectively, and by inserting after clause (iii) the following new clause:

"(iv) the credit determined under section 42A,".

(d) Basis adjustments.—

(1) Energy efficient home improvement credit.—Section 25C(g) of the Internal Revenue Code of 1986 is amended by adding after the first sentence the following new sentence: "This subsection shall not apply for purposes of determining the eligible development costs or adjusted basis of any building under section 42A.".

(2) Residential clean energy credit.—Section 25D(f) of such Code is amended by adding after the first sentence the following new sentence: "This subsection shall not apply for purposes of determining the eligible development costs or adjusted basis of any building under section 42A.".

(3) New energy efficient home credit.—Section 45L(e) of such Code is amended by inserting "or for purposes of determining the eligible development costs or adjusted basis of any building under section 42A" after "section 42".

(e) Exclusion from gross income.—Part III of subchapter B of chapter 1 of the Internal Revenue Code of 1986 is amended by inserting before section 140 the following new section:

"Sec. 139J. State energy subsidies for qualified residences.

"(a) Exclusion from gross income.—Gross income shall not include the value of any subsidy provided to a taxpayer, whether directly or indirectly, by any State energy office, as defined in section 124(a) of the Energy Policy Act of 2005 (42 U.S.C. 15821(a)), for purposes of any energy improvements made to a qualified residence, as defined in section 42A(c)(1).".

(f) Conforming amendments.—

(1) Subsections (i)(3)(C), (i)(6)(B)(i), and (k)(1) of section 469 of the Internal Revenue Code of 1986 are each amended by inserting "or 42A" after "section 42".

(2) The table of sections for subpart D of part IV of subchapter A of chapter 1 of such Code is amended by inserting after the item relating to section 42 the following new item:

"Sec. 42A. Neighborhood homes credit.".

(3) The table of sections for part III of subchapter B of chapter 1 of such Code is amended by inserting before the item relating to section 140 the following new item:

"Sec. 139J. State energy subsidies for qualified residences.".

(g) Effective date.—The amendments made by this section shall apply to taxable years beginning after December 31, 2026.

SEC. 433. RURAL HOUSING PRESERVATION FUNDING.

(a) Housing preservation and revitalization program.—There is authorized to be appropriated to the Secretary of Agriculture $200,000,000 for each of fiscal years 2027 through 2031 to carry out section 545 of the Housing Act of 1949, as added by section 502 of the 21st Century ROAD to Housing Act (Public Law 119–XXX).

(b) Multifamily housing technology.—There is authorized to be appropriated to the Secretary of Agriculture $50,000,000 for fiscal year 2027 for improving the technology of the Department of Agriculture used to process loans for multifamily housing and otherwise manage such housing. Such improvements shall be made within the 5-year period beginning upon the appropriation of such amounts, and such amounts shall remain available until the expiration of such 5-year period.

SEC. 434. APPROPRIATIONS FOR FARMWORKER HOUSING.

(a) Section 513 of the Housing Act of 1949 (42 U.S.C. 1483) is amended by adding at the end the following new subsection:

"(f) Funding for farmworker housing.—

"(1) Section 514 farmworker housing loans.—

"(A) Insurance authority.—The Secretary of Agriculture may, to the extent approved in appropriation Acts, insure loans under section 514 (42 U.S.C. 1484) during each of fiscal years 2027 through 2036 in an aggregate amount not to exceed $200,000,000.

"(B) Authorization of appropriations for costs.—There is authorized to be appropriated $75,000,000 for each of fiscal years 2027 through 2036 for costs (as such term is defined in section 502 of the Congressional Budget Act of 1974 (2 U.S.C. 661a)) of loans insured pursuant to the authority under subparagraph (A).

"(2) Section 516 grants for farmworker housing.—There is authorized to be appropriated $30,000,000 for each of fiscal years 2027 through 2036 for financial assistance under section 516 (42 U.S.C. 1486).

"(3) Section 521 housing assistance.—There is authorized to be appropriated $2,700,000,000 for each of fiscal years 2027 through 2036 for rental assistance agreements entered into or renewed pursuant to section 521(a)(2) (42 U.S.C. 1490a(a)(2)) or agreements entered into in lieu of debt forgiveness or payments for eligible households as authorized by section 502(c)(5)(D).".

(b) Section 514 of the Housing Act of 1949 (42 U.S.C. 1484) is amended by adding at the end the following:

"(j) Per project limitations on assistance.—If the Secretary, in making available assistance in any area under this section or section 516 (42 U.S.C. 1486), establishes a limitation on the amount of assistance available per project, the limitation on a grant or loan award per project shall not be less than $5 million.".

(c) Subsection (a)(5) of section 521 of the Housing Act of 1949 (42 U.S.C. 1490a(a)(5)) is amended—

(1) in subparagraph (A) by inserting "or domestic farm labor legally admitted to the United States and authorized to work in agriculture" after "migrant farmworkers";

(2) in subparagraph (B)—

(A) by striking "Amount.—In any fiscal year" and inserting "Amount.—

"(i) Housing for migrant farmworkers.—In any fiscal year";

(B) by inserting "providing housing for migrant farmworkers" after "any project"; and

(C) by inserting at the end the following:

"(ii) Housing for other farm labor.—In any fiscal year, the assistance provided under this paragraph for any project providing housing for domestic farm labor legally admitted to the United States and authorized to work in agriculture shall not exceed an amount equal to 50 percent of the operating costs for the project for the year, as determined by the Secretary. The owner of such project shall not qualify for operating assistance unless the Secretary certifies that the project was unoccupied or underutilized before making units available to such farm labor, and that a grant under this section will not displace any farm worker who is a United States worker."; and

(3) in subparagraph (D), by adding at the end the following:

"(iii) The term 'domestic farm labor' has the same meaning given such term in section 514(f)(3) (42 U.S.C. 1484(f)(3)), except that subparagraph (A) of such section shall not apply for purposes of this section.".

(d) Housing assistance eligibility for certified agricultural workers and dependents.—Subsection (a) of section 214 of the Housing and Community Development Act of 1980 (42 U.S.C. 1436a) is amended—

(1) in paragraph (6), by striking "or" at the end;

(2) by redesignating paragraph (7) as paragraph (8); and

(3) by inserting after paragraph (6) the following:

"(7) an alien granted certified agricultural worker or certified agricultural dependent status under title IX of the POPULIST Act, but solely for financial assistance made available pursuant to section 521 or 542 of the Housing Act of 1949 (42 U.S.C. 1490a, 1490r); or".

(e) VAWA covered housing programs.—Paragraph (3) of section 41411(a) of the Violence Against Women Act of 1994 (34 U.S.C. 12491(a)(3)) is amended—

(1) in subparagraph (I), by striking "and" at the end;

(2) by redesignating subparagraph (J) as subparagraph (K); and

(3) by inserting after subparagraph (I) the following new subparagraph:

"(J) rural development housing voucher assistance provided by the Secretary of Agriculture pursuant to section 542 of the Housing Act of 1949 (42 U.S.C. 1490r), without regard to subsection (b) of such section, and applicable appropriation Acts; and".

Subtitle D—Market Safeguards for Housing Access

SEC. 441. PROHIBITION ON ALGORITHMIC RENT PRICING AND COORDINATION.

(a) Definitions.—In this section:

(1) Chair.—The term "Chair" means the Chair of the Federal Trade Commission.

(2) Commission.—The term "Commission" means the Federal Trade Commission.

(3) Consciously parallel pricing coordination.—The term "consciously parallel pricing coordination" means a tacit agreement between 2 or more rental property owners to raise, lower, change, maintain, or manipulate pricing for the purchase or sale of reasonably interchangeable products or services.

(4) Coordinating function.—The term "coordinating function" means—

(A) collecting historical or contemporaneous prices, supply levels, or lease or rental contract termination and renewal dates of residential dwelling units from 2 or more rental property owners;

(B) analyzing or processing the information described in subparagraph (A) using a system, software, or process that uses computation, including by using that information to train an algorithm; and

(C) recommending rental prices, lease renewal terms, or ideal occupancy levels to a rental property owner.

(5) Coordinator.—The term "coordinator" means any person that operates a software or data analytics service that performs a coordinating function for any rental property owner, including a rental property owner performing a coordinating function for their own benefit.

(6) Person.—The term "person" has the meaning given that term in section 12(a) of the Clayton Act (15 U.S.C. 12(a)).

(7) Residential dwelling unit.—The term "residential dwelling unit"—

(A) means any house, apartment, accessory unit, or other unit intended to be used as a primary residence; and

(B) does not include inpatient medical care, licensed long-term care, or detention or correctional facilities.

(8) Rental property owner.—The term "rental property owner" means any individual, corporation, partnership, association, joint-stock company, trust, or unincorporated organization that owns real property and leases or rents such property or any portion thereof in the form of 4 or more residential dwelling units.

(9) State.—The term "State" means any State of the United States, the District of Columbia, the Commonwealth of Puerto Rico, and any territory or possession of the United States.

(b) Unlawful conduct.—

(1) Contract or conspiracy in restraint of trade.—It shall be unlawful for a rental property owner, in or affecting commerce, or any agent or subcontractor thereof, to subscribe to, contract with, or otherwise exchange anything of value in return for the services of a coordinator, and such action shall be deemed a per se violation of the Sherman Act (15 U.S.C. 1 et seq.).

(2) Facilitation.—It shall be unlawful for a coordinator, in or affecting commerce, to facilitate an agreement among rental property owners to not compete with respect to residential dwelling units, including by performing a coordinating function.

(3) Anticompetitive merger.—It shall be unlawful for any coordinator, in or affecting commerce, to acquire, directly or indirectly, the whole or any part of the stock or other share capital of another coordinator if the acquisition would create an appreciable risk of materially lessening competition in violation of section 7 of the Clayton Act (15 U.S.C. 18), or tend to create a monopoly or monopsony.

(c) Enforcement.—

(1) Federal Trade Commission.—The Commission shall enforce this section in the same manner, by the same means, and with the same jurisdiction, powers, and duties as though all applicable terms of the Federal Trade Commission Act (15 U.S.C. 41 et seq.) were incorporated into and made a part of this section.

(2) Attorney General.—The Attorney General shall enforce this section in the same manner, by the same means, and with the same jurisdiction, powers, and duties as though all applicable terms of the Sherman Act (15 U.S.C. 1 et seq.), the Clayton Act (15 U.S.C. 12 et seq.), and the Antitrust Civil Process Act (15 U.S.C. 1311 et seq.) were incorporated into and made a part of this section.

(3) State attorneys general.—The attorney general of any State may enforce this section in the same manner, by the same means, and with the same jurisdiction, powers, and duties as though all applicable terms of the Sherman Act and the Clayton Act were incorporated into and made a part of this section.

(4) Unfair methods of competition.—A violation of this section shall constitute an unfair method of competition under section 5 of the Federal Trade Commission Act (15 U.S.C. 45).

(5) Independent litigation authority.—If the Commission has reason to believe that a person has violated this section, the Commission may commence a civil action, in its own name, to recover a civil penalty and seek other appropriate relief.

(6) Standards of pleading.—In a civil action under this subsection, a complaint—

(A) plausibly pleads a violation of section 1 or section 3(a) of the Sherman Act (15 U.S.C. 1, 3(a)) if the complaint contains factual allegations, including allegations of consciously parallel pricing coordination, demonstrating that the existence of a contract, combination, or conspiracy in restraint of trade is among the realm of plausible possibilities; and

(B) need not allege facts tending to exclude the possibility of independent action.

(7) Civil actions by injured persons.—

(A) Any person aggrieved by a violation of this section may bring a civil action in an appropriate district court of the United States.

(B) The court shall award threefold the damages sustained by the plaintiff and the reasonable cost of litigation, including reasonable attorney's fees.

(C) The court may award simple interest on actual damages as provided under applicable antitrust law.

(d) Relationship to State and local laws.—Nothing in this section shall be construed to preempt any State, Tribal, city, or local law, regulation, or ordinance that explicitly supplements or provides greater protection than this section.

SEC. 442. USE-OF-FUNDS RESTRICTIONS ON FEDERAL HOME LOAN BANK ADVANCES.

(a) Definitions.—In this section:

(1) Advance.—The term "advance" means a loan made by a Federal Home Loan Bank to a member pursuant to section 10 of the Federal Home Loan Bank Act (12 U.S.C. 1430), secured by eligible collateral and subject to the terms and conditions established under such section.

(2) Agency.—The term "Agency" means the Federal Housing Finance Agency.

(3) Bank.—The term "Bank" means a Federal Home Loan Bank.

(4) Covered housing.—The term "covered housing" means residential housing that—

(A) is owner-occupied housing; or

(B) is developed, owned, or operated by a nonprofit organization, cooperative, community land trust, public housing authority, or other mission-driven entity.

(5) Covered midsize development.—The term "covered midsize development" means a housing structure consisting of not fewer than 5 and not more than 49 dwelling units subject to enforceable use restrictions, affordability covenants, resale restrictions, rent stabilization provisions, or occupancy requirements that ensure long-term affordable housing availability.

(6) Member.—The term "member" has the meaning given such term in section 2 of the Federal Home Loan Bank Act (12 U.S.C. 1422).

(7) Preferential terms.—The term "preferential terms" means a preferential interest rate, extended maturity, or other terms more favorable than those generally available for advances made by a Federal Home Loan Bank.

(b) Condition on preferential terms.—A Bank may provide an advance on preferential terms only if the member receiving such advance certifies that the proceeds of such advance will be exclusively used for—

(1) originating, acquiring, or refinancing loans secured by covered housing; or

(2) supporting the acquisition, construction, rehabilitation, or refinancing of a covered midsize development.

(c) Certification and tracing.—Each member receiving an advance under subsection (b) shall—

(1) certify the specific loans or projects to be financed with such advance;

(2) maintain records sufficient to trace the advance proceeds for uses permitted under subsection (b); and

(3) submit such documentation to the Bank and the Agency as may be required.

(d) Enforcement.—If the Agency determines subsection (b) has been violated, the Agency may—

(1) require repayment of the advance;

(2) impose restrictions on future access to advances;

(3) assess civil penalties; or

(4) take such other supervisory or enforcement action as the Agency determines appropriate.

SEC. 443. APPRAISAL RECONSIDERATION REQUIREMENTS.

(a) Reconsideration of value.—

(1) In general.—Section 129E of the Truth in Lending Act (15 U.S.C. 1639e) is amended—

(A) by redesignating subsections (j) and (k) as subsections (k) and (l), respectively; and

(B) by inserting after subsection (i) the following:

"(j) Requirements for reconsideration of value or subsequent appraisal.—

"(1) Definitions.—In this section:

"(A) Unacceptable appraisal practice.—The term 'unacceptable appraisal practice' means an appraisal report that—

"(i) uses unsupported or subjective terms to assess or rate the property without providing a foundation for analysis and contextual information;

"(ii) uses inaccurate or incomplete data about the subject property, the neighborhood, the market area, or any comparable property;

"(iii) includes references, statements, or comparisons about crime rates or crime statistics, whether objective or subjective;

"(iv) relies in the appraisal analysis on comparable properties that were not personally inspected by the appraiser when required by the appraisal's scope of work;

"(v) relies in the appraisal analysis on inappropriate comparable properties;

"(vi) fails to use comparable properties that are more similar, or nearer, to the subject property without adequate explanation;

"(vii) uses comparable property data provided by any interested party to the transaction without verification by a disinterested party;

"(viii) uses inappropriate adjustments for differences between the subject property and the comparable properties that do not reflect the market's reaction to such differences; or

"(ix) fails to make proper adjustments, including time adjustments for differences between the subject property and the comparable properties when necessary.

"(B) Unsupported.—The term 'unsupported' means, with respect to an appraisal report or an appraiser's opinion of value, that the appraisal report or the opinion of value is not supported by relevant evidence and logic.

"(2) Review.—In connection with a consumer credit transaction secured by a consumer's principal dwelling, a creditor shall have a review and resolution procedure for a consumer-initiated reconsideration of value or subsequent appraisal that complies with the following requirements:

"(A) The creditor shall complete its own appraisal review before delivering the appraisal to the consumer.

"(B) The creditor shall have policies and procedures that provide the consumer with a process to submit 1 request for a reconsideration of value and subsequent appraisal prior to the loan closing or within 60 calendar days of denial of a credit application if the consumer believes the appraisal report may be unsupported, may be deficient due to an unacceptable appraisal practice, or may reflect discrimination.

"(C) At the time of application and upon delivery of the appraisal report to the consumer, the creditor shall provide a written disclosure to the consumer describing the process for requesting a reconsideration of value or subsequent appraisal, which written disclosure shall include a standardized format for the consumer to submit the request for a reconsideration of value, including—

"(i) the name of the borrower;

"(ii) the property address;

"(iii) the effective date of the appraisal;

"(iv) the appraiser's name;

"(v) the date of the request;

"(vi) a description of why the consumer believes the appraisal report may be unsupported, may be deficient due to an unacceptable appraisal practice, or may reflect discrimination;

"(vii) any additional information or data, including not more than 5 alternative comparable properties and the related data sources that the consumer would like the appraiser to consider; and

"(viii) an explanation of why the new information, data, or comparable properties support the reconsideration of value.

"(D) The creditor shall obtain the necessary information from the consumer if the consumer's request for reconsideration of value or subsequent appraisal is unclear or requires more information.

"(E) The creditor shall have a standardized format to communicate the reconsideration of value to the appraiser, which format shall include—

"(i) the name of the borrower;

"(ii) the property address;

"(iii) the effective date of the appraisal;

"(iv) the appraiser's name;

"(v) the date of the request;

"(vi) a description of any area of the appraisal report that may be unsupported, may be deficient due to an unacceptable appraisal practice, or may reflect discrimination;

"(vii) any additional information or data, including not more than 5 alternative comparable properties and the related data sources that the consumer would like the appraiser to consider;

"(viii) an explanation of why the new information, data, or comparable properties support the reconsideration of value;

"(ix) a definition of turn-time expectations for the appraiser to communicate the reconsideration of value results back to the creditor;

"(x) instructions for delivering the reconsideration of value response as part of a revised appraisal report that includes commentary on conclusions regardless of the outcome; and

"(xi) a reference for appraisers on how to correct minor appraisal issues or non-material errors not related to the reconsideration of value process.

"(3) Subsequent appraisal and referral.—

"(A) In general.—If the creditor identifies material deficiencies in the appraisal report that are not corrected or addressed by the appraiser upon request of the creditor, including through a consumer-initiated reconsideration of value, or if there is evidence of unsupported or unacceptable appraisal practices, the creditor shall—

"(i) at the request of the consumer, order a subsequent appraisal at the creditor's own expense; and

"(ii) forward the appraisal report and the creditor's summary of findings to the appropriate appraisal licensing agency or regulatory board.

"(B) Discrimination.—If the creditor has reason to believe that an appraisal report reflects discrimination, the creditor shall—

"(i) order a subsequent appraisal at the creditor's own expense;

"(ii) forward the appraisal report and the creditor's summary of findings to the appropriate local, State, or Federal enforcement agency; and

"(iii) upon a final determination of discrimination by the appropriate local, State, or Federal enforcement agency, receive a reimbursement from the appraiser covering the cost of the subsequent appraisal ordered by the creditor.

"(C) Definition.—

"(i) In general.—Except as provided in clause (ii), in this paragraph, the term 'reason to believe' means that the creditor has reviewed the applicable law and available evidence and determined that a potential violation of Federal or State antidiscrimination law exists.

"(ii) Exception.—The term 'reason to believe' does not mean that there is a final legal determination of discrimination.

"(4) Document retention.—The creditor shall retain all documentation and written communications related to the request for reconsideration of value or subsequent appraisal in the loan file during the 7-year period beginning on the date on which the consumer submitted the credit application.

"(5) Rule of construction.—This subsection is consistent with the exceptions to the appraiser independence requirements found in subsection (c). Nothing in this subsection shall be construed to require a creditor to submit a reconsideration of value to the original appraiser before ordering a subsequent appraisal from a subsequent appraiser.".

(2) Rules and interpretative guidelines.—Section 129E(g) of the Truth in Lending Act (15 U.S.C. 1639e(g)) is amended—

(A) in paragraph (1), by striking "paragraph (2), the Board" and inserting "paragraphs (2) and (3), the Bureau"; and

(B) by adding at the end the following:

"(3) Final rule.—Not later than 1 year after the date of enactment of this paragraph, the Federal Housing Finance Agency shall issue a final rule after notice and comment and issue such guidance as may be necessary to carry out and enforce subsection (j).".

SEC. 444. HOUSING-FIRST PERFORMANCE SAFEGUARDS.

(a) In general.—Section 422(b) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11382(b)) is amended by adding at the end the following:

"(3) Housing-first performance safeguards; due process.—

"(A) In general.—For purposes of paragraph (2)(A), a project may be determined to be underperforming only in accordance with objective performance measures established by the Secretary by notice or regulation.

"(B) Housing-first alignment.—The measures under subparagraph (A) shall prioritize outcomes related to placement into permanent housing and retention of permanent housing, and shall not condition project eligibility, participant eligibility, or continued funding on participant compliance with treatment, medication, services participation, sobriety, employment, curfews, or other behavioral requirements unrelated to health and safety.

"(C) Notice and opportunity to improve.—Before a collaborative applicant may apply to replace a project under paragraph (2)(A), the collaborative applicant shall provide the project sponsor with written notice describing the basis for the determination, the data relied upon, and the actions required to remedy identified deficiencies, and shall provide not less than 90 days for the project sponsor to submit a corrective action plan and demonstrate measurable improvement, unless the Secretary determines that an imminent threat to health or safety requires immediate action.

"(D) Appeal.—A project sponsor may appeal a determination under subparagraph (A) to the Secretary in accordance with procedures established by the Secretary, and the Secretary shall provide for an expedited determination for purposes of year 2 awards under paragraph (2).".

(b) Rule of construction.—Nothing in this section shall be construed to prohibit the Secretary from establishing performance measures that account for the differing needs and barriers of subpopulations served, including individuals with serious mental illness, substance use disorders, chronic health conditions, or high-service needs.

Subtitle E—American Union Housing

SEC. 451. FINDINGS AND PURPOSES.

(a) Findings.—Congress finds the following:

(1) The United States faces a persistent shortage of affordable, stable housing that undermines economic security, labor mobility, family formation, and community stability.

(2) Long-term public ownership of residential housing, coupled with standardized leasing and predictable costs, can provide durable affordability without reliance on speculative real estate markets.

(3) The construction and leasing of federally owned housing can recoup public investment over time and generate stable, long-term revenue for the Federal Government.

(4) Purpose-built residential buildings that include shared community space can facilitate voluntary community formation, mutual support, democratic self-governance, and collective problem-solving.

(5) Housing is a form of essential national infrastructure, comparable to transportation, energy, and communications infrastructure, and its provision serves interstate commerce, national labor mobility, and the general welfare of the United States.

(6) A parallel Federal housing production and allocation system can expand housing supply, support geographic mobility, and complement existing housing assistance programs without replacing them.

(7) Federally owned housing developed under this subtitle can be paired with public production facilities, cooperative enterprises, educational initiatives, and reindustrialization programs to promote employment, resilience, and shared prosperity.

(b) Purposes.—The purposes of this subtitle are—

(1) to establish a Federal program for the development of standardized, affordable residential housing which will remain permanently outside speculative resale and ownership markets;

(2) to provide a mechanism for groups of individuals with a common interest or goal to coalesce and form real world communities; and

(3) to recoup public investment in housing construction and operations and generate long-term public revenue in a way that promotes the general welfare of the United States.

SEC. 452. DEFINITIONS.

(a) Definitions.—In this subtitle:

(1) American Union housing.—The term "American Union housing" means residential buildings developed, owned, and leased by the Federal Government under this subtitle.

(2) Community occupancy.—The term "community occupancy" means the collective residential use of an American Union housing building by an eligible group under a standardized agreement with the Director.

(3) Director.—The term "Director" means the Director of the Office of American Union Housing.

(4) Eligible group.—The term "eligible group" means an unincorporated association of natural persons of not fewer than 30 individuals or families, recognized by the Secretary solely for purposes of leasing (or intending to lease) an American Union housing building.

(5) Five-over-one.—The term "five-over-one" means a mixed-use building type consisting of not more than 1 story of nonresidential or commercial use at ground level, with additional stories (commonly but not always 5) of residential dwelling units constructed above.

(6) Fund.—The term "Fund" means the "American Union Housing Capital Fund" established by section 453.

(7) Further Act by Congress.—The term "further Act by Congress" means an Act expressly authorizing expansion beyond the pilot limits in section 457.

(8) GOCO facility.—The term "GOCO facility" means a government owned, community operated facility established by the Strategic Public Production Corporation under section 848 of the POPULIST Act and leased by an eligible group. Such facility may be industrial, commercial, retail, or agricultural.

(9) Housing queue.—The term "housing queue" means the centralized Federal system established by the Office of American Union Housing for receiving applications for and allocating community occupancy.

(10) Office.—The term "Office" means the Office of American Union Housing.

(11) Payment in lieu of taxes.—The term "payment in lieu of taxes" means a discretionary payment authorized by the Secretary to a State or political subdivision to offset demonstrable, material fiscal impacts directly attributable to American Union housing.

(12) Secretary.—The term "Secretary" means the Secretary of Housing and Urban Development.

(13) Standardized rate.—The term "standardized rate" means a rent or occupancy charge established by statute or regulation that is fixed, predictable, and not subject to market repricing.

SEC. 453. AMERICAN UNION HOUSING CAPITAL FUND.

(a) Establishment.—There is established in the Treasury of the United States a fund to be known as the "American Union Housing Capital Fund".

(1) In general.—Amounts received under section 456 shall be deposited in the Fund and shall be available, without further appropriation and without fiscal year limitation, to carry out this subtitle.

(2) Startup funding.—There is appropriated, from the amounts rescinded under subsection (c) or any money in the Treasury not otherwise appropriated, $1,200,000,000 to carry out this section.

(3) Investment funding.—The Director may, after a further Act by Congress, negotiate loans through the National Infrastructure Bank established under section 642 of this Act.

(b) Authorization.—There are authorized to be made available for expenditure, out of the Fund and without fiscal year limitation, such sums as may be necessary to carry out the provisions of this subtitle.

(c) Rescission.—Of the amounts appropriated under section 90003 of the One Big Beautiful Bill Act (Public Law 119–21) for detention capacity, $1,200,000,000 is hereby rescinded.

SEC. 454. OFFICE OF AMERICAN UNION HOUSING.

(a) Establishment.—There is established within the Department of Housing and Urban Development an office to be known as the Office of American Union Housing. The Office shall be headed by a Director, who shall be appointed by the Secretary.

(b) Responsibilities.—The Office shall—

(1) plan, develop, and administer American Union housing in a manner that enables standardized residential buildings to be repeatedly and consistently constructed and rapidly deployed across the United States;

(2) develop standardized application procedures, occupancy agreements, internal governance frameworks, and administrative systems consistent with this subtitle;

(3) manage the housing queue established under this subtitle in a transparent manner that encourages community occupancy to support collective living, civic engagement, employment, public production, cooperative development, education, or other purposes;

(4) collect and publish data regarding construction costs, occupancy rates, fiscal performance, and geographic distribution of American Union housing;

(5) after a further Act by Congress, facilitate funding and financing for American Union housing, including coordination with the National Infrastructure Bank; and

(6) carry out such other duties as the Director determines necessary to implement this subtitle.

SEC. 455. DESIGN AND CONSTRUCTION.

(a) Construction design.—American Union housing shall be built for long-term durability, safety, energy efficiency, community occupancy, and cost-effective operation.

(1) Standardized exterior designs.—The Director shall develop and approve a limited number of standardized exterior building designs for American Union housing, suitable for construction across the United States, which shall provide between 30 and 49 residential housing units suitable for long-term occupancy. At least 1 design must be a five-over-one building.

(A) Pilot program design.—During the pilot program described in section 457, the Director shall utilize a single standardized exterior building design for American Union housing. Such design may not be a five-over-one building or offer commercial space.

(B) Additional designs.—Development and approval of other designs may occur during the pilot, but construction of any non-pilot design may not begin until a further Act by Congress.

(2) Interior design variants.—The Director shall, for each exterior building design of American Union housing, approve no less than 3 standardized interior design variants while maintaining a common construction framework.

(A) In general.—Each design shall include a common area or areas suitable for facilitating community governance, as well as features to support different community uses and occupancy pathways under this subtitle.

(B) Occupancy options.—The design variants shall include:

(i) an efficiency-oriented layout with 49 units, consisting primarily of studio or single-room dwelling units with shared facilities, suitable for individual dormitory-style living;

(ii) a mixed residential layout with 40 units, consisting primarily of 1-bedroom and 2-bedroom dwelling units suitable for individuals, couples, or small households; and

(iii) a family-oriented layout with 30 units, which include 3-bedroom or larger dwelling units, suitable for families or multigenerational households.

(b) Design process.—In developing standardized designs, the Director may employ competitive, open, or collaborative design processes for both interior and exterior layouts, and may solicit design proposals from members of the public, professional designers, educational institutions, or other qualified entities. The Director shall prioritize designs according to the criteria set out in subsection (a).

(c) Land acquisition.—The Director shall, to the fullest extent possible, utilize existing Federal real property for the construction of American Union housing, including any Federal real property made available for use to assist the homeless pursuant to title V of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11411 et seq.), but is authorized to purchase property if necessary.

(1) Gifts.—The Director may accept donations of real property to the Office which are conditioned on the construction of American Union housing on such property; provided that if the gift is linked to an eligible group and such housing is not for general allocation, construction shall not begin until such group reaches the front of the housing queue.

(d) Construction.—The Director shall, to the fullest extent possible, construct American Union housing utilizing the employment program established under title VIII of this Act.

(e) Pairing with other resources.—The Director may site American Union housing adjacent to or in coordination with Federal facilities, public production sites, cooperative enterprises, or other public-purpose developments to promote employment, training, and community stability.

(f) Local impact.—The Director—

(1) shall provide notice to, and solicit input from, the jurisdiction where the Director intends to build American Union housing;

(2) may approve and carry out the construction and operation of American Union housing without regard to local zoning, approval processes, or building restrictions; and

(3) may make a one-time payment in lieu of taxes.

SEC. 456. COMMUNITY OCCUPANCY.

(a) Allocation.—The Director shall continually make American Union housing available for community occupancy to eligible groups in the housing queue.

(1) In general.—The Director shall allocate housing in the order applications are received.

(2) Exceptions.—Applications requesting specific proximity features or specific interior designs may be held until the first available housing with such matching features is available.

(b) Application.—

(1) Availability.—Not later than March 1, 2027, the Director shall make available an application by which eligible groups may apply for available American Union housing under this section.

(2) Requirements.—An application under this subsection shall—

(A) be submitted in such form and manner as the Director may require;

(B) identify the members of the group at the time of application;

(C) describe the shared purpose or purposes of collective occupancy;

(D) indicate any requested proximity to a GOCO facility, terrain, or similar exogenous features relevant to the shared purpose of the group;

(E) include a nonrefundable deposit of $100 per adult applicant; and

(F) provide any other information which the Director deems necessary.

(c) Community association as lessee.—

(1) Recognition framework.—The Director shall establish by regulation a standardized framework for recognizing eligible groups as unincorporated associations for purposes of entering into, performing, and terminating a lease under this subtitle.

(2) Legal status and liability.—An association recognized under this subsection—

(A) shall consist solely of natural persons occupying or intending to occupy American Union housing;

(B) shall not be required to incorporate under Federal or State law;

(C) shall not be deemed a corporation, partnership, cooperative, or other entity except as expressly provided under this subtitle;

(D) shall not acquire any equity interest in American Union housing;

(E) shall not subject any member to joint or several liability beyond obligations expressly assumed under the lease; and

(F) shall cease to be recognized upon termination or nonrenewal of the lease or dissolution in accordance with regulations of the Director.

(d) Lease terms.—

(1) In general.—A lease under this section shall have an initial term of 5 years, except in the case of American Union housing built on land acquired under section 455(c)(1), in which case the Director may require a lease of up to 20 years.

(2) Renewal.—Upon expiration of the initial term, the lease shall be presumptively renewable in successive 1-year increments, subject to compliance with this subtitle.

(3) Residential lease rates.—The lease shall be at standardized rates and set by the Director at an amount equal to 1/3 of the basic wage (as defined in section 1398c of title 42, United States Code) for the members of the eligible group; provided that the Director shall establish a minimum threshold to reflect the population mix for which the building is designed, and the departure of members may not reduce the rate below such threshold.

(A) Exception.—The restriction in paragraph (3) shall not apply for a five-over-one or similar structure that includes nonresidential or commercial space.

(e) Internal governance.—

(1) Autonomy.—Except as provided in paragraph (2), the Director shall not regulate the internal governance, membership criteria, internal allocation of units, or internal decision making of a community occupancy group.

(2) Minimum requirements.—Each eligible group shall, prior to community occupancy, adopt internal rules addressing—

(A) admission and departure of members;

(B) internal dispute resolution;

(C) shared obligations, including—

(i) maintenance of real property and common areas; and

(ii) any payment of dues;

(D) recordkeeping and management of community funds;

(E) conditions for dissolution or reconstitution of the group; and

(F) other matters of internal governance.

(3) Civil rights.—Nothing in this section shall be construed to authorize conduct or governance practices that violate applicable Federal civil rights laws.

(f) Termination and reallocation.—If a community occupancy group dissolves, materially breaches the standardized lease, or fails to maintain minimum occupancy, the Secretary may terminate the lease after notice and a reasonable cure period and reallocate the housing under this subtitle.

SEC. 457. PILOT PROGRAM.

(a) Pilot program.—The Director shall carry out a pilot program to test the feasibility of, and the demand for, American Union housing pursuant to this subtitle.

(1) Scale.—Under the pilot program, the Director shall develop not more than 150 residential buildings and not fewer than 1 in each State.

(2) Consideration of demand.—In determining the number, location, and configuration of buildings developed under the pilot program, the Director shall consider the applications for community occupancy received pursuant to section 456(b).

(3) Construction authority.—Authority to construct new American Union housing under this subtitle shall terminate on January 30, 2029, unless further construction is authorized by a further Act by Congress. Projects for which funds have been obligated prior to such date may proceed to completion notwithstanding this paragraph.

(b) Effect of termination.—Termination of construction authority under subsection (a)(3) shall not affect continued operation, leasing, or maintenance of housing constructed under this subtitle.

(c) Reports.—Not later than October 30, 2027, and every 2 years after, the Director shall submit to Congress (and make publicly available) a report evaluating—

(1) construction costs and timelines;

(2) occupancy rates and demand;

(3) fiscal performance and cost recovery; and

(4) legislative recommendations for expansion, modification, or termination of the program.