

(B) by adding at the end the following:

"(3) Interim final regulations.—Not later than 90 days after the date of enactment of this paragraph, the Federal Housing Finance Agency shall prescribe interim final regulations to carry out subsection (j). Such regulations shall take effect upon publication in the Federal Register. The Federal Housing Finance Agency may prescribe such regulations without regard to the notice and comment requirements of section 553 of title 5, United States Code, but shall provide a public comment period of not less than 60 days after publication. Such regulations shall be deemed to be regulations prescribed by the agencies jointly under paragraph (1)."

SEC. 444. HOUSING-FIRST PERFORMANCE SAFEGUARDS.

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

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

"(1) In general.—For purposes of any determination under this part that a project is underperforming or should be replaced or denied renewal, a project may be determined to be underperforming only in accordance with objective performance measures established by the Secretary by notice or regulation.

"(2) Housing-first alignment.—The measures under paragraph (1) 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.

"(3) Notice and opportunity to improve.—Before a collaborative applicant may recommend or seek the replacement or nonrenewal of a project, 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.

"(4) Appeal.—A project sponsor may appeal a determination under paragraph (1) to the Secretary in accordance with procedures established by the Secretary, and the Secretary shall provide for an expedited determination for purposes of an applicable award or renewal decision."

(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 not fewer than 30 adult natural persons, recognized by the Director solely for purposes of leasing or applying to lease an American Union housing building for occupancy by such persons and members of their households.

(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 enacted after the date of enactment of this Act that expressly authorizes the activity for which such Act is required under this subtitle.

(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 under section 455(f)(3) 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 to the Fund, out of any money in the Treasury not otherwise appropriated, \$1,200,000,000, to remain available until expended, to carry out this subtitle.

(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 in which complete applications from eligible groups are received, subject to paragraph (2).

(2) Exceptions.—Applications may be held until the first available housing compatible with the size and accessibility needs of the eligible group and any requested proximity feature or interior design is available, under standards prescribed by the Director by rule.

(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, including standards for determining whether an association continues to satisfy the minimum membership requirement of this subtitle and any minimum occupancy requirement established by the Director by regulation after changes in membership.

(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 by rule at an amount based on one-third of the aggregate payments payable under the American Union Jobs Program (42 U.S.C. 1398a et seq.) to or for the members of the eligible group and members of their households; 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.

(4) Nonresidential or commercial space.—Paragraph (3) shall not limit a separately stated charge for the lease or use of nonresidential or commercial space in a five-over-one or similar structure.

(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 the minimum membership requirement of this subtitle or a minimum occupancy requirement established under subsection (c)(1), 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.