[DISCUSSION DRAFT]

117TH CONGRESS 1ST SESSION

H. R. ______

To provide a path to end homelessness in the United States, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

Ms. WATERS (for herself, Mr. CLEAVER, and Mr. TORRES of New York) introduced the following bill; which was referred to the Committee on

A BILL

To provide a path to end homelessness in the United States, and for other purposes.

1 Be it enacted by the Senate and House of Representa-
2 tives of the United States of America in Congress assembled,

3 SECTION 1. SHORT TITLE; TABLE OF CONTENTS.

4 (a) Short Title.—This Act may be cited as the
5 Ending Homelessness Act of 2021’.

6 (b) Table of Contents.—The table of contents for

7 this Act is as follows:

Sec. 1. Short title; table of contents.
Sec. 2. Expansion of housing choice voucher program.
Sec. 3. Entitlement program for housing choice vouchers.
Sec. 4. Repeal of ineligibility criteria.
Sec. 5. Prohibiting housing discrimination based on source of income or veteran status.
Sec. 6. Funding to address unmet need.
Sec. 7. Housing Trust Fund.
Sec. 8. Technical assistance funds to help states and local organizations align health and housing systems.
Sec. 9. Permanent authorization of appropriations for McKinney-Vento Homeless Assistance Act grants.
Sec. 10. Permanent extension of United States Interagency Council on Homelessness.
Sec. 11. Eligibility of private nonprofit organizations for funding.
Sec. 12. Eligibility of faith-based organizations.
Sec. 13. Emergency designation.

SEC. 2. EXPANSION OF HOUSING CHOICE VOUCHER PROGRAM.

(a) FUNDING.—There is appropriated out of any money in the Treasury not otherwise appropriated, for providing incremental voucher assistance in accordance with this section—

(1) for fiscal year 2022, the amount necessary to fund 500,000 such incremental vouchers in such year, to remain available until expended;

(2) for each of fiscal years 2023 through 2025, the amount necessary to fund 1,000,000 such incremental vouchers in each such year, to remain available until expended; and

(3) for each of fiscal years 2022 through 2025, the amount necessary to renew all expiring tenant-based annual contributions contracts under section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f) and provide administrative fees under
such section 8(q), as modified pursuant to subsection (i) of section 3, in connection with such renewed vouchers.

(b) Eligible Households.—Amounts made available under subsection (a) may be used only for providing rental housing assistance under section 8(o) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)) for an eligible family who—

(1) has an income that does not exceed the higher of—

(A) 15 percent of the median family income for the area, as determined by the Secretary of Housing and Urban Development, with adjustments for smaller and larger families (except that the Secretary may establish income ceilings higher or lower than 15 percent of the median for the area on the basis of the Secretary’s findings that such variations are necessary because of unusually high or low family incomes); or

(B) 50 percent of the poverty guidelines updated periodically by the Department of Health and Human Services under the authority of section 673(2) of the Community Services Block Grant Act (42 U.S.C. 9902(2)) applica-
ble to a family of the size involved (except that
this subparagraph shall not apply in the case of
public housing agencies or projects located in
Puerto Rico or any other territory or possession
of the United States); or

(2) is an extremely low-income family that in-
cludes an individual who is an individual who is a
recipient of supplemental security income benefits
under title XVI of the Social Security Act.

(c) ALLOCATION.—The Secretary of Housing and
Urban Development shall allocate amounts made available
under subsection (a) to public housing agencies based on
criteria that prioritize agencies—

(1) having large numbers of families meeting
the requirements of subsection (b) residing within
the jurisdictions served by the agencies;

(2) whose jurisdictions have high rates of home-
lessness; and

(3) whose jurisdictions have high rates of other
severe housing hardship, including overcrowding and
evictions.

SEC. 3. ENTITLEMENT PROGRAM FOR HOUSING CHOICE

VOUCHERS.

(a) ENTITLEMENT.—During fiscal year 2026 and
each fiscal year thereafter, any family that is otherwise
eligible for tenant-based rental assistance under section 8(o) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)) shall be entitled to such rental assistance in accordance with this section during such period that such family meets the requirements under subsection (c) as a qualified family.

(b) FUNDING.—For fiscal year 2026 and each fiscal year thereafter, there is appropriated out of any money in the Treasury not otherwise appropriated the amount necessary—

(1) to provide assistance under section 8(o) of the United States Housing Act of 1937 in accordance with the entitlement under subsection (a) of this section for each qualified family in the amount determined under such section 8(o); and

(2) to provide administrative fees under such section 8(q), as modified pursuant to subsection (i) of this section, in connection with each voucher for assistance provided pursuant to paragraph (1) of this subsection.

(c) QUALIFIED FAMILIES.—For purposes of this section, the term “qualified family” means the following:

(1) FISCAL YEAR 2026.—For fiscal year 2026, a family that meets the requirements under section 2(b) of this Act.
(2) Fiscal year 2027.—For fiscal year 2027, a family having an income that does not exceed the higher of—

(A) 22.5 percent of the median family income for the area, as determined by the Secretary of Housing and Urban Development, with adjustments for smaller and larger families (except that the Secretary may establish income ceilings higher or lower than 22.5 percent of the median for the area on the basis of the Secretary’s findings that such variations are necessary because of unusually high or low family incomes); or

(B) the poverty guidelines updated periodically by the Department of Health and Human Services under the authority of section 673(2) of the Community Services Block Grant Act (42 U.S.C. 9902(2)) applicable to a family of the size involved (except that this clause shall not apply in the case of public housing agencies or projects located in Puerto Rico or any other territory or possession of the United States).

(3) Fiscal year 2028.—For fiscal year 2028, an extremely low-income family.
(4) Fiscal year 2029.—For fiscal year 2029, a very low-income family.

(5) Fiscal year 2030 and after.—For fiscal year 2030 and each fiscal year thereafter, a low-income family.

(d) Repeal of Income Targeting Requirement.—Effective October 1, 2028, section 16 of the United States Housing Act of 1937 (42 U.S.C. 1437n) is amended by striking subsection (b).

(e) Administering Agencies.—

(1) Regional consortia.—The Secretary shall encourage and provide for public housing agencies to form regional consortia to administer the program for rental assistance under this section with respect to geographical areas.

(2) Waivers.—The Secretary may waive, or specify alternative requirements for, any provision of any statute or regulation that the Secretary administers in with the provision of tenant-based assistance under section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f) (except for requirements related to fair housing, nondiscrimination, labor standards, and the environment), if the Secretary determines that such waiver or alternative requirement is necessary to provide for administration
of the program for rental assistance under this section in accordance with paragraph (1).

(f) USE OF SMALL AREA FAIR MARKET RENTS.—

Paragraph (1) of section 8(o) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)(1)) is amended

(g) in subparagraph (B), by striking “subparagraph (D)” and inserting “subparagraphs (D) and (F)” ; and

(h) by adding at the end the following new subparagraph:

“(F) USE OF SMALL AREA FAIR MARKET RENTS.—Effective for fiscal year 2022 and each fiscal year thereafter, the Secretary shall utilize, and shall require public housing agencies to establish and utilize, payment standards under this paragraph only on the basis of fair market rentals established for market areas smaller than market areas used for purposes of establishing fair market rentals under subsection (c), which shall be based on rents for dwelling units located within a zip code rather than a housing market area.”.

(i) PROJECT-BASING.—Notwithstanding subparagraph (A) of paragraph (13) of section 8(o) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)(13)(A)), an agency administering assistance under this section may
enter into agreements to attach such assistance to a project in accordance with such paragraph, except that—

(1) a qualified family residing in a dwelling unit so assisted may at any time opt to use such assistance on a tenant-based basis for a different dwelling unit; and

(2) subparagraph (B) of such section 8(o)(13) (relating to percentage limitation) shall not apply with respect to assistance under this section.

(j) SECURITY DEPOSITS.—

(1) AUTHORITY.—An agency administering assistance under this section may authorize a qualified family assisted under this section to use such assistance for security deposits and broker and application fees relating to obtaining a dwelling unit, except that the Secretary may establish a limitation on the amount of such assistance used pursuant to this subsection and for each authorized purpose under this subsection.

(2) RECAPTURE.—The Secretary shall require the return to the Secretary of any amounts used for a security deposit with respect to a dwelling unit upon the termination of the residence in such unit by an assisted family.
(k) ADMINISTRATIVE FEES.—Notwithstanding the administrative fee with respect to tenant-based assistance in effect on October 1, 2021, pursuant section 8(q) of the United States Housing Act of 1937 (42 U.S.C. 1437f(q)), the Secretary shall, by regulation, establish a new administrative fee for such assistance, applicable to fiscal year 2022 and thereafter, that reflects local variation in the cost of administering a well-run housing choice voucher program and which encourages public housing agencies to expand housing choice for assisted families.

(l) PROHIBITION OF USE UNDER MOVING TO WORK PROGRAM.—None of the amounts made available by subsection (b) of this section may be used under, to carry out, or otherwise in connection with the Moving to Work demonstration program authorized by section 204 of the Departments of Veterans Affairs and Housing and Urban Development and Independent Agencies Appropriations Act, 1996 (Public Law 104–134; 110 Stat. 1321), as expanded by section 239 of the Transportation, Housing and Urban Development, and Related Agencies Appropriations Act, 2016 (division L of Public Law 114–113; 129 Stat. 2897) or any other provision of law.

(m) DEFINITIONS.—For purposes of this section, the following definitions shall apply:
(1) **INDIAN TRIBE; TRIBALLY DESIGNATED HOUSING AGENCY.**—The terms “Indian tribe” and “tribally designated housing agency” have the meanings given such terms in section 4 of the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4103).

(2) **LOW-INCOME FAMILY; VERY LOW-INCOME FAMILY; EXTREMELY LOW-INCOME FAMILY.**—The terms “low-income family”, “very low-income family”, and “extremely low-income family” have the meanings given such terms in section 3(b) of the United States Housing Act of 1937 (42 U.S.C. 1437a(b)).

(3) **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 (42 U.S.C. 1437a(b)).

(4) **SECRETARY.**—The term “Secretary” means the Secretary of Housing and Urban Development.

(5) **STATE.**—The term “State” has the meaning given such term in section 3(b) of the United States Housing Act of 1937 (42 U.S.C. 1437a(b)).
SEC. 4. REPEAL OF INELIGIBILITY CRITERIA.

(a) UNITED STATES HOUSING ACT OF 1937.—Effective October 1, 2025, section 6 of the United States Housing Act of 1937 (42 U.S.C. 1437d) is amended—

(1) in subsection (q)(1), by adding at the end the following new subparagraph:

“(D) INAPPLICABILITY.—This subsection shall not apply to applicants for, or families assisted under, the entitlement program for housing choice vouchers under section 3 of the Ending Homelessness Act of 2021.”; and

(2) in subsection (s), by striking “or assisted housing program”.

(b) QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998.—Section 576 of the Quality Housing and Work Responsibility Act of 1998 (42 U.S.C. 13661 is amended—

(1) by inserting “covered” before “federally assisted housing” each place such term appears; and

(2) by adding at the end the following new subsection:

“(f) DEFINITION OF COVERED FEDERALLY ASSISTED HOUSING.—The term ‘covered federally assisted housing’ has the meaning given the term ‘federally assisted housing’ in section 579, except that the former term
shall not include housing specified in subsection (a)(2)(B) of such section.’’.

SEC. 5. PROHIBITING HOUSING DISCRIMINATION BASED ON SOURCE OF INCOME OR VETERAN STATUS.

(a) IN GENERAL.—The Fair Housing Act (42 U.S.C. 3601 et seq.) is amended—

(1) in section 802 (42 U.S.C. 3602), by adding at the end the following:

“(p) ‘Source of income’ includes—

“(1) current and future use of a tenant- or project-based housing voucher under section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f) and any form of Federal, State, or local housing assistance provided to a person or family or provided to a housing owner on behalf of a person or family, including rental vouchers, rental assistance, down payment assistance, other homeownership assistance, assistance to cover housing costs, and other rental and homeownership subsidies, or guarantees or financial assistance provided through government and nongovernment organizations, including both receipt of such assistance and compliance with its terms thereof;
“(2) income received as a monthly benefit under title II of the Social Security Act (42 U.S.C. 401 et seq.), as a supplemental security income benefit under title XVI of the Social Security Act (42 U.S.C. 1381 et seq.), or as a benefit under the Railroad Retirement Act of 1974 (45 U.S.C. 231 et seq.) or income provided through Federal, State, or local governments or nongovernment organizations, or through any public or State-supported general or disability income assistance program or the terms of such income;

“(3) income received by court order, including spousal support and child support;

“(4) any payment from a trust, guardian, conservator, co-signer, or relative; and

“(5) any other source of income or funds, including savings accounts and investments.

“(q) ‘Veteran status’ means a veteran, as defined in section 101 of title 38, United States Code.”;

(2) in section 804 (42 U.S.C. 3604)—

(A) by inserting “source of income, veteran status,” after “familial status,” each place that term appears; and

(B) in subsection (c)—
(i) by inserting “(1)” before “To
make”; and
(ii) by adding at the end the fol-
lowing:
“(2) Nothing in this title shall be construed to—
“(A) prohibit a lender from implementing a
loan program for veterans or based upon veteran
status; or
“(B) prohibit an entity from providing housing
assistance under section 8(o)(19) of the United
States Housing Act of 1937 (42 U.S.C.
1437f(o)(19)), the Homeless Providers Grant and
Per Diem program of the Department of Veterans
Affairs, or any other Federal housing assistance pro-
gram for veterans or based upon veteran status.”;
(3) in section 805 (42 U.S.C. 3605)—
(A) in subsection (a), by inserting “source
of income, veteran status,” after “familial sta-

tus,”; and
(B) in subsection (c), by inserting “source
of income, veteran status,” after “handicap,”;
(4) in section 806 (42 U.S.C. 3606), by insert-
ing “source of income, veteran status,” after “famil-
ial status,”;
(5) in section 808(e)(6) (42 U.S.C. 3608(e)(6)), by inserting “source of income, veteran status,” after “handicap,”; and

(6) in section 810(f) (42 U.S.C. 3610(f)), by striking paragraph (4) and inserting the following:

“(4) During the period beginning on the date of enactment of the Fair Housing Improvement Act of 2019 and ending on the date that is 40 months after such date of enactment, each agency certified for purposes of this title on the day before such date of enactment shall, for purposes of this subsection, be considered certified under this subsection with respect to those matters for which the agency was certified on that date. If the Secretary determines in an individual case that an agency has not been able to meet the certification requirements within this 40-month period due to exceptional circumstances, such as the infrequency of legislative sessions in that jurisdiction, the Secretary may extend such period by not more than 6 months.”.

(b) PREVENTION OF INTIMIDATION IN FAIR HOUSING CASES.—Section 901 of the Civil Rights Act of 1968 (42 U.S.C. 3631) is amended by inserting “source of income (as defined in section 802), veteran status (as defined in section 802),” before “or national origin” each place that term appears.
(c) Authorization of Appropriations for Enforcement.—There is authorized to be appropriated for contracts, grants, and other assistance—

(1) $90,000,000 for each of fiscal years 2022 through 2031 for the Fair Housing Initiatives Program under section 561 of the Housing and Community Development Act of 1987 (42 U.S.C. 3616a); and

(2) $47,000,000 for each of fiscal years 2022 through 2031 for the Fair Housing Assistance Program under the Fair Housing Act (42 U.S.C. 3601 et seq.).

(3) $3,000,000 for each of fiscal years 2022 through 2024 to the Secretary of Housing and Urban Development for a carrying out national media campaign to raise public awareness to help individuals understand their expanded rights under the Fair Housing Act and learn how to report incidents of housing discrimination.

SEC. 6. FUNDING TO ADDRESS UNMET NEED.

Title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360 et seq) is amended—

(1) by redesignating section 491 (42 U.S.C. 11408; relating to rural housing stability grant program) as section 441;
(2) by redesignating section 592 (42 U.S.C. 11408a; relating to use of FMHA inventory for transitional housing for homeless persons and for turnkey housing) as section 442; and

(3) by adding at the end the following new subtitle:

“Subtitle E—Emergency Funding to Address Unmet Need

“SEC. 451. FUNDING TO ADDRESS UNMET NEEDS.

“(a) DIRECT APPROPRIATIONS.—There is appropriated out of any money in the Treasury not otherwise appropriated for each of fiscal years 2022 through 2026, $1,000,000,000, to remain available until expended, for emergency relief grants under this section to address the unmet needs of homeless populations in jurisdictions with the highest need.

“(b) FORMULA GRANTS.—

“(1) ALLOCATION.—Amounts appropriated under subsection (a) for a fiscal year shall be allocated among collaborative applicants that comply with section 402, in accordance with the funding formula established under paragraph (2) of this subsection.

“(2) FORMULA.—The Secretary shall, in consultation with the United States Interagency Council
on Homeless, establish a formula for allocating grant amounts under this section to address the unmet needs of homeless populations in jurisdictions with the highest need, using the best currently available data that targets need based on key structural determinants of homelessness in the geographic area represented by a collaborative applicant, which shall include data providing accurate counts of—

“(A) the poverty rate in the geographic area represented by the collaborative applicant;

“(B) shortages of affordable housing for low-, very low-, and extremely low-income households in the geographic area represented by the collaborative applicant;

“(C) the number of overcrowded housing units in the geographic area represented by the collaborative applicant;

“(D) the number of unsheltered homeless individuals and the number of chronically homeless individuals; and

“(E) any other factors that the Secretary considers appropriate.

The formula shall provide priority to collaborative applicants for which the local governments, within the area served by the applicant, have adopted local poli-
cies, such as through zoning and regulation, that le-
verage the private sector’s participation to provide
housing that is reserved and affordable to low-, very
low-, and extremely low-income households, as defined
by the Secretary, for a minimum term of 15 years.
The Secretary shall establish by regulation the process
and manner that local governments will be evaluated.
The Secretary shall ensure that local governments are
not incentivized or otherwise rewarded for elimi-
nating or undermining the intent of zoning regula-
tions or other regulations or policies that establish
fair wages for laborers, ensure health and safety of
buildings for residents and the general public, protect
fair housing, establish environmental protections, es-
tablish standards for resiliency, prevent tenant dis-
placement, or any other requirements that the Sec-
retary determines it is in the public interest to pre-
serve.

“(3) GRANTS.—For each fiscal year for which
amounts are made available under subsection (a), the
Secretary shall make a grant to each collaborative ap-
plicant for which an amount is allocated pursuant to
application of the formula established pursuant to
paragraph (2) of this subsection in an amount that
is equal to the formula amount determined for such collaborative applicant.

“(4) TIMING.—The funding formula required under paragraph (2) shall be established by regulations issued, after notice and opportunity for public comment, not later than 6 months after the date of enactment of this section.

“(c) USE OF GRANTS.—

“(1) IN GENERAL.—Subject to paragraphs (2) through (4), a collaborative applicant that receives a grant under this section may use such grant amounts only for eligible activities under section 415, 423, or 441(b).

“(2) PERMANENT SUPPORTIVE HOUSING REQUIREMENT.—

“(A) REQUIREMENT.—Except as provided in subparagraph (B), each collaborative applicant that receives a grant under this section shall use not less than 75 percent of such grant amount for permanent supportive housing, including capital costs, rental subsidies, and services.

“(B) EXEMPTION.—The Secretary shall exempt a collaborative applicant from the applicability of the requirement under subparagraph
(A) if the applicant demonstrates, in accordance with such standards and procedures as the Secretary shall establish, that—

“(i) chronic homelessness has been functionally eliminated in the geographic area served by the applicant; or

“(ii) the permanent supportive housing under development in the geographic area served by the applicant is sufficient to functionally eliminate chronic homelessness once such units are available for occupancy.

The Secretary shall consider and make a determination regarding each request for an exemption under this subparagraph not later than 60 days after receipt of such request.

“(3) LIMITATION ON USE FOR ADMINISTRATIVE EXPENSES.—Not more than 5 percent of the total amount of any grant under this section to a collaborative applicant may be used for costs of administration.

“(4) HOUSING FIRST REQUIREMENT.—The Secretary shall ensure that each collaborative applicant that receives a grant under this section is implementing, to the extent possible, and will use such
grant amounts in accordance with a Housing First model for assistance for homeless persons.

“(d) RENEWAL FUNDING.—Expiring contracts for leasing, rental assistance, or permanent housing shall be treated, for purposes of section 429, as expiring contracts referred to in subsection (a) of such section.

“(e) REPORTING TO CONGRESS.—

“(1) ANNUAL REPORTS.—Not later than the expiration of the 12-month period beginning upon the first allocation of amounts made after the date of the enactment of this Act pursuant to subsection (b)(1), and annually thereafter, the Secretary and the United States Interagency Council on Homelessness shall submit a report to the Committees on Financial Services and Appropriations of the House of Representatives and the Committees on Banking, Housing, and Urban Affairs and Appropriations of the Senate providing detailed information regarding the grants made under this section during the preceding year, the activities funded with such grant amounts, and the impact of such activities on the communities where such activities took place.

“(2) COLLECTION OF INFORMATION BY SECRETARY.—The Secretary shall require each collaborative applicant that receives a grant under this sec-
tion to submit such information to the Secretary as
may be necessary for the Secretary to comply with the
reporting requirement under paragraph (1).

“SEC. 452. OUTREACH FUNDING.

“(a) DIRECT APPROPRIATION.—There is appropriated
out of any money in the Treasury not otherwise appro-
priated for each of fiscal years 2022 through 2026,
$100,000,000, to remain available until expended, to the
Secretary for grants under this section to provide outreach
and coordinate services for persons and households who are
homeless or formerly homeless.

“(b) GRANTS.—

“(1) IN GENERAL.—The Secretary shall make
grants under this section on a competitive basis only
to collaborative applicants who comply with section
402.

“(2) PRIORITY.—The competition for grants
under this section shall provide priority—

“(A) to collaborative applicants who submit
plans to make innovative and effective use of
staff funded with grant amounts pursuant to
subsection (c); and

“(B) to collaborative applicants for which
the local governments, within the area served by
the applicant, have adopted local policies, such
as through zoning and regulation, that leverage
the private sector’s participation to provide
housing that is reserved and affordable to low-, very low-, and extremely low-income households,
as defined by Secretary, for a minimum term of 15 years. The Secretary shall establish by regula-
the process and manner that local govern-
ments will be evaluated. The Secretary shall en-
sure that local governments are not incentivized
or otherwise rewarded for eliminating or under-
mining the intent of zoning regulations or other
regulations or policies that establish fair wages
for laborers, ensure health and safety of buildings
for residents and the general public, protect fair
housing, establish environmental protections, es-
tablish standards for resiliency, prevent tenant
displacement, or any other requirements that the
Secretary determines it is in the public interest
to preserve.

“(c) USE OF GRANTS.—A collaborative applicant that
receives a grant under this section may use such grant
amounts only for providing case managers, social workers,
or other staff who conduct outreach and coordinate services
for persons and households who are homeless or formerly
homeless.
“(d) TIMING.—The Secretary shall establish the criteria for the competition for grants under this section required under subsection (b) by regulations issued, after notice and opportunity for public comment, not later than 6 months after the date of enactment of this section.”.

SEC. 7. HOUSING TRUST FUND.

(a) FUNDING.—

(1) ANNUAL FUNDING.—There is appropriated, out of any money in the Treasury not otherwise appropriated, for each of fiscal years 2022 through 2026, $1,000,000,000, to remain available until expended, which shall be credited to the Housing Trust Fund established pursuant to section 1338 of the Federal Housing Enterprises Financial Safety and Soundness Act of 1992 (12 U.S.C. 4568) for use under such section.

(2) PRIORITY FOR HOUSING THE HOMELESS.—

(A) PRIORITY.—During the first 5 fiscal years that amounts are made available under this subsection, the Secretary of Housing and Urban Development shall ensure that priority for occupancy in dwelling units described in subparagraph (B) that become available for occupancy shall be given to persons and households who are homeless (as such term is defined
in section 103 of the McKinney-Vento Homeless
Assistance Act (42 U.S.C. 11302)).

(B) COVERED DWELLING UNITS.—A dwell-
ing unit described in this subparagraph is any
dwelling unit that—

(i) is located in housing that was at
any time provided assistance with any
amounts from the Housing Trust Fund re-
ferred to paragraph (1) that were credited
to such Trust Fund by such paragraph; or

(ii) is receiving assistance described in
paragraph (2) with amounts made avail-
able under such paragraph.

(b) TENANT RENT CONTRIBUTION.—

(1) LIMITATION.—Subparagraph (A) of section
1338(c)(7) of the Federal Housing Enterprises Fi-
nancial Safety and Soundness Act of 1992 (12
U.S.C. 4568(c)(7)(A)) is amended—

(A) by striking “except that not less than
75 percent” and inserting the following: “except
that—

“(i) not less than 75 percent”;

(B) by adding at the end the following new
clause:
“(ii) notwithstanding any other provision of law, all rental housing dwelling units shall be subject to legally binding commitments that ensure that the contribution toward rent by a family residing in the dwelling unit shall not exceed 30 percent of the adjusted income (as such term is defined in section 3(b) of the United States Housing Act of 1937 (42 U.S.C. 1437a(b))) of such family; and”.

(2) REGULATIONS.—The Secretary of Housing and Urban Development shall issue regulations to implement section 1338(c)(7)(A)(ii) of the Federal Housing Enterprises Financial Safety and Soundness Act of 1992, as added by the amendment made by paragraph (1)(B) of this section, not later than the expiration of the 90-day period beginning on the date of the enactment of this Act.

SEC. 8. TECHNICAL ASSISTANCE FUNDS TO HELP STATES AND LOCAL ORGANIZATIONS ALIGN HEALTH AND HOUSING SYSTEMS.

(a) FUNDING.—There is hereby made available to the Secretary of Housing and Urban Development $20,000,000, to remain available until expended, for providing technical assistance under section 405 of the
McKinney-Vento Homeless Assistance Act (42 U.S.C. 11361(b)) to integrate and coordinate assistance provided under the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11301 et seq.) with health care funded by Federal programs, in collaboration with the United States Interagency Council on Homelessness and the Secretary of Health and Human Services.

(b) Use.—In allocating amounts made available by subsection (a), the Secretary shall seek to—

(1) assist States and localities in integrating and aligning policies and funding between Medicaid programs, behavioral health providers, and housing providers to create supportive housing opportunities; and

(2) engage State Medicaid program directors, Governors, State housing and homelessness agencies, any other relevant State offices, and any relevant local government entities, to assist States in increasing use of their Medicaid programs to finance supportive services for homeless persons.

(c) Priority.—In using amounts made available under this section, the Secretary shall give priority—

(1) to use for States and localities having the highest numbers of chronically homeless persons; and
(2) to assist localities that have adopted local policies, such as through zoning and regulation, that leverage the private sector’s participation to provide and make housing affordable for low-, very low-, and extremely low-income household, as defined by the Secretary, for a minimum of 15 years. The Secretary shall establish by regulation the process and manner that local governments will be evaluated. The Secretary shall ensure that local governments are not incentivized or otherwise rewarded for eliminating or undermining the intent of zoning regulations or other regulations or policies that establish fair wages for laborers, ensure health and safety of buildings for residents and the general public, protect fair housing, establish environmental protections, establish standards for resiliency, prevent tenant displacement, or any other requirements that the Secretary determines it is in the public interest to preserve.

SEC. 9. PERMANENT AUTHORIZATION OF APPROPRIATIONS FOR MCKINNEY-VENTO HOMELESS ASSISTANCE ACT GRANTS.

Section 408 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11364) is amended to read as follows:
“SEC. 408. AUTHORIZATION OF APPROPRIATIONS.

“There are authorized to be appropriated to carry out this title such sums as may be necessary for each fiscal year.”.

SEC. 10. PERMANENT EXTENSION OF UNITED STATES INTERAGENCY COUNCIL ON HOMELESSNESS.

Section 209 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11319) is hereby repealed.

SEC. 11. ELIGIBILITY OF PRIVATE NONPROFIT ORGANIZATIONS FOR FUNDING.

Notwithstanding any other provision of law, the Secretary of Housing and Urban Development shall provide that private nonprofit organizations (as such term is defined in section 401 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360)) that are eligible entities (as such term is defined in such section 401), including faith-based such organizations that are eligible entities, shall be eligible for assistance made available or authorized by this Act or by the amendments made by this Act (but not including assistance under section 452 of the McKinney-Vento Homeless Assistance Act, as added by section 3 of this Act), and shall be eligible to be subgrantees for entities receiving amounts made available or authorized by this Act or by the amendments made by this Act.
SEC. 12. ELIGIBILITY OF FAITH-BASED ORGANIZATIONS.

Notwithstanding any other provision of law, in determining eligibility for assistance made available by this Act or the amendments made by this Act or for which appropriations are authorized by this Act or the amendments made by this Act, the status of an entity as faith-based or the possibility that an entity may be faith-based may not be a basis for any discrimination against such entity in any manner or for any purpose.

SEC. 13. EMERGENCY DESIGNATION.

(a) IN GENERAL.—The amounts provided by this Act, and the amendments made by this Act, are designated as an emergency requirement pursuant to section 4(g) of the Statutory Pay-As-You-Go Act of 2010 (2 U.S.C. 933(g)).

(b) DESIGNATION IN SENATE.—In the Senate, this Act and the amendments made by this Act are designated as an emergency requirement pursuant to section 403(a) of S. Con. Res. 13 (111th Congress), the concurrent resolution on the budget for fiscal year 2010.

SEC. 14. CONFORMING AMENDMENTS.

The table of sections in section 101(b) of the McKinney-Vento Homeless Assistance Act is amended—

(1) in the item relating to title II, by striking “INTERAGENCY COUNCIL ON THE HOME-
LESS” and inserting “UNITED STATES INTER-
AGENCY COUNCIL ON HOMELESSNESS”;

(2) by striking the item relating to section 209;

and

(3) in the item relating to section 491, by strik-
ing “491” and inserting “441”;

(4) in the item relating to section 492, by strik-
ing “492” and inserting “442”; and

(5) by inserting before the item relating to title

V the following:

“Subtitle E—5-Year Path to End Homelessness

“Sec. 451. Funding to address unmet needs.
“Sec. 452. Outreach funding.”.