

# ALEX PADILLA

U.S. SENATOR  for CALIFORNIA

## **“Housing for All Act of 2025” Section by Section**

Bill purpose: To address the homelessness and housing crises, to move toward the goal of providing for a home for all Americans, and for other purposes.

Sec. 1-2. Short title, table of contents, and definitions.

### **TITLE I—ADDRESSING THE HOUSING SHORTAGE**

Sec. 101. Housing Trust Fund

- Authorizes \$45 billion for the national Housing Trust Fund for each of fiscal years 2025 through 2034.

Sec. 102. Section 202 Supportive Housing for the Elderly Program

- Authorizes \$2.5 billion for the 202 Supportive Housing for the Elderly program, \$15 million for technical assistance to support State-level efforts to improve the design and delivery of voluntary supportive services, and \$125 million for the Secretary to administer and oversee the implementation of this section and the supportive housing for the elderly program generally, until September 30, 2034.

Sec. 103. Section 811 Supportive Housing for People with Disabilities

- Authorizes \$900 million for capital advances, including amendments to capital advance contracts, for project rental assistance, and for project assistance contracts for Section 811 supportive housing for persons with disabilities, \$15 million for technical assistance, and \$87 million for the Secretary to administer and oversee the implementation of this section and section 811 generally, until September 30, 2034.

Sec. 104. HOME Investment Partnerships Program

- Authorizes \$40 billion for the HOME Investment Partnerships Program to fund the construction, purchase, or rehabilitation of affordable homes for low-income people. This section also provides \$100 million for technical assistance providers, and \$360 million for the Secretary to administer and oversee the implementation of this section and the HOME program and Housing Trust Fund generally.

#### Sec. 105. Technical Assistance for Navigating Federal and State Housing Funding Sources

- Directs the Secretary to establish a grant program to provide technical assistance to States relating to understanding the relationship between Federal and State housing funding sources and how to best use those sources to finance housing projects in the State, such as permanent supportive housing, including resources, tools, and products that provide assistance on coordinating a single application for multiple funding sources, consolidating funding sources and implementing reporting requirements at the State level, and supporting staff capacity within State housing finance agencies.

#### Sec. 106. Permanent Authorization of United States Interagency Council on Homelessness and Establishment of Racial Equity Commission

- Permanently authorizes the United States Interagency Council on Homelessness. Establishes within the Council a commission to conduct research into; collect, analyze, and make publicly available data on; and provide leadership and coordination on furthering racial equity in housing, examining the impacts of structural racism on housing and homelessness, and examining the effectiveness of intervention strategies to address these impacts. The commission shall also establish recommendations for other federal agencies and submit an annual report to Congress on research findings with recommendations to improve racial equity in housing and to disrupt processes that preserve and reinforce racism and racial disparities in housing and homelessness services.

## **TITLE II—ADDRESSING HOMELESSNESS**

#### Sec. 201. Expansion of housing choice voucher program

- Expands the housing choice voucher program to provide assistance to homeless individuals and families and creates an entitlement to housing choice vouchers for extremely low-income families.

#### Sec. 202. Project-based Rental Assistance

- Authorizes \$14.5 billion for the project-based rental assistance program, \$40 million for providing technical assistance to recipients or applicants of project-based rental assistance or to States allocating the project-based rental assistance, and \$200 million for the Secretary to administer and oversee implementation of this section and the section 8 project-based rental assistance program generally.

#### Sec. 203. Emergency solutions grant program.

- Authorizes \$5 billion over 10 years for McKinney-Vento Emergency Solutions Grants (“ESG”) and establishes a maximum allocation for emergency shelter activities.

#### Sec. 204. Continuum of care grant program.

- Authorizes \$15 billion over 10 years for Continuum of Care (“COC”) grants, establishes a minimum allocation for permanent housing for homeless individuals with disabilities and homeless families, and establishes priority for coordination with related systems.

Sec. 205. Program Administration, Training, Technical Assistance, and Capacity Building.

- Authorizes \$1 billion to the Secretary for administering and overseeing the implementation of this title, \$5 million to the United States Interagency Council on Homelessness, and \$10 million for the Office of the Inspector General of the Department of Housing and Urban Development.

Sec. 206. GAO Report on Eviction Data During the Pandemic.

- Requests that the Comptroller General of the United States submit to Congress a report that examines—(1) how eviction moratoriums have contributed to housing stability during the COVID–19 pandemic, economic analysis of how eviction moratoria saved public funds, and an analysis of both formal and informal evictions; (2) whether women, Black, Hispanic, and other minority renters disproportionately faced eviction during the COVID–19 pandemic and accounting of the disproportionate risk of eviction faced by (1) veterans; (2) children; (3) the elderly; and (4) people living with disabilities; (3) the barriers that exist to collecting the data related to paragraphs (1) and (2); and (4) a study of the relationship between ERA distribution and eviction patterns.

### **TITLE III—INVESTING IN INNOVATIVE, COMMUNITY-DRIVEN SOLUTIONS**

Sec. 301. Safe Parking Program Grants.

- Authorizes \$25 million to establish five-year grants through the Department of Housing and Urban Development (HUD) for cities and local governments to apply for up to \$5 million dollars to establish or expand existing safe parking programs. Grants may be used for: establishing and operating safe parking programs; providing permanent rehousing assistance to families using the safe parking program; employing staff who maintain the safety and health of participants; establishing and maintaining the operation of hygiene facilities and restrooms for homeless persons; maintaining the vehicles of homeless persons using a safe parking program and providing gas to use their vehicles to drive to places that will help them obtain or maintain housing; or entering data into the HUD’s Homeless Management Information System. Safe parking programs must provide services to facilitate transition to more stable housing for participants. If an eligible entity determines that a safe parking program is no longer necessary, such eligible entity may, after approval from the Secretary HUD, use any amounts provided under this section for activities that are eligible for the use of the emergency solutions grant program.

Sec. 302. Hotel/Motel Acquisitions and Conversions to Permanent Housing.

- Authorizes \$500 million for projects related to the acquisition, rehabilitation, renovation, or conversion of transitional housing, temporary shelters, and other spaces, such as hotels, motels, government-owned properties, and commercial business spaces like shopping malls, to address urgent safety and public health needs for individuals experiencing homelessness and housing instability; as well as supportive services for individuals housed including housing counseling and homeless prevention services.

Sec. 303. Eviction Protection Grant Program.

- Authorizes \$40 million for the Eviction Protection Grant Program to support experienced legal service providers in providing legal assistance at no cost to low-income tenants at risk of or subject to eviction.

Sec. 304. Mobile Crisis Intervention Grants.

- Authorizes \$50 million a year to the Attorney General to make grants for mobile crisis intervention teams. Grants may be used to create, expand and study mobile crisis intervention teams to provide immediate stabilization services to person with an urgent medical or psychological need, as an alternative to a law enforcement response.

Sec. 305. Library Consortium Pilot Grants.

- Authorizes \$10 million per year for 10 years for the Substance Abuse and Mental Health Services Administration to fund libraries, library agencies, library consortia, or library associations to carry out pilot programs to address the needs of individuals experiencing homelessness or individuals at risk of homelessness. The Assistant Secretary shall consult with the Director of the Institute of Museum and Library Services and the Secretary of Housing and Urban Development.

Sec. 306. Inclusive Transit-Oriented Development to Enhance Climate Mitigation and Disaster Resiliency.

- Directs HUD to create a report on how to add a focus to housing programs of the Department of Housing and Urban Development on — (1) infill projects that better connect people to jobs and transit and reduce greenhouse gas emissions; and (2) supporting developers and local governments constructing units on existing or underused urban land close to city amenities and transportation.

Sec. 307: Establishing a regional innovation pilot within the carbon reduction program.

- Creates a pilot program within the new Carbon Reduction program to allow metropolitan planning organizations (MPOs) to fund infill/transit-oriented development projects, which will help bring denser affordable housing to communities.

Sec. 308. Making infill housing and other transportation efficiency projects eligible for the RAISE program.

- Adds infill development/transit-oriented development as an eligibility project type for the RAISE discretionary grant program in order to help build more affordable, denser communities. The project or series of projects must reduce transportation emissions, including associated infrastructure improvements to support infill development, transit-oriented development, and increase non-motorized trips.

Sec. 309. Homelessness and behavioral health care coordination

- Authorizes a new HUD grant program to award grants, up to \$500,000 to eligible entities, to improve their capacity to coordinate culturally competent, trauma-informed behavioral health care and homelessness services. Grantees would be required to provide annual reports to HUD to evaluate program activity efficiency.