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(Original Signature of Member)

119TH CONGRESS
2D SESSION

H. R. _____

To require the Administrator of the Federal Emergency Management Agency to establish a grant program to provide grants to eligible entities to create housing units and provide direct homelessness response, supportive housing, and transitional services for individuals and families experiencing homelessness or at risk of homelessness, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

Ms. WASSERMAN SCHULTZ introduced the following bill; which was referred to the Committee on _____

A BILL

To require the Administrator of the Federal Emergency Management Agency to establish a grant program to provide grants to eligible entities to create housing units and provide direct homelessness response, supportive housing, and transitional services for individuals and families experiencing homelessness or at risk of homelessness, 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,*

1 **SECTION 1. SHORT TITLE.**

2 This Act may be cited as the “Build Homes, Not
3 Hate Act of 2026”.

4 **SEC. 2. GRANT PROGRAM.**

5 (a) IN GENERAL.—The Administrator of the Federal
6 Emergency Management Agency shall, not later than 1
7 year after the date of the enactment of this section, estab-
8 lish a program to provide grants to eligible entities to cre-
9 ate housing units and provide direct homelessness re-
10 sponse, supportive housing, and transitional services for
11 individuals and families experiencing homelessness or at
12 risk of homelessness.

13 (b) USE OF AMOUNTS.—Amounts made available to
14 the Administrator of the Federal Emergency Management
15 Agency of the under this section shall be used as follows:

16 (1) HOUSING UNITS.—Not less than
17 \$54,000,000,000 shall be used for grants to eligible
18 entities to build, acquire, rehabilitate, convert, pre-
19 serve, or otherwise create new affordable and mar-
20 ket-rate housing units.

21 (2) DIRECT HOMELESSNESS RESPONSE, SUP-
22 PORTIVE HOUSING, AND TRANSITIONAL SERVICES.—
23 Not less than \$14,000,000,000 shall be used for
24 grants to eligible entities to provide direct homeles-
25 ness response, supportive housing, and transitional
26 services, including emergency shelter, rental assist-

1 ance, rapid rehousing, homelessness prevention,
2 housing navigation and case management, behavioral
3 health and substance use disorder services, employ-
4 ment services, transportation assistance, services for
5 survivors of domestic violence, youth services, vet-
6 eran services, disability-related services, document
7 replacement, and other services necessary to help
8 homeless individuals and families obtain and main-
9 tain stable housing.

10 (3) ADMINISTRATION, TECHNICAL ASSISTANCE,
11 AND OVERSIGHT.—Not more than \$2,000,000,000
12 may be used for administration, technical assistance,
13 data systems, oversight, inspections, capacity build-
14 ing, and program integrity.

15 (c) HOUSING ACTIVITIES.—Housing units under this
16 section may be created through new construction, modular
17 construction, manufactured housing, acquisition and reha-
18 bilitation of existing housing, conversion of hotels, motels,
19 office buildings, or other vacant or underutilized prop-
20 erties, preservation of affordable housing, site acquisition,
21 infrastructure, environmental remediation, accessibility
22 modifications, accessibility modifications, and project op-
23 erating reserves.

24 (d) ALLOCATION.—The Administrator may award
25 grants under this section by formula, competition, or a

1 combination of formula and competitive awards, and shall
2 prioritize communities with high numbers or rates of
3 unsheltered homelessness, chronic homelessness, or severe
4 housing cost burdens, including areas with substantial re-
5 cent increases in the average cost of rent.

6 (e) FEDERAL SHARE.—The Federal share of a
7 project or activity carried out with a grant under this sec-
8 tion may be up to 100 percent.

9 (f) SUPPLEMENT, NOT SUPPLANT.—Amounts made
10 available under this section shall supplement and not sup-
11 plant other Federal, State, local, Tribal, territorial, or pri-
12 vate funds otherwise available for affordable housing,
13 homelessness assistance, supportive housing, emergency
14 shelter, or transitional services.

15 (g) PROHIBITION ON IMMIGRATION ENFORCEMENT
16 USES.—None of the funds made available under this sec-
17 tion may be used for immigration enforcement, detention,
18 removal operations, border wall construction, surveillance
19 for immigration enforcement purposes, or reimbursement
20 of costs related to immigration enforcement.

21 (h) ELIGIBLE ENTITY DEFINED.—In this section,
22 the term “eligible entity” means a State, a unit of local
23 government, a territory, a Tribal government, a public
24 housing agency, a nonprofit organization, or a consortium
25 of such entities.

1 (i) APPROPRIATION.—There is appropriated to the
2 Administrator of the Federal Emergency Management
3 Agency for fiscal year 2027 \$70,000,000,000 to remain
4 available until September 30, 2032 to carry out this sec-
5 tion.

6 (j) RESCISSION.—Of the unobligated balances of
7 amounts made available to U.S. Immigration and Customs
8 Enforcement by sections 90003 and 100052 of Public Law
9 119–21, \$70,000,000,000 are hereby permanently re-
10 scinded.