

118TH CONGRESS
2D SESSION

H. R. 8678

To amend certain Acts to adjust rental payments with respect to certain Federal rental assistance programs, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

JUNE 11, 2024

Mr. BOWMAN (for himself and Mrs. WATSON COLEMAN) introduced the following bill; which was referred to the Committee on Financial Services

A BILL

To amend certain Acts to adjust rental payments with respect to certain Federal rental assistance programs, 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.**

4 This Act may be cited as the “Fair Adjustments for
5 Income-based Rental Costs Act” or the “FAIR Costs
6 Act”.

1 **SEC. 2. ADJUSTMENTS TO RENTAL PAYMENTS WITH RE-**
2 **SPECT TO CERTAIN FEDERAL RENTAL AS-**
3 **SISTANCE PROGRAMS.**

4 (a) UNITED STATES HOUSING ACT OF 1937.—The
5 United States Housing Act of 1937 (42 U.S.C. 1437 et.
6 seq.) is amended—

7 (1) in section 3(a)(1)(A), by striking “30” and
8 inserting “20”;

9 (2) in section 8(o)(2)(A)(i), by striking “30”
10 and inserting “20”; and

11 (3) in section 9(e)(2)(A)—

12 (A) in clause (vi), by striking “and” at the
13 end;

14 (B) by redesignating clause (vii) as clause
15 (viii) and by moving such clause 1 em to the
16 right; and

17 (C) by inserting after clause (vi) the fol-
18 lowing:

19 “(vii) the amount of public housing
20 rental income forgone by the public hous-
21 ing agency as a result of lowering the per-
22 centage of monthly adjusted income for the
23 calculation of rental payments; and”.

24 (b) HOUSING ACT OF 1949.—Section 521(a)(3) of
25 the Housing Act of 1949 (42 U.S.C. 1490a(a)(3)) is

1 amended by striking “30” in each place it occurs and in-
2 serting “20”.

3 (c) HOUSING ACT OF 1959.—Section 202(c)(3) of
4 the Housing Act of 1959 (12 U.S.C. 1701q(c)(3)) is
5 amended by striking “30” and inserting “20”.

6 (d) CRANSTON-GONZALEZ NATIONAL AFFORDABLE
7 HOUSING ACT.—Section 811(d)(3) of the Cranston-Gon-
8 zalez National Affordable Housing Act (42 U.S.C.
9 8013(d)(3)) is amended by striking “30” and inserting
10 “20”.

11 **SEC. 3. TECHNICAL ASSISTANCE FOR APPLICANTS FOR AD-**
12 **MISSION TO A PUBLIC HOUSING PROJECT.**

13 Section 9(h)(1) of the United States Housing Act of
14 1937 (42 U.S.C. 1437g(h)(1)) is amended by inserting
15 “applicants for admission to a project,” after “organiza-
16 tions,”.

17 **SEC. 4. AUTHORIZATION OF APPROPRIATIONS WITH RE-**
18 **SPECT TO CERTAIN FEDERAL RENTAL AS-**
19 **SISTANCE PROGRAMS.**

20 (a) UNITED STATES HOUSING ACT OF 1937.—The
21 United States Housing Act of 1937 (42 U.S.C. 1437 et.
22 seq.) is amended—

23 (1) in section 9(c)(2)(A), by striking “, and
24 2003” and inserting “2003, 2025, and each fiscal
25 year thereafter”;

1 (2) in section 9(c)(2)(B), by striking “, and
2 2003” and inserting “2003, 2025, and each fiscal
3 year thereafter”; and

4 (3) in section 8, by adding at the end the fol-
5 lowing new subsection:

6 “(ee) AUTHORIZATION OF APPROPRIATIONS FOR
7 TENANT-BASED ASSISTANCE.—There are authorized to
8 be appropriated, for fiscal year 2025 and each fiscal year
9 thereafter, such sums as may be necessary for tenant-
10 based assistance under subsection (o).”.

11 (b) HOUSING ACT OF 1959.—Section 202(m) of the
12 Housing Act of 1959 (12 U.S.C. 1701q(m)) is amended
13 to read as follows:

14 “(m) AUTHORIZATION OF APPROPRIATIONS.—There
15 is authorized to be appropriated such sums as may be nec-
16 essary to carry out this section.”.

17 (c) CRANSTON-GONZALEZ NATIONAL AFFORDABLE
18 HOUSING ACT.—Subsection (m) of section 811 of the
19 Cranston-Gonzalez National Affordable Housing Act (42
20 U.S.C. 8013(m)) is amended by striking the period at the
21 end and inserting “, and such sums as necessary for fiscal
22 year 2025 and each fiscal year thereafter”.

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