

118TH CONGRESS  
2D SESSION

# H. R. 8722

To amend the United States Housing Act of 1937 to provide housing assistance for youth and young adults who are unstably housed.

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## IN THE HOUSE OF REPRESENTATIVES

JUNE 12, 2024

Mrs. WATSON COLEMAN (for herself, Ms. LEE of California, Mr. JOHNSON of Georgia, Mr. THOMPSON of Mississippi, Mr. CARSON, Mrs. RAMIREZ, and Ms. PLASKETT) introduced the following bill; which was referred to the Committee on Financial Services

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## A BILL

To amend the United States Housing Act of 1937 to provide housing assistance for youth and young adults who are unstably housed.

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 “Homes for Young Adults Act of 2024”.

6 (b) TABLE OF CONTENTS.—The table of contents of  
7 this Act is as follows:

- Sec. 1. Short title; table of contents.
- Sec. 2. Congressional findings.
- Sec. 3. Definitions.

- Sec. 4. Entitlement program for housing choice vouchers for youth.
- Sec. 5. Promoting self-sufficiency.
- Sec. 6. Enforcement of housing quality standards.
- Sec. 7. Screening of applicants.
- Sec. 8. Access to HUD programs for persons with limited English proficiency.
- Sec. 9. Authorization of appropriations.

1 **SEC. 2. CONGRESSIONAL FINDINGS.**

2 The Congress finds that—

3 (1) each year an estimated 4.2 million youth  
4 and young adults experience homelessness in the  
5 United States;

6 (2) homelessness amongst youth and young  
7 adults is disproportionately represented among  
8 Black, Indigenous, other youth of color, and  
9 LGBTQ+ communities;

10 (3) while there are effective programs that as-  
11 sist homeless youth and young adults, access to cur-  
12 rent resources are restricted due to a variety of sys-  
13 temic obstacles for homeless youth and young adults,  
14 forcing this population into congregate shelters, fur-  
15 ther perpetuating cycles of poverty and instability;

16 (4) adequately removing barriers to housing as-  
17 sistance can—

18 (A) reduce crowding, housing instability,  
19 and homelessness;

20 (B) reduce poverty;

21 (C) improve outcomes for children;

1 (D) improve overall adult well-being, re-  
2 ducing healthcare costs; and

3 (E) contribute to the prevention of home-  
4 lessness;

5 (5) the housing choice voucher (HCV) program  
6 only reaches about a quarter of eligible households  
7 due to limited funding, yet extensive and inhibitive  
8 eligibility requirements presently make HCVs inac-  
9 cessible to youth and young adults;

10 (6) the average wait time for youth and young  
11 adults from a coordinated entry assessment to being  
12 housed is between 132 and 140 days, depending on  
13 the program; and

14 (7) Federal agencies, particularly the Depart-  
15 ment of Housing and Urban Development, the De-  
16 partment of Education, and the Department of  
17 Health and Human Services, should cooperate more  
18 fully to address the prevention and end of youth  
19 homelessness.

20 **SEC. 3. DEFINITIONS.**

21 For purposes of this Act, the following definitions  
22 shall apply:

23 (1) SECRETARY.—The term “Secretary” means  
24 the Secretary of Housing and Urban Development.

1           (2) YOUTH AND YOUNG ADULTS.—The term  
2           “youths and young adults” means individuals who  
3           are—

4                   (A) 18 years old or older but are not older  
5           than 30 years old; or

6                   (B) emancipated minors under applicable  
7           State law.

8   **SEC. 4. ENTITLEMENT PROGRAM FOR HOUSING CHOICE**  
9                   **VOUCHERS FOR YOUTH.**

10          (a) ENTITLEMENT.—During fiscal year 2026 and  
11          each fiscal year thereafter, any household that consists of  
12          or includes any youth or young adult and that is otherwise  
13          eligible for tenant-based rental assistance under section  
14          8(o) of the United States Housing Act of 1937 (42 U.S.C.  
15          1437f(o)) shall be entitled to such rental assistance in ac-  
16          cordance with this section during such period the family  
17          remains so eligible.

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

22                   (1) to provide assistance under section 8(o) of  
23          the United States Housing Act of 1937 in accord-  
24          ance with the entitlement under subsection (a) of

1 this section for each qualified household in the  
2 amount determined under subsection 8(o); and

3 (2) to provide administrative fees under sec-  
4 tions 8(q) and 23(h)(1) of such Act, as modified  
5 pursuant to this Act, in connection with each vouch-  
6 er for assistance provided pursuant to subsection (a)  
7 of this section.

8 (c) ADMINISTERING AGENCIES.—

9 (1) REGIONAL CONSORTIA.—The Secretary  
10 shall encourage and provide for public housing agen-  
11 cies to form regional consortia to administer the pro-  
12 gram for rental assistance under this section with  
13 respect to geographical areas.

14 (2) PHA DESIGNATION.—The Secretary shall  
15 designate a public housing agency to administer as-  
16 sistance under this section in any area where no ex-  
17 isting public housing agency has jurisdiction or  
18 where no agency with jurisdiction is adequately ad-  
19 ministering such assistance, subject to public com-  
20 ment and after consultation with States, public  
21 housing agencies, local government, Indian tribes,  
22 and tribally designated housing agencies.

23 (d) SUPPORT SERVICES.—

1           (1) REQUIREMENTS.—Each public housing  
2 agency administering rental assistance provided pur-  
3 suant to this section shall ensure that—

4           (A) support services described in para-  
5 graph (2) are made available to each youth and  
6 young adult provided such rental assistance by  
7 the administering agency, which may be  
8 accessed by such youth or young adult at any  
9 time; and

10          (B) each such youth and young adult is  
11 provided clear information on how to access  
12 such services and the purposes, benefits, and  
13 any limitations involved with accessing such  
14 services.

15          (2) INCLUDED SERVICES.—The support services  
16 described in this paragraph are as follows:

17          (A) Any services otherwise made available  
18 by the public housing agency to families pro-  
19 vided rental assistance under section 8(o) of the  
20 United States Housing Act of 1937.

21          (B) Services as the Secretary shall provide  
22 relating to housing navigation, job-skill train-  
23 ing, assistance for pursuing higher education,  
24 relevant legal and tenant protection services, as-  
25 sistance in applying for other federally funded

1 programs, and safety planning and services ap-  
2 propriate to address potential vulnerabilities  
3 and safety concerns of youths and young adults,  
4 including migrant youths and young adults.

5 (3) AVAILABILITY.—This subsection may not be  
6 construed to require any youth or young adult pro-  
7 vided rental assistance under this section to access  
8 or use such services.

9 (e) HOUSING CHOICE.—The Secretary shall take  
10 such actions as necessary to ensure that the choice of a  
11 dwelling unit to be rented using assistance provided pursu-  
12 ant to this section shall be at the sole discretion of the  
13 assisted household and may be based upon such standards  
14 and factors as such household considers appropriate, in-  
15 cluding—

16 (1) geographical considerations, including those  
17 affected by family or cultural factors;

18 (2) cost of living;

19 (3) access to grocery stores, healthcare, trans-  
20 portation, or any need;

21 (4) preference for individual or shared housing;

22 and

23 (5) any other considerations of importance to  
24 the household.

1 (f) MEDIATION; APPEAL.—The Secretary shall re-  
2 quire each public housing agency administering rental as-  
3 sistance made available pursuant to this section to make  
4 available to households assisted under this section—

5 (1) an ombudsman to mediate any issues, in-  
6 cluding claims of discrimination, arising between the  
7 assisted household and the landlord of the dwelling  
8 unit rented by such household using such assistance;  
9 and

10 (2) an appeal process for such assisted house-  
11 holds to challenge any adverse decisions under the  
12 mediation process under paragraph (1).

13 (g) IMMIGRATION STATUS.—Eligibility for assistance  
14 made available pursuant to this section may not be limited  
15 based on citizenship, immigration, or migratory status in  
16 any manner that is inconsistent with eligibility require-  
17 ments otherwise applicable to assistance under section  
18 8(o) of the United States Housing Act of 1937 (42 U.S.C.  
19 1437f(o)) for households who are not youths or young  
20 adults.

21 (h) PRIVACY.—The Secretary shall take such actions  
22 as may be necessary to protect the privacy and confiden-  
23 tiality of households assisted pursuant to this section.

24 (i) STUDIES AND REPORTS.—In conducting any  
25 study or issuing any report relating to carrying out this



1 Act, including the studies and reports under subsections  
2 (a)(4)(D) and (b), the Secretary shall ensure the appoint-  
3 ment or inclusion of homeless youth and young adults.

4 **SEC. 5. PROMOTING SELF-SUFFICIENCY.**

5 For fiscal year 2026 and each fiscal year there after,  
6 the Secretary may—

7 (1) increase the amount provided as administra-  
8 tive fees under section 23(h)(1) of the United States  
9 Housing Act of 1937 (42 U.S.C. 1437u(h)(1)) for  
10 any public housing agency that meets such stand-  
11 ards as the Secretary shall establish to assist and  
12 encourage—

13 (A) coordinating the use of assistance  
14 under section 8(o) of such Act, including assist-  
15 ance pursuant to section 4 of this Act, for par-  
16 ticipation of youths and young adults, including  
17 youths and young adults who are single, par-  
18 enting, or aging out of foster care or other  
19 youth-serving systems, in the family self-suffi-  
20 ciency program under such section 23; and

21 (B) voluntary participation of landlords in  
22 such self-sufficiency program to house youths  
23 and young adults holding vouchers for assist-  
24 ance under section 8(o) without discrimination

1 based on credit history, income, criminal or  
2 legal history, or migratory status; and

3 (2) provide incentive awards under section 23(i)  
4 for public housing agencies who willingly participate  
5 in coordinating the use of assistance under section  
6 8(o) for participation of youths and young adults in  
7 the family self-sufficiency program.

8 **SEC. 6. ENFORCEMENT OF HOUSING QUALITY STANDARDS.**

9 The Secretary of Housing and Urban Development  
10 shall issue any regulations necessary to carry out subpara-  
11 graph (G) of section 8(o)(8) of the United States Housing  
12 Act of 1937 (42 U.S.C. 1437f(o)(8)(G)) not later than  
13 the expiration of the 12-month period beginning upon the  
14 date of the enactment of this Act. Such regulations shall  
15 take effect not later than the expiration of the 90-day pe-  
16 riod beginning upon such issuance.

17 **SEC. 7. SCREENING OF APPLICANTS.**

18 Subparagraph (B) of section 8(o)(6) of the United  
19 States Housing Act of 1937 (42 U.S.C. 1437f(o)(6)(B))  
20 is amended by inserting after the period at the end of the  
21 second sentence the following: “A public housing agency’s  
22 elective screening shall be limited to criteria that are di-  
23 rectly related to an applicant’s ability to fulfill the obliga-  
24 tions of an assisted lease and shall consider mitigating cir-  
25 cumstances related to such applicant, including discrimi-

1 nations against income, credit history, parental status,  
2 marital status, migratory status, or age. Any applicant or  
3 participant determined to be ineligible for admission or  
4 continued participation to the program shall be notified  
5 of the basis for such determination and provide, within  
6 a reasonable time after the determination, an opportunity  
7 for an informal hearing on such determination at which  
8 mitigating circumstances, including remedial conduct sub-  
9 sequent to the notice, shall be considered.”.

10 **SEC. 8. ACCESS TO HUD PROGRAMS FOR PERSONS WITH**  
11 **LIMITED ENGLISH PROFICIENCY.**

12 (a) HUD RESPONSIBILITIES.—To allow the Depart-  
13 ment of Housing and Urban Development to better serve  
14 persons with limited proficiency in the English language  
15 by providing technical assistance to recipients of Federal  
16 funds, the Secretary of Housing and Urban Development  
17 shall take the following actions:

18 (1) TASK FORCE.—Within 90 days after the en-  
19 actment of this Act, convene a task force comprised  
20 of appropriate industry groups, recipients of funds  
21 from the Department of Housing and Urban Devel-  
22 opment (in this section referred to as the “Depart-  
23 ment”), community-based organizations that serve  
24 individuals with limited English proficiency, civil  
25 rights groups, and stakeholders, which shall identify

1 a list of vital documents, including Department and  
2 certain property and other documents, to be com-  
3 petently translated to improve access to federally  
4 conducted and federally assisted programs and ac-  
5 tivities for individuals with limited English pro-  
6 ficiency. The task force shall meet not less fre-  
7 quently than twice per year.

8 (2) TRANSLATIONS.—Within 6 months after  
9 identification of documents pursuant to paragraph  
10 (1), produce translations of the documents identified  
11 in all necessary languages and make such trans-  
12 lations available as part of the library of forms avail-  
13 able on the website of the Department and as part  
14 of the clearinghouse developed pursuant to para-  
15 graph (4).

16 (3) PLAN.—Develop and carry out a plan that  
17 includes providing resources of the Department to  
18 assist recipients of the Federal funds to improve ac-  
19 cess to programs and activities for individuals with  
20 limited English proficiency, which plan shall include  
21 the elements described in paragraph (4).

22 (4) HOUSING INFORMATION RESOURCE CEN-  
23 TER.—Develop and maintain a housing information  
24 resource center to facilitate the provision of lan-  
25 guage services by providers of housing services to in-

1 individuals with limited English proficiency. Informa-  
2 tion provided by such center shall be made available  
3 in printed form and through the Internet. The re-  
4 sources provided by the center shall include the fol-  
5 lowing:

6 (A) TRANSLATION OF WRITTEN MATE-  
7 RIALS.—The center may provide, directly or  
8 through contract, vital documents from com-  
9 petent translation services for providers of  
10 housing services.

11 (B) TOLL-FREE CUSTOMER SERVICE TELE-  
12 PHONE NUMBER.—The center shall provide a  
13 24-hour toll-free interpretation service tele-  
14 phone line, by which recipients of funds of the  
15 Department and individuals with limited  
16 English proficiency may—

17 (i) obtain information about federally  
18 conducted or federally assisted housing  
19 programs of the Department;

20 (ii) obtain assistance with applying for  
21 or accessing such housing programs and  
22 understanding Federal notices written in  
23 English; and

1 (iii) communicate with housing pro-  
2 viders and learn how to access additional  
3 language services.

4 The toll-free telephone service provided pursu-  
5 ant to this subparagraph shall supplement re-  
6 sources in the community identified by the plan  
7 developed pursuant to paragraph (3).

8 (C) DOCUMENT CLEARINGHOUSE.—The  
9 center shall collect and evaluate for accuracy or  
10 develop, and make available, templates and doc-  
11 uments that are necessary for consumers, rel-  
12 evant industry representatives, and other stake-  
13 holders of the Department, to access, make  
14 educated decisions, and communicate effectively  
15 about their housing, including—

16 (i) administrative and property docu-  
17 ments;

18 (ii) legally binding documents;

19 (iii) consumer education and outreach  
20 materials;

21 (iv) documents regarding rights and  
22 responsibilities of any party; and

23 (v) remedies available to consumers.

24 (D) STUDY OF LANGUAGE ASSISTANCE  
25 PROGRAMS.—The center shall conduct a study

1 that evaluates best-practice models for all pro-  
2 grams of the Department that promote lan-  
3 guage assistance and strategies to improve lan-  
4 guage services for individuals with limited  
5 English proficiency. Not later than 18 months  
6 after the date of the enactment of this Act, the  
7 center shall submit a report to the Committee  
8 on Financial Services of the House of Rep-  
9 resentatives and the Committee on Banking,  
10 Housing, and Urban Affairs of the Senate,  
11 which shall provide recommendations for imple-  
12 mentation, specific to programs of the Depart-  
13 ment, and information and templates that could  
14 be made available to all recipients of grants  
15 from the Department.

16 (E) CULTURAL AND LINGUISTIC COM-  
17 PETENCE MATERIALS.—The center shall pro-  
18 vide information relating to culturally and lin-  
19 guistically competent housing services for popu-  
20 lations with limited English proficiency.

21 (b) REPORT.—Not later than the expiration of the  
22 6-month period beginning on the date of the enactment  
23 of this Act, and annually thereafter, the Secretary of  
24 Housing and Urban Development shall submit a report  
25 regarding its compliance with the requirements under sub-

1 section (a) to the Committee on Financial Services of the  
2 House of Representatives and the Committee on Banking,  
3 Housing, and Urban Affairs of the Senate.

4 **SEC. 9. AUTHORIZATION OF APPROPRIATIONS.**

5       There is authorized to be appropriated for fiscal year  
6 2026 and each fiscal year thereafter such sums as may  
7 be necessary to carry out this Act.

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