

119TH CONGRESS
2D SESSION

S. _____

To require the Secretary of Housing and Urban Development to establish
a national evictions database, and for other purposes.

IN THE SENATE OF THE UNITED STATES

Mr. BENNET (for himself and Mr. YOUNG) introduced the following bill; which
was read twice and referred to the Committee on _____

A BILL

To require the Secretary of Housing and Urban Development
to establish a national evictions database, 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 “Eviction Crisis Act
5 of 2026”.

6 **SEC. 2. FINDINGS.**

7 Congress finds that—

8 (1) based on the best available data, more than
9 3,000,000 evictions are filed in an average year in

1 the United States, affecting individuals and families
2 in urban, suburban, and rural areas alike;

3 (2) evictions impose significant costs on ten-
4 ants, landlords, and communities as a whole;

5 (3) evictions disproportionately affect certain
6 populations and communities, including families with
7 children and renters of color who face a particularly
8 high risk of eviction;

9 (4) collecting more comprehensive and con-
10 sistent data through a national eviction database
11 would foster a deeper understanding of the causes
12 and contours of the eviction crisis as well as what
13 efforts can be made to prevent or mitigate the con-
14 sequences of evictions when they are unavoidable;

15 (5) expanding landlord-tenant community
16 courts would benefit both landlords and tenants, as
17 these courts can offer services that help tenants be-
18 come current again on their obligations or offer al-
19 ternatives to eviction that avoid homelessness or
20 housing instability while also providing landlords
21 with less costly alternatives to eviction;

22 (6) emergency assistance programs that provide
23 short-term support to tenants facing a temporary
24 emergency can also help prevent evictions and home-
25 lessness for low-income households;

1 (7) past evictions or eviction filings can con-
2 tribute to the cycle of poverty by appearing on credit
3 reports, and tenants have a right to know whether
4 a tenant screening report contains inaccurate data
5 that may impede their ability to pass a background
6 check and secure a stable home;

7 (8) the Legal Services Corporation, established
8 in 1974 under the Legal Services Corporation Act
9 (42 U.S.C. 2996 et seq.) and funded by Congress to
10 provide grants for free civil legal aid, has docu-
11 mented—

12 (A) the ongoing justice gap in which 86
13 percent of the civil legal problems reported by
14 low-income people in the United States, includ-
15 ing housing-related legal issues, are handled
16 with inadequate or no assistance from an attor-
17 ney or other legal professional; and

18 (B) that more than 50 percent of the legal
19 problems presented to legal aid organizations
20 funded by the Legal Services Corporation re-
21 ceive only limited or no legal assistance due to
22 lack of resources;

23 (9) the National Center for Access to Justice
24 determined that in 79 percent of housing cases, the
25 tenants are not represented by a lawyer; and

1 (10) funding for the Legal Services Corporation
2 must be substantially increased to enable grantees of
3 the Legal Services Corporation to provide legal as-
4 sistance to all people facing residential eviction who
5 cannot afford adequate counsel.

6 **SEC. 3. DEFINITIONS.**

7 In this Act:

8 (1) ADMINISTRATIVE EVICTION.—The term
9 “administrative eviction” means a ruling in favor of
10 the landlord in an administrative forum within a
11 public housing agency, such as grievance procedures,
12 to recover possession of residential property from a
13 tenant, including a tenant residing in a public hous-
14 ing dwelling unit or receiving tenant-based assist-
15 ance or project-based assistance under section 8 of
16 the United States Housing Act of 1937 (42 U.S.C.
17 1437f).

18 (2) COURT-ORDERED EVICTION.—The term
19 “court-ordered eviction” means a court ruling in
20 favor of the landlord in a legal action to recover pos-
21 session of residential property from a tenant, includ-
22 ing a tenant residing in a public housing dwelling
23 unit or receiving tenant-based assistance or project-
24 based assistance under section 8 of the United
25 States Housing Act of 1937 (42 U.S.C. 1437f).

1 (3) DEPARTMENT.—The term “Department”
2 means the Department of Housing and Urban De-
3 velopment.

4 (4) EVICTION FILING.—The term “eviction fil-
5 ing” means a filing by a landlord with the court of
6 jurisdiction to initiate a legal action to recover pos-
7 session of residential property from a tenant, includ-
8 ing a tenant residing in a public housing dwelling
9 unit or receiving tenant-based assistance or project-
10 based assistance under section 8 of the United
11 States Housing Act of 1937 (42 U.S.C. 1437f).

12 (5) EXECUTED EVICTION.—The term “executed
13 eviction” means a court order carried out by a sher-
14 iff’s office or other law enforcement agency that re-
15 sulted in the landlord recovering possession of resi-
16 dential property from a tenant, including a tenant
17 residing in a public housing dwelling unit or receiv-
18 ing tenant-based assistance or project-based assist-
19 ance under section 8 of the United States Housing
20 Act of 1937 (42 U.S.C. 1437f).

21 (6) ILLEGAL EVICTION.—The term “illegal evic-
22 tion” means self-help measures taken outside of the
23 legal process for eviction to recover possession of
24 residential property from a tenant, including a ten-
25 ant residing in a public housing dwelling unit or re-

1 ceiving tenant-based assistance or project-based as-
2 sistance under section 8 of the United States Hous-
3 ing Act of 1937 (42 U.S.C. 1437f), such as—

4 (A) willfully interrupting or permitting the
5 interruption of essential items of services re-
6 quired by the rental agreement;

7 (B) blocking or attempting to block the
8 entry of a tenant upon the premises;

9 (C) changing the locks or removing the
10 front door of the premises;

11 (D) removing the belongings of a tenant;
12 and

13 (E) any other action defined as a self-help
14 eviction under State landlord-tenant law.

15 (7) LOCAL ORDINANCE IMPACTING EVICTION.—

16 The term “local ordinance impacting eviction”
17 means a local ordinance that is designed to address
18 the number of emergency services calls resulting
19 from assault, sexual harassment, stalking, disorderly
20 conduct, or another type of behavior, situation, or
21 condition that results in the need for emergency
22 services, that results in loss of housing or limit the
23 housing opportunities for survivors of crime, includ-
24 ing survivors of domestic violence, or individuals

1 with disabilities who may require emergency services,
2 abnegating local landlord-tenant law by—

3 (A) requiring, encouraging, or permitting
4 the eviction of a tenant or resident because of
5 a certain number of calls for emergency serv-
6 ices;

7 (B) requiring, encouraging, or permitting
8 the eviction of a tenant or resident because of
9 an arrest even though the arrest has not re-
10 sulted in the conviction of that tenant or resi-
11 dent; or

12 (C) requiring, encouraging, or permitting
13 the eviction of a tenant or resident because of
14 criminal activity occurring in the local jurisdic-
15 tion of the tenant or resident for which that
16 tenant or resident has not been convicted.

17 (8) PUBLIC HOUSING; PUBLIC HOUSING AGEN-
18 CY.—The terms “public housing” and “public hous-
19 ing agency” have the meanings given those terms in
20 section 3(b) of the United States Housing Act of
21 1937 (42 U.S.C. 1437a(b)).

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

24 (10) TRIBALLY DESIGNATED HOUSING ENTI-
25 TY.—The term “tribally designated housing entity”

1 has the meaning given the term in section 4 of the
2 Native American Housing Assistance and Self-De-
3 termination Act of 1996 (25 U.S.C. 4103).

4 **SEC. 4. EVICTION DIVERSION PROGRAMS AND LANDLORD-**
5 **TENANT FOCUSED COMMUNITY COURTS.**

6 (a) IN GENERAL.—The Attorney General, acting
7 through the Bureau of Justice Assistance, shall award
8 grants to States and local jurisdictions to support eviction
9 diversion programs and landlord-tenant focused commu-
10 nity courts that offer a process with social service rep-
11 resentatives who are available to assist tenants.

12 (b) GOALS FOR PROCESS.—The process described in
13 subsection (a) is—

14 (1) intended to—

15 (A) divert landlords and tenants from pro-
16 ceeding with a court-ordered eviction, which
17 places costly burdens on landlords, tenants, the
18 court system, and taxpayers; and

19 (B) help tenants who have fallen behind
20 become current again on their obligations or
21 transition tenants to a new stable home envi-
22 ronment without losing access to benefits and
23 other support for which they are eligible; and

24 (2) not intended to keep tenants in housing
25 that they will be unable to afford.

1 (c) DIVERSITY REQUIREMENT.—In making grants
2 under this section, the Attorney General shall ensure that
3 eviction diversion programs and landlord-tenant focused
4 community courts—

5 (1) are assisted in jurisdictions that serve
6 urban areas, suburban areas, and rural areas;

7 (2) are assisted in serving communities that
8 have high rates of eviction and eviction filings or a
9 large total number of evictions and eviction filings,
10 based on the best available data;

11 (3) are assisted in serving families with chil-
12 dren;

13 (4) provide assistance to individuals with lim-
14 ited English proficiency;

15 (5) provide effective communication with indi-
16 viduals with disabilities; and

17 (6) are located in facilities that are accessible to
18 individuals with disabilities and easily accessible by
19 low-income individuals using public transportation.

20 (d) APPLICATION.—A State or local jurisdiction de-
21 siring a grant under this section shall submit to the Attor-
22 ney General an application at such time, in such manner,
23 and containing—

1 (1) a demonstrated unmet need in the commu-
2 nity for an eviction diversion program or landlord-
3 tenant community court;

4 (2) evidence of support from representatives of
5 various and diverse stakeholders within the commu-
6 nity, including renters' rights groups, landlords, and
7 legal aid nonprofit organizations;

8 (3) a detailed description of how the grant will
9 be spent;

10 (4) a detailed description of how the eviction di-
11 version program or landlord-tenant community court
12 will interact with the existing landlord-tenant justice
13 system of the State or local jurisdiction to, as appli-
14 cable, alleviate the eviction crisis, including a de-
15 scription of which cases will be diverted to the land-
16 lord-tenant community court and of whether land-
17 lords or tenants will maintain access to the existing
18 eviction court system;

19 (5) a description of any local ordinance impact-
20 ing eviction;

21 (6) a description of how the eviction diversion
22 program or landlord-tenant community court will
23 not be designed to lengthen the process of pursuing
24 a legitimate eviction, limit the access of landlords to
25 the traditional justice system, curtail the right of

1 landlords to evict, or limit or curtail the due process
2 or civil rights of any tenant or housing resident; and

3 (7) any other information as the Attorney Gen-
4 eral may require, including information sought in
5 consultation with the Secretary.

6 (e) DATA.—Beginning 1 year after the date on which
7 a State or local jurisdiction receives a grant under this
8 section, and not later than 2 years after that date, the
9 State or local jurisdiction, as applicable, shall submit to
10 the Attorney General and the Secretary a report con-
11 taining—

12 (1) any aggregate data on landlord-tenant cases
13 filed in that State or local jurisdiction as the Attor-
14 ney General or the Secretary may require;

15 (2) the data described in subparagraphs (A)
16 and (B) of section 5(b)(1) and section 5(b)(2), as
17 applicable; and

18 (3) any other information as the Attorney Gen-
19 eral or the Secretary may require.

20 (f) AWARDING GRANTS.—The Attorney General may
21 award grants under this section in 3 rounds, with not
22 fewer than 5 grants awarded in the first round.

23 (g) MATCHING REQUIREMENT.—

24 (1) IN GENERAL.—As a condition of a grant
25 provided under this section, the Attorney General

1 shall require the recipient of the grant to contribute
2 an amount equal to or more than the amount of the
3 grant, obtained solely from non-Federal sources.

4 (2) FORM.—In addition to cash or other direct
5 funding, the contribution required by the Attorney
6 General under paragraph (1) may include indirect
7 costs or in-kind contributions paid for under non-
8 Federal programs.

9 (h) AUTHORIZATION OF APPROPRIATIONS.—There
10 are authorized to be appropriated such sums as may be
11 necessary to carry out this section.

12 **SEC. 5. NATIONAL DATABASE OF EVICTIONS.**

13 (a) ESTABLISHMENT OF DATABASE.—Not later than
14 1 year after the date of enactment of this Act, the Sec-
15 retary shall establish and maintain a database that—

16 (1) is accessible to the Office of Policy Develop-
17 ment and Research and the Office of Fair Housing
18 and Equal Opportunity of the Department and other
19 employees of the Department as determined nec-
20 essary by the Secretary;

21 (2) includes the data described in subsection (b)
22 with respect to court-ordered evictions, administra-
23 tive evictions, and illegal evictions in the United
24 States; and

1 (3) ensures appropriate security to prevent im-
2 proper disclosure of that data.

3 (b) CONTENTS.—The database established under
4 subsection (a) shall contain the following data:

5 (1) DATA ON EACH COURT-ORDERED OR AD-
6 MINISTRATIVE EVICTION.—With respect to each
7 court-ordered or administrative eviction case filed on
8 or after the date on which the database is estab-
9 lished:

10 (A) Self-reported information on the ten-
11 ant who is the defendant—

12 (i) including—

13 (I) the name of the tenant;

14 (II) the age of the tenant;

15 (III) the race, ethnicity, gender,
16 and disability status of the tenant;

17 (IV) the address of the residen-
18 tial property and the type of housing;

19 (V) the number of household
20 members residing in the property, in-
21 cluding the number of children; and

22 (VI) whether the tenant is a re-
23 cipient of tenant-based or project-
24 based assistance under section 8 of

1 the United States Housing Act of
2 1937 (42 U.S.C. 1437f); and

3 (ii) which shall disclose whether the
4 information is subject to open records laws
5 or policies or related requirements.

6 (B) Information on the landlord who filed
7 the court-ordered or administrative eviction
8 case, including—

9 (i) the name of the landlord;

10 (ii) the number of rental units owned
11 by the landlord;

12 (iii) the name of the attorney or le-
13 gally permitted representative of the land-
14 lord, or an indication that the landlord was
15 self-represented;

16 (iv) the rent charged for the unit in
17 question;

18 (v) any amount that the landlord al-
19 leges that the tenant owes, including—

20 (I) rent;

21 (II) late fees and penalties; and

22 (III) court fees and attorney's
23 fees; and

1 (vi) any costs incurred by the landlord
2 for engaging in the eviction process, in-
3 cluding—

4 (I) court costs, such as filing
5 fees;

6 (II) the cost of legal representa-
7 tion; and

8 (III) the cost to set out a tenant.

9 (C) Procedural data on the court-ordered
10 or administrative eviction case, including—

11 (i) the date, if applicable, on which
12 the tenant was served with a notice to quit;

13 (ii) the date of the initial court filing
14 by the landlord;

15 (iii) the reason asserted by the land-
16 lord for filing for eviction, such as non-
17 payment or breach of lease;

18 (iv) whether the eviction was as a re-
19 sult of the enforcement of a local ordinance
20 impacting eviction;

21 (v) whether the tenant moved out be-
22 fore the initial hearing; and

23 (vi) the final outcome of the court-or-
24 dered or administrative eviction case, in-
25 cluding—

1 (I) the disposition of the case, in-
2 cluding whether the initial hearing re-
3 sulted in a default judgment, dis-
4 missal, consent agreement, settlement,
5 or trial;

6 (II) the date of final disposition;

7 (III) any amount owed to the
8 landlord or tenant, if any, and over
9 what time period;

10 (IV) whether a judgment was
11 made in favor of the tenant for code
12 violations or warranty of habitability
13 claims;

14 (V) the overall outcome of the
15 case, including whether the tenant
16 paid any amounts to the landlord,
17 whether the tenant stayed in the
18 housing or was evicted from the hous-
19 ing, and whether the judge ordered
20 that the tenant's future wages be gar-
21 nished to pay the judgment; and

22 (VI) whether the tenant was
23 present when the judgment was ren-
24 dered and whether the tenant had
25 legal representation and the nature of

1 that representation, including a law-
2 yer, a law student participating in a
3 clinic, or another non-lawyer trained
4 to represent clients in landlord-tenant
5 court, or whether the tenant was a
6 lawyer representing himself or herself;

7 (vii) the total court fees incurred by
8 the tenant, separated into categories of
9 fees;

10 (viii) whether the landlord had ap-
11 peared in landlord-tenant court for a
12 court-ordered or administrative eviction
13 matter involving the landlord in the 6
14 month, 1 year, or 2 year-period preceding
15 the court-ordered or administrative eviction
16 case, and how many were such appear-
17 ances involving the same tenant; and

18 (ix) whether the tenant had appeared
19 in landlord-tenant court for a court-or-
20 dered or administrative eviction matter in-
21 volving the landlord in the 6 month, 1
22 year, or 2 year-period preceding the court-
23 ordered or administrative eviction case,
24 and how many were such appearances in-
25 volving the same landlord.

1 (2) AGGREGATE DATA ON COURT-ORDERED OR
2 ADMINISTRATIVE EVICTION CASES.—Aggregate data
3 on court-ordered or administrative eviction cases
4 filed on or after the date on which the database is
5 established, including—

6 (A) the total number of cases filed, includ-
7 ing a breakdown by—

8 (i) the number of cases filed for non-
9 payment, other breach of lease, both non-
10 payment and breach of lease, and any
11 other reason;

12 (ii) the number of cases filed because
13 of the enforcement of a local ordinance im-
14 pacting eviction; and

15 (iii) the outcome of the dispositive
16 hearing, including default judgment, dis-
17 missal, a consent agreement, a trial, and a
18 settlement with or without mediation;

19 (B) the number of tenants and landlords
20 who showed up for the dispositive hearing of a
21 court-ordered or an administrative eviction case;

22 (C) the number and share of tenants and
23 landlords who were represented by counsel, and
24 the number and share of landlords who were

1 represented by counsel when not legally re-
2 quired to be so represented;

3 (D) the average duration of a court-or-
4 dered or an administrative eviction case, includ-
5 ing the average time from filing to first hear-
6 ing;

7 (E) the average amount allegedly owed by
8 a tenant, per landlord;

9 (F) the average months of rent allegedly
10 owed by a tenant;

11 (G) the average amount paid by a tenant
12 to resolve the case and stay in the housing;

13 (H) the number of court-ordered or admin-
14 istrative eviction cases resulting in a judgment
15 in favor of the tenant due to code violations or
16 warranty of habitability claims;

17 (I) the number and percentage of court-or-
18 dered or administrative eviction cases broken
19 down by age bracket;

20 (J) the number and percentage of court-or-
21 dered or administrative eviction cases broken
22 down by race and ethnicity;

23 (K) the number and percentage of court-
24 ordered or administrative eviction cases broken
25 down by gender;

1 (L) the number and percentage of court-
2 ordered or administrative eviction cases broken
3 down by disability status;

4 (M) the number and percentage of court-
5 ordered or administrative eviction cases with a
6 tenant or household with children;

7 (N) the number of tenants evicted from
8 public housing, broken down by each public
9 housing agency;

10 (O) the number of tenants evicted from
11 dwelling units who were receiving tenant-based
12 assistance or project-based assistance under
13 section 8 of the United States Housing Act of
14 1937 (42 U.S.C. 1437f), the supplemental nu-
15 trition assistance program under the Food and
16 Nutrition Act of 2008 (7 U.S.C. 2011 et seq.),
17 or the temporary assistance for needy families
18 under part A of title IV of the Social Security
19 Act (42 U.S.C. 601 et seq.); and

20 (P) the number of court-ordered or admin-
21 istrative eviction or cases where late fees were
22 collected from tenants by landlords, and the av-
23 erage amount of late fees in those cases.

24 (3) DATA ON EXECUTED EVICTIONS.—Local
25 law enforcement or any other official who executes

1 an eviction shall report to the adjudicating court or
2 administrative forum sufficient data on each exe-
3 cuted eviction, such that the court may determine
4 which court-ordered or administrative evictions re-
5 sulted in a law enforcement officer or other local of-
6 ficial removing the tenant.

7 (4) DATA ON TENANT STATUS FOLLOWING A
8 COURT-ORDERED OR ADMINISTRATIVE EVICTION.—
9 Each court or administrative forum responsible for
10 adjudicating evictions should contact landlords to de-
11 termine whether tenants who were the subject of a
12 court-ordered or administrative eviction were re-
13 moved or remained in the property 90 days after the
14 court-ordered or administrative eviction.

15 (5) DATA ON EACH ILLEGAL EVICTION.—With
16 respect to each illegal eviction occurring on or after
17 the date on which the database is established, as re-
18 ported by local governments and nonprofit organiza-
19 tions receiving grants under section 6:

20 (A) The data described in paragraph
21 (1)(A).

22 (B) Information on the landlord, includ-
23 ing—

24 (i) the name of the landlord;

1 (ii) the mailing address of the land-
2 lord;

3 (iii) the names of any other entities
4 associated with the above mailing address;

5 (iv) the rent charged for the unit in
6 question; and

7 (v) any amount that the landlord al-
8 leges that the tenant owes, including—

9 (I) rent;

10 (II) late fees and penalties; and

11 (III) court fees and attorney's
12 fees; and

13 (IV) any other fees, including
14 one-time or recurring fees.

15 (C) The primary reason or reasons the ten-
16 ant was subjected to an illegal eviction.

17 (D) If the tenant was subjected to an ille-
18 gal eviction for nonpayment, the amount owed,
19 broken down by rent, late fees, and other fees,
20 as applicable.

21 (E) If the tenant was subjected to an ille-
22 gal eviction for nonpayment, the total number
23 of months owed.

1 (F) Whether the tenant was subjected to
2 an illegal eviction because of the enforcement of
3 a local ordinance impacting eviction.

4 (6) AGGREGATE DATA ON ILLEGAL EVIC-
5 TIONS.—Aggregate data on illegal eviction cases oc-
6 ccurring on or after the date on which the database
7 is established, as reported by local governments and
8 nonprofit organizations receiving grants under sec-
9 tion 6, including—

10 (A) the average amount owed by a tenant,
11 per landlord;

12 (B) the average months of rent owed by a
13 tenant;

14 (C) the number and percentage of illegal
15 eviction cases broken down by age bracket;

16 (D) the number and percentage of illegal
17 eviction cases with a tenant or household with
18 children;

19 (E) the number and percentage of illegal
20 eviction cases broken down by race and eth-
21 nicity;

22 (F) the number and percentage of illegal
23 eviction cases broken down by gender;

24 (G) the number and percentage of illegal
25 eviction cases broken down by sex;

1 (H) the number and percentage of illegal
2 eviction cases broken down by sexual orienta-
3 tion;

4 (I) the number and percentage of illegal
5 eviction cases broken down by disability status;
6 and

7 (J) the number and percentage of illegal
8 eviction cases based on the enforcement of a
9 local ordinance impacting eviction.

10 (c) SUBMISSION OF DATA.—

11 (1) SUBMISSION BY COURTS.—Not later than
12 March 1 of each year, the Attorney General of each
13 State shall submit to the Secretary data on court-
14 ordered eviction cases that occurred in that State
15 during the preceding calendar year for inclusion in
16 the database established under this section.

17 (2) SUBMISSION TO SECRETARY.—

18 (A) IN GENERAL.—The Attorney General
19 of the State shall—

20 (i) ensure the accuracy and consist-
21 ency of the data submitted under para-
22 graph (1); and

23 (ii) upon receipt of the data, aggre-
24 gate the data and report the individual and

1 aggregate data to the Secretary in a timely
2 manner.

3 (B) SUBMISSION BY COURTS.—If the At-
4 torney general of the State fails to submit the
5 data described in paragraph (1) to the Sec-
6 retary in a timely manner under subparagraph
7 (A), the clerk of each State or local court that
8 handles landlord-tenant cases may submit the
9 data directly to the Secretary.

10 (d) GUIDELINES.—The Secretary shall promulgate
11 rules and establish guidelines for the submission of data
12 under subsection (c) and publication of data in the data-
13 base established under this section, which shall include—

14 (1) a technological solution that provides a sin-
15 gle point of entry for data submissions to reduce the
16 burden on clerks of the courts;

17 (2) in consultation with local governments and
18 judges, appropriate safeguards for protecting the
19 privacy of personally identifiable information, includ-
20 ing of vulnerable populations, which shall incor-
21 porate confidentiality measures to ensure that any
22 personally identifiable information regarding a ten-
23 ant who is a survivor of domestic violence, dating vi-
24 olence, sexual assault, or stalking is not disclosed

1 during the process of data submission and publica-
2 tion;

3 (3) standards for—

4 (A) external researchers to be granted per-
5 mission to access data in the database, includ-
6 ing both aggregate data and, if necessary for
7 the conduct of their research, personally identi-
8 fiable information, with appropriate safeguards
9 to ensure identities are protected in any pub-
10 licly released analysis;

11 (B) the establishment of a research data
12 center to support analysis of that data; and

13 (C) using generally accepted statistical
14 principles to validate the data, in consultation
15 with outside participants;

16 (4) methods for collecting data required under
17 subsection (b) that are not currently collected;

18 (5) establishing definitions for terms related to
19 the eviction process based on how they are legally
20 defined by courts of jurisdiction handling eviction
21 cases; and

22 (6) standards for local officials to identify and
23 designate social services agencies that may access
24 the database to provide targeted social services to
25 those tenants.

1 (e) PROHIBITION.—The data collected under sub-
2 section (b) shall not be used for determining program eli-
3 gibility.

4 (f) ANNUAL REPORTS.—Not later than 1 year after
5 the date of enactment of this Act, and each year there-
6 after, the Secretary shall make publicly available a report
7 on the contents of the database established under this sec-
8 tion which shall not include personally identifiable infor-
9 mation.

10 (g) AUTHORIZATION OF APPROPRIATIONS.—There
11 are authorized to be appropriated to the Secretary such
12 sums as may be necessary to carry out this section.

13 **SEC. 6. GRANT PROGRAM TO COLLECT DATA ON ILLEGAL**
14 **EVICTIONS.**

15 (a) IN GENERAL.—The Secretary shall award grants
16 to local governments and nonprofit organizations to set
17 up programs to collect data from landlords on illegal evic-
18 tions in the United States.

19 (b) AUTHORIZATION OF APPROPRIATIONS.—There
20 are authorized to be appropriated to the Secretary such
21 sums as may be necessary for each of fiscal years 2027
22 through 2031 to provide grants under this section.

23 **SEC. 7. ADVISORY COMMITTEE.**

24 (a) IN GENERAL.—The Secretary shall establish an
25 advisory committee to be known as the Committee on

1 Eviction Research (in this section referred to as the “Com-
2 mittee”) to advise the Secretary on matters relating to—

3 (1) the creation, operation, maintenance, meth-
4 odology, and privacy matters of the statistical efforts
5 relating to the database established under section 5;

6 (2) developing a research agenda to determine
7 the causes and consequences of evictions; and

8 (3) disseminating information with regard to
9 policies or practices that reduce the number of evic-
10 tions or mitigate the consequences of evictions.

11 (b) MEMBERSHIP.—

12 (1) IN GENERAL.—The Committee shall be
13 composed of 16 members who shall be appointed by
14 the Secretary, in consultation with the chair and
15 ranking member of the Committee on Banking,
16 Housing, and Urban Affairs of the Senate and the
17 chair and ranking member of the Committee on Fi-
18 nancial Services of the House of Representatives, of
19 whom—

20 (A) 2 members shall be employees of the
21 Department with expertise in housing data and
22 an interest in issues relating to evictions and
23 housing instability;

24 (B) 3 members shall be landlords or rep-
25 resentatives of landlords, at least 1 of whom

1 shall be a small or independent landlord or a
2 representative of small or independent land-
3 lords;

4 (C) 4 members shall be from the academic
5 or research community;

6 (D) 3 members shall be from civil society,
7 of whom—

8 (i) not less than 2 shall be from enti-
9 ties that advocate for civil rights related to
10 housing or eviction; and

11 (ii) not less than 1 shall have experi-
12 enced eviction;

13 (E) 2 members shall be from private in-
14 dustry, civil society, or the academic community
15 with backgrounds in data science and privacy;
16 and

17 (F) 2 members shall be individuals with
18 specific knowledge of and expertise in eviction
19 law and court procedures.

20 (2) CHAIR.—The Secretary shall appoint a
21 chair of the Committee from among the members of
22 the Committee.

23 (3) PERIOD OF APPOINTMENT; VACANCIES.—

1 (A) IN GENERAL.—A member of the Com-
2 mittee shall be appointed for a period of 2
3 years.

4 (B) VACANCIES.—A vacancy in the Com-
5 mittee—

6 (i) shall not affect the powers of the
7 Committee; and

8 (ii) shall be filled in the same manner
9 as the original appointment.

10 (c) MEETINGS.—The Committee shall meet in person
11 or via electronic conference not less frequently than once
12 every 2 months.

13 (d) POWERS.—In carrying out the duties of the Com-
14 mittee, the Committee may—

15 (1) hold such hearings, sit, and act at such
16 times and places, take such testimony, and receive
17 such evidence as the Committee determines to be ap-
18 propriate;

19 (2) issue reports, guidelines, and memoranda;

20 (3) hold or host conferences and symposia;

21 (4) enter into cooperative agreements with
22 third-party experts to obtain relevant advice or ex-
23 pertise, and oversee staff;

24 (5) establish subcommittees; and

25 (6) establish rules of procedure.

1 (e) GIFTS.—The Committee may accept, use, and
2 dispose of gifts or donations of services or property.

3 (f) TRAVEL EXPENSES.—The members of the Com-
4 mittee shall be allowed travel expenses, including per diem
5 in lieu of subsistence, at rates authorized for employees
6 of agencies under subchapter I of chapter 57 of title 5,
7 United States Code, while away from their homes or reg-
8 ular places of business in the performance of service for
9 the Committee.

10 (g) STAFF.—

11 (1) IN GENERAL.—The chair of the Committee
12 may, without regard to the civil service laws (includ-
13 ing regulations), appoint and terminate an executive
14 director and such other additional personnel as may
15 be necessary to enable the Commission to perform
16 its duties, except that the employment of an execu-
17 tive director shall be subject to confirmation by the
18 Commission.

19 (2) COMPENSATION.—The chair of the Com-
20 mittee may fix the compensation of the executive di-
21 rector and other personnel without regard to chapter
22 51 and subchapter III of chapter 53 of title 5,
23 United States Code, relating to classification of posi-
24 tions and General Schedule pay rates, except that
25 the rate of pay for the executive director and other

1 personnel may not exceed the rate payable for level
2 V of the Executive Schedule under section 5316 of
3 that title.

4 (h) REPORT.—Not later than 90 days after the date
5 on which the Committee terminates, the Committee shall
6 submit to the Secretary a report containing—

7 (1) recommendations for statistical efforts re-
8 lating to the database established under section 5,
9 including how additional data may potentially be col-
10 lected, consistent with civil rights protections, to un-
11 derstand eviction trends by race, sex, gender, sexual
12 orientation, disability status, ethnicity, age, and im-
13 migration status; and

14 (2) a research agenda to determine the causes
15 and consequences of evictions and to illuminate poli-
16 cies or practices that reduce the number of evictions
17 or mitigate the consequences of evictions, including
18 an assessment of the housing challenges resulting
19 from the prohibition on public housing participation
20 due to the prior eviction of an individual.

21 (i) NO ADDITIONAL FUNDS.—The amounts nec-
22 essary to carry out this section shall be derived from
23 amounts appropriated or otherwise made available to the
24 Secretary.

1 **SEC. 8. EMERGENCY ASSISTANCE PROGRAM.**

2 (a) IN GENERAL.—The Secretary shall establish a
3 competitive grant program under which the Secretary
4 shall award grants to State, local, territorial, and Tribal
5 governments (in this section referred to as “eligible grant-
6 ees”) for the purpose of providing financial assistance and
7 housing stabilization services to very low-income house-
8 holds to prevent evictions, homelessness, and other hous-
9 ing instability.

10 (b) DISTRIBUTION OF FUNDS.—An eligible grantee
11 receiving assistance under this section may distribute all
12 or a portion of such assistance to private nonprofit organi-
13 zations, other government entities, public housing agen-
14 cies, Tribally designated housing entities, or other entities
15 as determined by the Secretary to carry out programs in
16 accordance with this section.

17 (c) DESIGNATION.—An eligible grantee that receives
18 a grant under this section may designate 1 or more enti-
19 ties to carry out programs in accordance with this section.

20 (d) HOUSEHOLD ELIGIBILITY.—

21 (1) IN GENERAL.—A household that is eligible
22 to receive assistance under a program established
23 under this section (in this section referred to as an
24 “eligible household”) shall be—

1 (A) very low-income, as defined in section
2 3(b) of the United States Housing Act of 1937
3 (42 U.S.C. 1437a(b));

4 (B) at risk of housing instability and experi-
5 encing a short-term crisis, as attested to in
6 writing by the household, which may include—

7 (i) a decline in household income;

8 (ii) rental arrears or eviction filings;

9 (iii) a family or health crisis;

10 (iv) unexpected expenses;

11 (v) unsafe or unhealthy living condi-
12 tions; or

13 (vi) any other event as determined by
14 the Secretary; and

15 (C) obligated to pay rent on a residential
16 dwelling or experiencing homelessness, as de-
17 fined in section 103 of the McKinney-Vento
18 Homeless Assistance Act (42 U.S.C. 11302).

19 (2) HOUSING TYPE.—Assistance under a pro-
20 gram established under this section shall be provided
21 to eligible households regardless of housing type, or
22 lack thereof, including—

23 (A) rental properties, hotels, or motels
24 where the households are covered by State,
25 Tribal, or local eviction laws;

- 1 (B) manufactured housing;
- 2 (C) mobile homes;
- 3 (D) single rooms; and
- 4 (E) other types of subsidized and unsub-
- 5 subsidized housing.

6 (3) LEASE REQUIREMENTS.—Assistance under
7 a program established under this section shall be
8 provided to eligible households with written or oral
9 leases, subleases, or informal tenancy arrangements,
10 allowing households to self-certify lease agreements.

11 (e) LIMITATION.—

12 (1) IN GENERAL.—Financial assistance under a
13 program established under this section shall be pro-
14 vided to an eligible household for arrears and for a
15 period not to exceed 4 months during any period of
16 3 years, except that grantees may provide assistance
17 for an additional 3 months only if necessary to en-
18 sure housing stability for the eligible household, sub-
19 ject to the availability of funds.

20 (2) EXCEPTION FOR PERIODS OF HIGH UNEM-
21 PLOYMENT, EMERGENCY, OR MAJOR DISASTER.—Fi-
22 nancial assistance under a program established
23 under this section shall be provided to an eligible
24 household for arrears and for a period not to exceed
25 12 months, except that grantees may provide assist-

1 ance for an additional 3 months only if necessary to
2 ensure housing stability for the eligible household,
3 subject to the availability of funds—

4 (A) if for any month during the fiscal year
5 the average rate of unemployment (seasonally
6 adjusted) for the United States or for the State
7 in which the eligible grantee is located, for the
8 period consisting of the most recent 3 months
9 for which data for all States are published,
10 equals or exceeds 5.5 percent; or

11 (B) in any fiscal year in which a declara-
12 tion of a major disaster or emergency under
13 section 401 or 501 of the Robert T. Stafford
14 Disaster Relief and Emergency Assistance Act
15 (42 U.S.C. 5170, 5191) is in effect with respect
16 to the jurisdiction covered by an eligible grant-
17 ee.

18 (f) USE OF FUNDS.—

19 (1) IN GENERAL.—An eligible grantee shall—

20 (A) use grant amounts to help eligible
21 households overcome a short-term crisis impact-
22 ing housing stability and provide financial as-
23 sistance and housing stability-related services to
24 those eligible households; and

1 (B) evaluate the eligibility of households in
2 a manner consistent with Federal non-
3 discrimination requirements.

4 (2) FINANCIAL ASSISTANCE.—A recipient of a
5 grant under this section shall use the grant funds to
6 provide housing-related financial assistance to eligi-
7 ble households in the form of payments, including—

8 (A) direct payments to the eligible house-
9 holds; and

10 (B) the payment of—

11 (i) rent and rent arrears;

12 (ii) utilities and home energy costs
13 and utilities and home energy costs ar-
14 rears;

15 (iii) application fees, security deposits,
16 and relocation costs; and

17 (iv) other housing-related fees and ex-
18 penses, as defined by the Secretary.

19 (3) HOUSING STABILITY-RELATED SERVICES.—
20 Not more than 15 percent of amounts received by a
21 recipient of a grant under this section shall be used
22 to provide housing stability-related services to eligi-
23 ble households, including—

1 (A) services for case management, includ-
2 ing community resources to negotiate and re-
3 solve issues to keep eligible households housed;

4 (B) rehousing and relocation services;

5 (C) navigation services;

6 (D) services provided by housing coun-
7 seling agencies approved by the Department to
8 negotiate and resolve financial issues;

9 (E) legal services;

10 (F) services to connect those eligible
11 households to other public supports, including
12 long-term housing assistance;

13 (G) referrals to other services for behav-
14 ioral, emotional, and mental health issues, do-
15 mestic violence, child welfare issues, employ-
16 ment, substance abuse treatment, or other serv-
17 ices; and

18 (H) other services to promote housing sta-
19 bility as determined by the Secretary.

20 (4) EVALUATION.—Of amounts made available
21 under subsection (n) for fiscal year 2027, not more
22 than \$10,000,000 shall be used by the Secretary to
23 conduct a rigorous program evaluation under sub-
24 section (k).

1 (5) ADMINISTRATIVE COSTS.—A recipient of a
2 grant under this section may not use more than 10
3 percent of the total amount received under this sec-
4 tion for administrative costs.

5 (g) CRITERIA.—The Secretary, in consultation with
6 the Secretary of Health and Human Services, the Sec-
7 retary of the Treasury, and the Secretary of Agriculture,
8 shall develop criteria to evaluate each application for a
9 grant under this section, which shall—

10 (1) include consideration of—

11 (A) the need within the proposed service
12 area for a program described in subsection (a);

13 (B) the number of very low-income renter
14 households with severe cost burdens, the num-
15 ber of very low-income households experiencing
16 severe overcrowding, the unemployment rate in
17 the proposed service area or region, and the
18 area median rent of the proposed service area;

19 (C) the capacity and interest of the appli-
20 cant in delivering housing stability interventions
21 and connecting eligible households to other pub-
22 lic benefits;

23 (D) the prior performance of the applicant
24 in providing similar forms of assistance, includ-
25 ing whether the applicant, in providing those

1 similar forms of assistance, has any unresolved,
2 systemic civil rights violations;

3 (E) a demonstration of collaboration with
4 other entities that provide resources to help eli-
5 gible households eligible under a program estab-
6 lished using grant amounts;

7 (F) a demonstration that the eligible
8 grantee sought consultation with local elected
9 officials, community leaders, residents, and
10 other key stakeholders, including applicable
11 continuums of care for the proposed service
12 area, organizations representing underserved
13 tenants, communities, and populations, courts,
14 and organizations with expertise in affordable
15 housing, fair housing, and services for individ-
16 uals with disabilities;

17 (G) a comprehensive plan to improve hous-
18 ing stability among not less than 1 at-risk pop-
19 ulation;

20 (H) the interest in and willingness of the
21 applicant to conduct a rigorous evaluation of
22 the effectiveness of the programs to be estab-
23 lished using grant amounts;

24 (I) the estimated impact of the programs
25 to be established by the applicant; and

1 (J) such other factors as the Secretary
2 may require; and

3 (2) ensure geographic diversity among the
4 grantees, including jurisdictions covering rural, sub-
5 urban, urban, and Tribal communities.

6 (h) CONTINUOUS IMPROVEMENT.—The Secretary
7 shall establish a process that incorporates findings from
8 rigorous evaluation of the grant program authorized under
9 this section into subsequent guidance and best practices
10 for eligible grantees.

11 (i) EVALUATION OF GRANTEES.—The Secretary
12 shall—

13 (1) using data provided by eligible grantees,
14 conduct a rigorous evaluation of the grant program
15 authorized under this section that includes an as-
16 sessment of—

17 (A) the ease with which eligible households
18 are able to access assistance;

19 (B) the effectiveness of the intervention
20 models of the program in preventing housing
21 instability in general and for eligible households
22 of different types and income levels;

23 (C) the cost-effectiveness of the program;
24 and

1 (D) other indicators as determined by the
2 Secretary;

3 (2) publicly disseminate, through internet
4 websites and other means, interim findings as soon
5 as they become available relating to programs estab-
6 lished by recipients of a grant under this section;
7 and

8 (3) make the evaluations described in para-
9 graph (1) publicly available.

10 (j) REPORTING REQUIREMENTS.—

11 (1) IN GENERAL.—The Secretary shall publish
12 public reports not less frequently than annually re-
13 garding the use of funds made available under this
14 section, which shall include, disaggregated by each
15 eligible grantee under this section and at the Census
16 block group level—

17 (A) the number of eligible households that
18 receive assistance;

19 (B) the acceptance rate of applicants for
20 assistance;

21 (C) the type or types of assistance pro-
22 vided to each eligible household;

23 (D) the average amount of funding pro-
24 vided per eligible household receiving assistance;

1 (E) the average number of monthly rental
2 or utility payments that were covered by the
3 funding amount that an eligible household re-
4 ceived, as applicable; and

5 (F) other data as determined by the Sec-
6 retary.

7 (2) DATA.—Each report under this subsection
8 shall disaggregate the information relating to eligible
9 households by the gender, disability status, race,
10 ethnicity, household income as a percentage of area
11 median income, receipt of housing assistance, and all
12 protected classes of the primary applicant for assist-
13 ance in those eligible households.

14 (3) PROTECTION OF PERSONALLY IDENTIFI-
15 ABLE DATA.—The Secretary may specify an alter-
16 nate data aggregation level for a given geography if
17 necessary to protect personally identifiable informa-
18 tion from being revealed in a public report under
19 this subsection.

20 (4) ALTERNATIVE REQUIREMENTS.—The Sec-
21 retary may establish alternative reporting require-
22 ments for Tribal and territorial eligible grantees and
23 Tribally designated housing entities in carrying out
24 activities under this section, including exempting
25 Tribal eligible grantees and Tribally designated

1 housing entities from the Fair Housing Act (42
2 U.S.C. 3601 et seq.).

3 (5) PRIVACY REQUIREMENTS.—

4 (A) IN GENERAL.—Each eligible grantee
5 that receives a grant under this section shall es-
6 tablish data privacy and security requirements
7 for the information described in paragraph (1)
8 that—

9 (i) include appropriate measures to
10 ensure that the privacy of individuals is
11 protected;

12 (ii) provide that the information, in-
13 cluding any personally identifiable informa-
14 tion, is collected and used only for the pur-
15 pose of submitting reports under para-
16 graph (1) and statistical research pur-
17 poses; and

18 (iii) provide confidentiality protections
19 for data collected about any individuals
20 who are survivors of intimate partner vio-
21 lence, sexual assault, or stalking.

22 (B) STATISTICAL RESEARCH.—

23 (i) IN GENERAL.—The Secretary—

24 (I) may provide full and
25 unredacted information provided

1 under subparagraphs (A) through (F)
2 of paragraph (1), including personally
3 identifiable information, for statistical
4 research purposes in accordance with
5 existing law; and

6 (II) may collect and make avail-
7 able for statistical research, at the
8 census block group level, information
9 collected under subparagraph (A).

10 (ii) APPLICATION OF PRIVACY RE-
11 QUIREMENTS.—A recipient of information
12 under clause (i) shall establish for such in-
13 formation the data privacy and security re-
14 quirements described in subparagraph (A).

15 (6) PROVISION OF DATA.—Each eligible grantee
16 shall provide to the Secretary such data as may be
17 necessary for the Secretary to complete the report-
18 ing requirements under this subsection.

19 (k) REPORT ON PROGRAM.—Not later than 5 years
20 after the establishment of the program under this section,
21 the Secretary shall submit to the Committee on Banking,
22 Housing, and Urban Affairs of the Senate and the Com-
23 mittee on Financial Services of the House of Representa-
24 tives and publish in the Federal Register a report—

1 (1) evaluating the effectiveness of the strategies
2 pursued under the grant program; and

3 (2) that includes recommendations for any nec-
4 essary changes to law.

5 (l) AUTHORIZATION OF APPROPRIATIONS.—

6 (1) IN GENERAL.—There is authorized to be
7 appropriated \$3,000,000,000 for each of fiscal years
8 2027 through 2031, and such sums as may be nec-
9 essary for each fiscal year thereafter, to carry out
10 this section.

11 (2) RESERVATION OF FUNDS FOR TRIBAL COM-
12 MUNITIES.—Of the amount appropriated under
13 paragraph (1), the Secretary shall reserve
14 \$9,600,000 for activities and assistance authorized
15 under titles I and VIII of the Native American
16 Housing Assistance and Self-Determination Act of
17 1996 (25 U.S.C. 4111 et seq.), title I of the Hous-
18 ing and Community Development Act of 1974 (42
19 U.S.C. 5301 et seq.), and this Act with respect to
20 Indian Tribes, which shall be made available for en-
21 tities that are eligible for payments under clauses (i)
22 and (ii) of section 501(b)(2)(A) of subtitle A of title
23 V of division N of the Consolidated Appropriations
24 Act, 2021 (Public Law 116–260).

25 (m) AVAILABILITY.—

1 (1) IN GENERAL.—Each eligible grantee shall—

2 (A) with respect to the first 2 fiscal years
3 in which grants are awarded under this sec-
4 tion—

5 (i) obligate not less than 60 percent of
6 such grant amounts within 2 years of the
7 date that such funds become available to
8 the eligible grantee for obligation; and

9 (ii) obligate 100 percent of such grant
10 amounts within 3 years of such date; and

11 (B) for each subsequent fiscal year—

12 (i) obligate not less than 60 percent of
13 such grant amounts within 1 year of the
14 date that such funds become available to
15 the eligible grantee for obligation; and

16 (ii) obligate 100 percent of such grant
17 amounts within 2 years of such date.

18 (2) REALLOCATION.—

19 (A) IN GENERAL.—The Secretary may re-
20 capture any amounts not obligated in compli-
21 ance with paragraph (1) and reallocate such
22 amounts to eligible grantees in compliance that,
23 at the time of reallocation, have obligated not
24 less than 60 percent of the amount originally
25 allocated to the eligible grantee.

1 (B) OTHER ENTITIES.—If no other eligible
2 grantees exist in a relevant State, the Secretary
3 may contract with units of State or local gov-
4 ernment, a continuum or continuums of Care,
5 Tribal entities, or nonprofit organizations with-
6 in the State to administer funds within the
7 State, prioritizing households residing in the
8 service area of the original eligible grantee.

9 (C) AMOUNT.—The amount of a realloca-
10 tion described in this paragraph shall be deter-
11 mined based on demonstrated need within the
12 service area covered by the eligible grantee
13 under subparagraph (A) or other entity under
14 subparagraph (B), as determined by the Sec-
15 retary.

16 (n) PROHIBITION ON PREREQUISITES.—None of the
17 funds made available pursuant to this section may be used
18 to require any eligible household receiving assistance
19 under the program under this section to receive treatment
20 or perform any other prerequisite activities as a condition
21 for receiving shelter, housing, or other services.

22 (o) USE OF SELF-CERTIFICATION OR SELF-ATTES-
23 TATION.—The Secretary shall require eligible grantees to
24 allow eligible households to use self-certification or self-

1 attestation to meet statutory or regulatory requirements,
2 to the greatest extent possible.

3 (p) TREATMENT OF ASSISTANCE.— Assistance pro-
4 vided to an eligible household from a payment made under
5 this section shall not be regarded as income and shall not
6 be regarded as a resource for purposes of determining the
7 eligibility of the eligible household or any member of the
8 eligible household for benefits or assistance, or the amount
9 or extent of benefits or assistance, under any Federal pro-
10 gram or under any State, local, or Tribal program fi-
11 nanced in whole or in part with Federal funds.

12 (q) WRITTEN NOTICE OF DENIAL OF ASSISTANCE.—
13 An eligible household that is denied assistance by an eligi-
14 ble grantee under the grant program under this section
15 shall receive written notice of the denial of assistance with-
16 in 5 days of the denial, which shall describe the basis for
17 the denial and provide the eligible household with not less
18 than 10 days to correct or amend the application.

19 (r) NON-SUPPLANTATION REQUIREMENT.—An eligi-
20 ble grantee shall use grant funds under this section to sup-
21 plement, not supplant, funding from other sources used
22 by the grantee to support eviction prevention, housing sta-
23 bilization, and homelessness assistance activities in the
24 most recently completed year.

1 **SEC. 9. TENANT SCREENING REPORTS.**

2 The Fair Credit Reporting Act (15 U.S.C. 1601 et
3 seq.) is amended—

4 (1) in section 604 (15 U.S.C. 1681b), by add-
5 ing at the end the following:

6 “(h) **ADDITIONAL REQUIREMENT RELATING TO USE**
7 **OF CONSUMER REPORT FOR RENTAL HOUSING.**—If a
8 person procures a consumer report, or causes a consumer
9 report to be procured, from a consumer reporting agency
10 in connection with evaluating a consumer applying for ten-
11 ancy in rental housing, the consumer reporting agency
12 shall provide to the consumer a copy of the consumer re-
13 port.”; and

14 (2) in section 605(a) (15 U.S.C. 1681c(a)), by
15 adding at the end the following:

16 “(9) Eviction judgments and related suits in in-
17 stances of an eviction judgment that is in the favor
18 of the tenant.”.

19 **SEC. 10. GAO STUDY AND REPORT.**

20 (a) **STUDY.**—The Comptroller General of the United
21 States shall conduct a comprehensive qualitative and
22 quantitative study to—

23 (1) track evictions during the period for which
24 appropriate data is available or the 30-year period
25 preceding the date of enactment of this Act, which-
26 ever is shorter;

1 (2) analyze local eviction laws, regulations, and
2 judicial process; and

3 (3) assess the factors that contribute to evic-
4 tions and whether those factors differ in urban areas
5 versus suburban and rural areas, as well as across
6 different protected class groups, including race,
7 color, national origin, religion, sex, familial status,
8 disability status, and age.

9 (b) REPORT.—Not earlier than 5 years but not later
10 than 6 years after the date of enactment of this Act, the
11 Comptroller General of the United States shall submit to
12 Congress a report on the grants awarded pursuant to sec-
13 tions 4, 6, and 8 of this Act, including best estimates of
14 the amount saved, if any, at all levels of government on
15 housing, medical, or social welfare programs, as well as
16 any additional revenues generated by participants being
17 more likely to remain employed or for other reasons.

18 (c) AUTHORIZATION OF APPROPRIATIONS.—There
19 are authorized to be appropriated such sums as may be
20 necessary to carry out this section.

21 **SEC. 11. RULE OF CONSTRUCTION.**

22 Nothing in this Act may be construed to—

23 (1) deny a landlord the ability to file and exe-
24 cute an eviction for a lawful reason; or

1 (2) change the standards for determining a vio-
2 lation of the Fair Housing Act (42 U.S.C. 3601 et
3 seq.).