

GREEN NEW DEAL FOR PUBLIC HOUSING

H.R. - - - -, Green New Deal for Public Housing Act of 2026

Sen. Bernie Sanders (I-VT) and Reps. Alexandria Ocasio-Cortez (D-NY) and Delia Ramirez (IL-03)

Section 1. Short Title.

Section 2. Purposes.

Section 3. Definitions.

Section 4. Improved Architectural Design in Government Housing Programs.

Modernizes and enhances existing law related to architectural design in government housing.

Section 5. Declaration of Policy.

Declares that it is the policy of the United States to guarantee a right to housing for all individuals, strengthen neighborhoods, and address the failures of the free market in housing.

Section 6. Green New Deal Public Housing Grants.

Section 6(a) Federal Grant Programs.

- Establishes two federal grant programs to public housing authorities to rehabilitate, upgrade, innovate, and transition public housing into zero-carbon homes:
 - (1) **Public Housing Community Workforce Development Grants**
 - Provides grants for workforce development and to create high-paying jobs for subsidized housing residents.
 - PHAs that develop workforce programs including pre-apprenticeship, apprenticeship, certificate or associates degree programs, technical assistance for businesses owned by subsidized housing residents, and other career development tools will be given priority for earlier funding awards.
 - Prioritizes applications which plan to bring their housing into compliance with building codes and who provide relocation assistance and mobility counsel for tenants impacted by construction.
 - (2) **Green New Deal for Public Housing Grants** – Capital grants for the following:
 - Provides funding for physical needs assessments and deep energy retrofits at public housing projects.

- Provides funding to bring buildings into compliance with building codes, correct building code violations, provide relocation assistance for residents, and mobility counseling for residents.
- Provides funding for physical needs assessments, appliance and product upgrades, building electrification infrastructure, water infrastructure upgrades.
 - These upgrades must meet ENERGY STAR standards or other HUD approved standards for **no less than five years**.
- Establishes and expands renewable community energy generation.
 - PHAs will be allowed to retain up to 90 percent of any profits from selling this energy and residents will be given the opportunity where possible to determine how the funds shall be used.
- Provides funding for recycling and zero-waste programs within PHAs.
- Provides funding to community projects including but not limited to energy storage, child care centers, community gardens, clean transportation access, and healthy food options.
 - Funding can also be used for capital projects to ensure all units are safe, sanitary and in a state of good repair.
- Provides funding for construction and ongoing costs from climate adaptation and disaster recovery.

Section 6(b) Grant Application.

- In order to receive grant funding, **eligible entities must:**
 - Prioritize clean energy generation.
 - Provide accessible and transparent community engagement before submitting applications.
 - Guarantee community engagement with public hearings and resident councils.
 - Certify to Congress a full accounting of the funds to prevent price gouging.

Section 6(c) Selection of Grant Recipients.

- Specifies the process for selection of grantees.

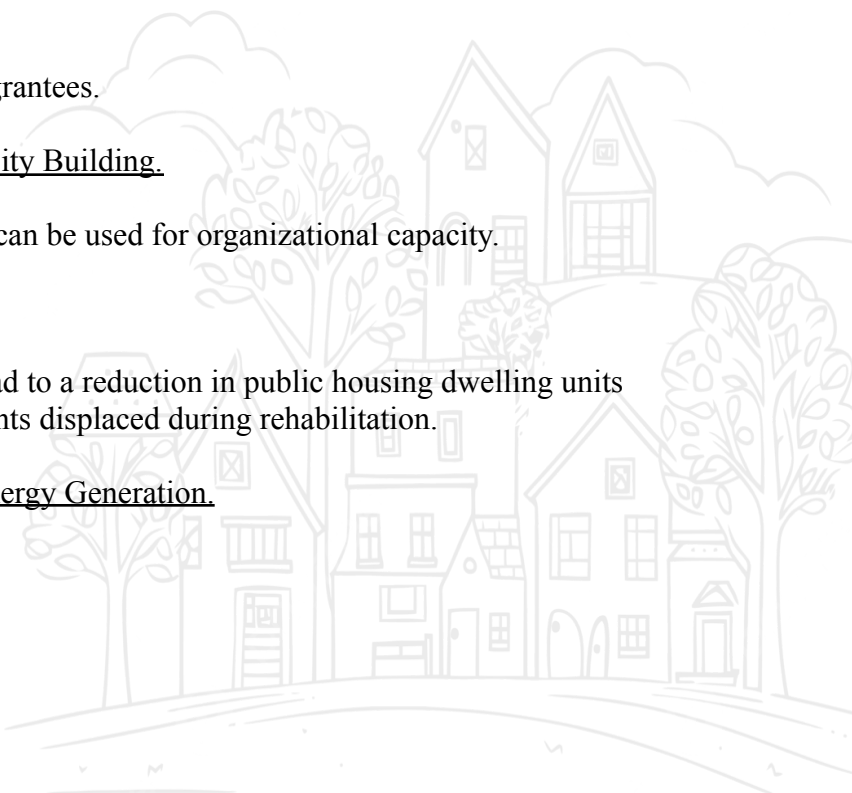
Section 6(d) Use of Grant Amounts for Capacity Building.

- Limits the amount of grant funds that can be used for organizational capacity.

Section 6(e) Resident Protection.

- Requires that improvements do not lead to a reduction in public housing dwelling units and ensures right of return to any tenants displaced during rehabilitation.

Section 6(f) Profits Related to Community Energy Generation.



- Grantees may retain 90 percent of any profit from community energy generation for reinvestment.

Section 6(g) Labor and Buy American Provisions.

- Ensure high-road labor standards by paying Davis-Bacon Act prevailing wages, utilizing a project labor agreement, adopting a labor neutrality policy, not requiring mandatory arbitration in disputes, requiring non-displacement, and ensuring employees are not misclassified as independent contractors.

Section 6(h) Consultation with Agencies.

- Requires HUD to consult with the Department of Energy, Treasury, Education, Labor, and Health and Human Services as well as EPA and SBA.

Section 6(i) Reports.

- Requires reporting to Congress.

Section 6(j) Eligibility for The Capital and Operating Funds.

- Requires that any dwelling unit funded as part of the bill be placed under Section 9 in perpetuity.

Section 6(k) Funding.

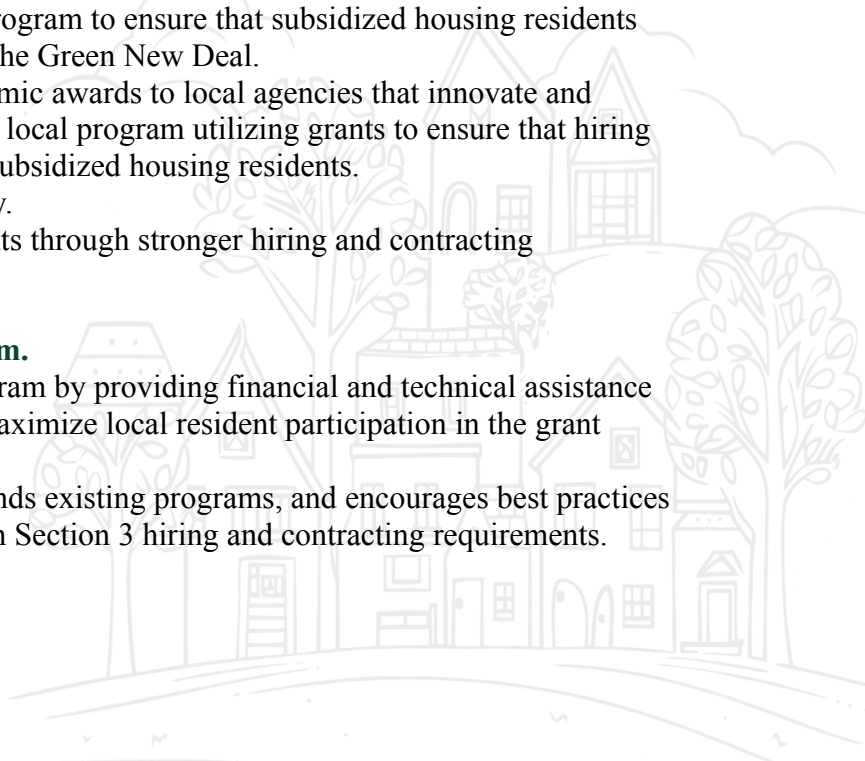
- Appropriates such sums as necessary to address HUD's capital backlog and carry out these grants.

Section 7. HUD Section 3 Program for Economic Opportunities.

- Updates the 30-year-old Section 3 program to ensure that subsidized housing residents share in the economic prosperity of the Green New Deal.
- Provides additional funds and economic awards to local agencies that innovate and produce a successfully synchronized local program utilizing grants to ensure that hiring and contracting opportunities go to subsidized housing residents.
- Ensures data reporting accountability.
- Provides job opportunities to residents through stronger hiring and contracting requirements.

Section 8. Family Self-Sufficiency Program.

- Increases utilization of the FSS program by providing financial and technical assistance to eligible entities in order to help maximize local resident participation in the grant programs.
- Funds a new FSS program and expands existing programs, and encourages best practices by synchronizing FSS programs with Section 3 hiring and contracting requirements.



Section 9. Resident Councils.

Codifies Resident Councils, makes 16-year-olds eligible to vote for councils, and increases the maximum monthly stipend for officers to \$1,000.

Section 10. Repeal of Faircloth Amendment.

Repeals the Faircloth Amendment to allow the construction of new public housing units.

