

119TH CONGRESS
2D SESSION

H. R. 8171

To direct the Secretary of Housing and Urban Development to establish a demonstration program to develop workforce housing and affordable housing in areas where the workforce is expanding significantly, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

APRIL 2, 2026

Mr. CISCOMANI (for himself and Mr. QUIGLEY) introduced the following bill; which was referred to the Committee on Financial Services, and in addition to the Committee on Appropriations, for a period to be subsequently determined by the Speaker, in each case for consideration of such provisions as fall within the jurisdiction of the committee concerned

A BILL

To direct the Secretary of Housing and Urban Development to establish a demonstration program to develop workforce housing and affordable housing in areas where the workforce is expanding significantly, 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 “Facilitating Acceler-
5 ated Supply of Targeted Housing Act” or the “FAST
6 Housing Act”.

1 **SEC. 2. DEMONSTRATION PROGRAM FOR THE DEVELOP-**
2 **MENT OF WORKFORCE AND AFFORDABLE**
3 **HOUSING.**

4 (a) ESTABLISHMENT.—Not later than 1 year after
5 the date of the enactment of this section, the Secretary
6 of Housing and Urban Development shall establish a dem-
7 onstration program to award not more than 15 grants on
8 a competitive basis to eligible entities to develop workforce
9 housing and affordable housing in areas within the juris-
10 diction of such entity where such entity has determined
11 that the workforce is expanding significantly.

12 (b) APPLICATION.—

13 (1) IN GENERAL.—To be eligible for a grant
14 under this section, an eligible entity shall submit an
15 application to the Secretary at such time and in
16 such manner as the Secretary may reasonably re-
17 quire.

18 (2) REQUIRED INCLUSIONS.—

19 (A) IN GENERAL.—In an application for a
20 grant under this subsection, an eligible entity
21 shall include—

22 (i) a list of existing laws, regulations,
23 and policies effective in the jurisdiction of
24 such entity that facilitate the development
25 of workforce housing; and

1 (ii) a list of proposed laws, regula-
2 tions, or policies that such entity intends
3 to adopt that will reform zoning and facili-
4 tate the development of workforce housing,
5 and a timeline for the adoption and imple-
6 mentation of such law, regulations, or poli-
7 cies.

8 (B) TYPES OF REFORMS.—Types of laws,
9 regulations, or policies that reform zoning and
10 facilitate the development of workforce housing
11 and affordable housing include—

12 (i) upzoning, including by-right devel-
13 opment of mixed use, higher density, and
14 accessory dwelling units;

15 (ii) expedited permitting with set,
16 shortened review timelines;

17 (iii) by-right zoning for multifamily
18 residential development near public transit;

19 (iv) activities that reduce barriers to
20 placing manufactured and modular hous-
21 ing;

22 (v) removal of parking minimums; and

23 (vi) reductions of minimum lot size re-
24 quirements.

1 (c) PRIORITY.—When awarding grants under this
2 section, the Secretary shall give priority to eligible entities
3 whose removal or streamlining of regulatory barriers has,
4 as determined by the Secretary, most increased the
5 amount of workforce housing and affordable housing in
6 the jurisdiction of such eligible entity.

7 (d) VARIETY OF GEOGRAPHIC AREAS.—When select-
8 ing eligible entities to receive amounts under this section,
9 the Secretary of Housing and Urban Development shall,
10 to the extent practicable based on the eligible entities that
11 apply, strive to provide amounts to eligible entities in a
12 variety of geographic areas, so that the impact of the dem-
13 onstration program can be evaluated in urban, suburban,
14 and rural areas.

15 (e) USE OF AMOUNTS.—

16 (1) IN GENERAL.—An eligible entity shall use
17 any amounts provided under this section to fi-
18 nance—

19 (A) costs associated with converting com-
20 mercial space into workforce housing and af-
21 fordable housing through private-public partner-
22 ships, including physical improvements, reha-
23 bilitation and development of such space;

24 (B) costs associated with developing, reha-
25 bilitating, and physically improving workforce

1 housing and affordable housing through private-
2 public partnerships;

3 (C) technical assistance for housing devel-
4 opers; and

5 (D) the identification and acquisition of
6 properties that can be used to develop new and
7 rehabilitated workforce housing and affordable
8 housing in high-opportunity, mixed-income
9 neighborhoods.

10 (2) 30 PERCENT USED FOR AFFORDABLE HOUS-
11 ING.—Each eligible entity shall ensure that not less
12 than 30 percent of the workforce housing units cre-
13 ated, rehabilitated or improved by such eligible enti-
14 ty using amounts provided under this section are af-
15 fordable housing units.

16 (f) TERM.—Each eligible entity shall ensure that
17 each workforce housing unit or affordable housing unit
18 created, rehabilitated or improved by such eligible entity
19 using amounts provided under this section remains a
20 workforce housing unit or affordable housing unit for not
21 a period of not less than 5 years and after the conclusion
22 of such period remains in compliance with any require-
23 ments established by the Secretary for workforce housing
24 assisted under this section.

1 (g) TECHNICAL ASSISTANCE.—The Secretary shall
2 provide technical assistance to eligible entities that are
3 awarded a grant under this subsection with respect to
4 using such grant amounts in conjunction with other Fed-
5 erally funded housing assistance programs.

6 (h) STUDY.—The Secretary shall, not later than 18
7 months after the Secretary provides a grant under this
8 section, and each year thereafter that the demonstration
9 program is active, conduct a study to examine the effec-
10 tiveness of the demonstration program that includes—

11 (1) an evaluation of the impact of the dem-
12 onstration program on the timeline of approval, con-
13 struction, and number of new workforce housing
14 units; and

15 (2) a comparison of such timelines in commu-
16 nities that participated in the demonstration pro-
17 gram and communities that did not participate in
18 the demonstration program.

19 (i) USE OF UNOBLIGATED COVID FUNDS.—

20 (1) IN GENERAL.—Not later than 30 days after
21 the date of the enactment of this section, the Sec-
22 retary of the Treasury shall identify all Covid funds
23 and transfer 10 percent of such amounts to the Sec-
24 retary to carry out this section.

1 (2) AVAILABILITY AND USE.—Amounts trans-
2 ferred under this section shall remain available until
3 expended.

4 (j) DEFINITIONS.—In this section:

5 (1) AFFORDABLE HOUSING.—The term “afford-
6 able housing” means housing for which the total
7 monthly housing cost payment is not more than 30
8 percent of the monthly household income for a
9 household earning not more than 80 percent of the
10 area median income.

11 (2) COVID FUNDS.—The term “Covid funds”
12 means amounts made available under—

13 (A) the Coronavirus Preparedness and Re-
14 sponse Supplemental Appropriations Act;

15 (B) the Families First Coronavirus Re-
16 sponse Act;

17 (C) the CARES Act;

18 (D) the Paycheck Protection Program and
19 Health Care Enhancement Act;

20 (E) the Consolidated Appropriations Act of
21 2021; and

22 (F) the American Rescue Plan Act.

23 (3) ELIGIBLE ENTITY.—The term “eligible enti-
24 ty” means a unit of local government or a public
25 housing agency that has can demonstrate that—

1 (A) the workforce in its area of jurisdiction
2 has expanded as a result of Federal investments
3 made through the Infrastructure Investment
4 and Jobs Act or the CHIPS and Science Act;
5 and

6 (B) can demonstrate that there is a hous-
7 ing supply shortage in its area of jurisdiction,
8 including by showing low vacancy rates, rapid
9 price increases, or high housing cost burdens.

10 (4) PUBLIC HOUSING AGENCY.—The term
11 “public housing agency” has the meaning given the
12 term in section 3 of the United States Housing Act
13 of 1937 (42 U.S.C. 1437a).

14 (5) SECRETARY.—The term “Secretary” means
15 the Secretary of Housing and Urban Development.

16 (6) WORKFORCE HOUSING.—

17 (A) IN GENERAL.—The term “workforce
18 housing” means—

19 (i) housing for which the total month-
20 ly housing cost payment does not exceed
21 30 percent of the amount equal to 120
22 percent of the median income in the area,
23 as determined by the Secretary, with ap-
24 propriate adjustments for the size of the
25 household; and

1 (ii) housing made available for pur-
2 chase at a rate that does not exceed 110
3 percent of the median price in the area for
4 a comparable housing unit, as determined
5 by the Secretary.

6 (B) ADJUSTMENTS.—The Secretary may
7 adjust the amounts described in subparagraph
8 (A) if the Secretary determines that such ad-
9 justments are appropriate because of unusually
10 high or low incomes in the area.

○