

116TH CONGRESS
2D SESSION

S. 5061

To authorize a grant program for the development and implementation of housing supply and affordability plans, and for other purposes.

IN THE SENATE OF THE UNITED STATES

DECEMBER 17, 2020

Ms. KLOBUCHAR (for herself and Mr. KAINE) introduced the following bill; which was read twice and referred to the Committee on Banking, Housing, and Urban Affairs

A BILL

To authorize a grant program for the development and implementation of housing supply and affordability plans, 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 “Housing Supply and
5 Affordability Act”.

6 **SEC. 2. LOCAL HOUSING POLICY GRANT PROGRAM.**

7 (a) DEFINITIONS.—In this section:

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

4 (2) ELIGIBLE ENTITY.—The term “eligible enti-
 5 ty” means a State, a political subdivision of a State,
 6 a regional coalition of political subdivisions of
 7 States, or an Indian Tribe that—

8 (A) demonstrates, with respect to the area
 9 under the jurisdiction of the State, political
 10 subdivision, regional coalition, or Indian
 11 Tribe—

12 (i) rising housing costs or a reason-
 13 able expectation that housing costs will rise
 14 in the area; and

15 (ii) a pattern of imbalance between
 16 the availability of jobs and housing in the
 17 area;

18 (B) if applying for a planning grant—

19 (i) intends to develop, or is in the
 20 process of developing, a housing policy
 21 plan; and

22 (ii) demonstrates an intent to use a
 23 portion of the planning grant to engage
 24 with community stakeholders in developing
 25 a housing policy plan; and

1 (C) if applying for an implementation
2 grant—

3 (i) has adopted and plans to imple-
4 ment, or is in the process of implementing,
5 a housing policy plan; and

6 (ii) demonstrates the engagement of
7 community stakeholders in developing the
8 housing policy plan.

9 (3) HOUSING POLICY PLAN.—The term “hous-
10 ing policy plan” means a comprehensive plan of an
11 eligible entity to, with respect to the area under the
12 jurisdiction of the eligible entity—

13 (A) increase the housing supply in the
14 area, while avoiding the displacement of the
15 residents of the area;

16 (B) increase the affordability of housing in
17 the area; and

18 (C) reduce barriers to housing development
19 in the area.

20 (4) IMPLEMENTATION GRANT.—The term “im-
21 plementation grant” means a grant awarded under
22 subsection (b).

23 (5) INDIAN TRIBE.—The term “Indian Tribe”
24 has the meaning given the term in section 4 of the

1 Indian Self-Determination and Education Assistance
2 Act (25 U.S.C. 5304).

3 (6) PLANNING GRANT.—The term “planning
4 grant” means a grant awarded under subsection (c).

5 (7) SECRETARY.—The term “Secretary” means
6 the Secretary of Housing and Urban Development,
7 acting through the Assistant Secretary for Commu-
8 nity Planning and Development, in coordination
9 with—

10 (A) the Office of Economic Resilience of
11 the Office of Community Planning and Develop-
12 ment of the Department;

13 (B) the Office of Policy Development and
14 Research of the Department;

15 (C) the Office of Fair Housing and Equal
16 Opportunity of the Department; and

17 (D) the Office of Housing of the Depart-
18 ment.

19 (8) STATE.—The term “State” means any
20 State of the United States, the District of Columbia,
21 the Commonwealth of Puerto Rico, the Virgin Is-
22 lands, Guam, American Samoa, the Commonwealth
23 of the Northern Mariana Islands, and any possession
24 of the United States.

1 (b) PLANNING GRANTS.—The Secretary may award
 2 grants on a competitive basis to eligible entities for the
 3 purpose of developing and evaluating housing policy plans.

4 (c) IMPLEMENTATION GRANTS.—The Secretary may
 5 award grants on a competitive basis to eligible entities for
 6 the purpose of implementing housing policy plans.

7 (d) APPLICATIONS.—

8 (1) IN GENERAL.—An eligible entity desiring a
 9 grant under this section shall submit to the Sec-
 10 retary an application at such time, in such manner,
 11 and containing such information as the Secretary
 12 may require.

13 (2) PRIORITY.—In awarding grants under this
 14 section, the Secretary shall give priority to an eligi-
 15 ble entity that—

16 (A) has or is likely to develop a housing
 17 policy plan that will—

18 (i) improve housing supply and afford-
 19 ability;

20 (ii) reduce barriers to affordable hous-
 21 ing development; and

22 (iii) avoid the displacement of resi-
 23 dents by new housing developments in the
 24 area under the jurisdiction of the eligible
 25 entity;

(B) intends to leverage and efficiently use funds from another Federal, State, or local assistance program relating to housing in developing or implementing a housing policy plan, including—

(i) the Community Development Block Grant Program under title I of the Housing and Community Development Act of 1974 (42 U.S.C. 5301 et seq.); or

(ii) the HOME Investment Partnerships Program authorized under title II of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12721 et seq.);

(C) intends to—

(i) increase the supply and affordability of housing that is located—

(I) near local transportation options; and

(II) in areas in which a significant or expanding supply of jobs is concentrated; and

(ii) coordinate with local transportation and workforce agencies in accomplishing the increase described in clause (i); or

1 (D) is a regional coalition of political sub-
 2 divisions of States.

3 (3) DEGREE OF PRIORITY COMMENSURATE
 4 WITH DEGREE OF COMPLIANCE.—The Secretary
 5 shall base the degree of priority given to an eligible
 6 entity under paragraph (2) on the number of sub-
 7 paragraphs under that paragraph that the eligible
 8 entity has satisfied, relative to the number of such
 9 subparagraphs that each other eligible entity apply-
 10 ing for a grant under this section has satisfied.

11 (e) MATCHING REQUIREMENT.—

12 (1) IN GENERAL.—An eligible entity that re-
 13 ceives a grant under this section shall provide non-
 14 Federal contributions in an amount equal to the
 15 amount of the grant.

16 (2) ELIGIBLE MATCHING FUNDS.—If an eligible
 17 entity uses funds from another Federal assistance
 18 program relating to housing in developing or imple-
 19 menting a housing policy plan for which the eligible
 20 entity also receives a grant under this section, any
 21 non-Federal contribution made by the eligible entity
 22 as part of that Federal assistance program shall be
 23 counted towards the requirement under paragraph
 24 (1).

25 (f) USE OF FUNDS.—

(1) PLANNING GRANTS.—An eligible entity receiving a planning grant may use funds from the planning grant to finance activities to help develop and evaluate a housing policy plan, including—

(A) technical assistance;

(B) market evaluations;

(C) code writing assistance;

(D) design options; and

(E) stakeholder outreach and education.

(2) IMPLEMENTATION AND PLANNING GRANTS.—An eligible entity receiving a grant under this section shall use a portion of the funds from the grant to submit the report required under subsection (g)(1).

(g) REPORTS AND STUDY.—

(1) GRANT RECIPIENT REPORTS.—Not later than 180 days after the date on which an eligible entity receives a grant under this section, and not less frequently than quarterly thereafter for a 3-year period, the eligible entity shall submit to the Secretary a report that includes—

(A) a description of the expenditures the eligible entity has made with funds from the grant;

(B) for an eligible entity receiving a planning grant, a summary of the progress of the eligibility entity towards finalizing a housing policy plan; and

(C) for an eligible entity receiving an implementation grant, data relating to the success of the implementation of the housing policy plan of the eligible entity.

(2) SECRETARY STUDY AND REPORT.—

(A) IN GENERAL.—Not later than 5 years after the date of enactment of this Act, the Secretary shall conduct a study on—

(i) the impact of implementation grants and planning grants on the areas under the jurisdiction of eligible entities receiving those grants; and

(ii) successful strategies from housing policy plans that were impactful in—

(I) expanding the housing supply;

and

(II) increasing the quantity of quality and affordable housing, while avoiding the displacement of the residents of an area.

1 (B) REPORT.—Not later than 1 year after
2 the date on which the Secretary completes the
3 study required under subparagraph (A), the
4 Secretary shall submit to the appropriate com-
5 mittees of Congress a report on the study.

6 (h) AUTHORIZATION OF APPROPRIATIONS.—There
7 are authorized to be appropriated to the Secretary for
8 each of fiscal years 2021 through 2025 \$300,000,000 to
9 carry out this Act.

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