

Union Calendar No. 542

118TH CONGRESS
2D SESSION

H. R. 3507

[Report No. 118–645]

To require certain grantees under title I of the Housing and Community Development Act of 1974 to submit a plan to track discriminatory land use policies, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

MAY 18, 2023

Mr. KILMER (for himself, Mr. FLOOD, Mr. CLEAVER, Mr. NORMAN, and Ms. PETTERSEN) introduced the following bill; which was referred to the Committee on Financial Services

AUGUST 30, 2024

Additional sponsors: Mr. WILLIAMS of Texas, Ms. DE LA CRUZ, Mrs. MCBATH, Mr. NEGUSE, Mr. PETERS, Mr. VEASEY, Ms. BONAMICI, Mr. TRONE, Mr. LANDSMAN, Ms. BLUNT ROCHESTER, Mr. FITZPATRICK, Ms. FOXX, Mr. NICKEL, Ms. STRICKLAND, Mr. MEEKS, Mr. TIMMONS, Mr. CASTEN, Ms. CARAVEO, Ms. DAVIDS of Kansas, Ms. ROSS, Mr. GOMEZ, Mr. STANTON, Mr. KRISHNAMOORTHY, Ms. PEREZ, Mr. LARSEN of Washington, Mr. ROBERT GARCIA of California, Ms. BUDZINSKI, Ms. SALINAS, Ms. HOYLE of Oregon, Mr. BARR, Mr. HARDER of California, Mr. NUNN of Iowa, Ms. SCHOLTEN, Ms. TOKUDA, Ms. CASTOR of Florida, Mr. BACON, Mr. EDWARDS, Mr. LUETKEMEYER, Mr. OGLES, Mr. FOSTER, and Mr. SIMPSON

AUGUST 30, 2024

Reported with an amendment, committed to the Committee of the Whole House on the State of the Union, and ordered to be printed

[Strike out all after the enacting clause and insert the part printed in *italie*]

[For text of introduced bill, see copy of bill as introduced on May 18, 2023]

A BILL

To require certain grantees under title I of the Housing and Community Development Act of 1974 to submit a plan to track discriminatory land use policies, 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 “Yes In My Backyard*
5 *Act”.*

6 **SEC. 2. PURPOSE.**

7 *The purpose of this Act is to discourage the use of dis-*
8 *criminatory land use policies and remove barriers to mak-*
9 *ing housing more affordable in order to further the original*
10 *intent of the Community Development Block Grant pro-*
11 *gram.*

12 **SEC. 3. LAND USE PLAN.**

13 *(a) IN GENERAL.—Section 104 of the Housing and*
14 *Community Development Act of 1974 (42 U.S.C. 5304) is*
15 *amended by adding at the end the following:*

16 *“(n) PLAN TO TRACK AND REDUCE DISCRIMINATORY*
17 *LAND USE POLICIES.—*

18 *“(1) IN GENERAL.—Prior to receipt in any fiscal*
19 *year of a grant from the Secretary under subsection*
20 *(b), (d)(1), or (d)(2)(B) of section 106, each recipient*
21 *shall have prepared and submitted, not less frequently*
22 *than once during the preceding 5-year period, in ac-*
23 *cordance with this subsection and in such standard-*
24 *ized form as the Secretary shall, by regulation, pre-*
25 *scribe, with respect to each land use policy described*

1 *in paragraph (2) that is applicable to the jurisdiction*
2 *served by the recipient, a description of—*

3 “(A) *whether the recipient has already*
4 *adopted the policy in the jurisdiction served by*
5 *the recipient;*

6 “(B) *the plan of the recipient to implement*
7 *the policy in that jurisdiction; or*

8 “(C) *the ways in which adopting the policy*
9 *will benefit the jurisdiction.*

10 “(2) *LAND USE POLICIES.—The policies de-*
11 *scribed in this paragraph are as follows:*

12 “(A) *Enacting high-density single-family*
13 *and multifamily zoning.*

14 “(B) *Expanding by-right multifamily zoned*
15 *areas.*

16 “(C) *Allowing duplexes, triplexes, or*
17 *fourplexes in areas zoned primarily for single-*
18 *family residential homes.*

19 “(D) *Allowing manufactured homes in*
20 *areas zoned primarily for single-family residen-*
21 *tial homes.*

22 “(E) *Allowing multifamily development in*
23 *retail, office, and light manufacturing zones.*

24 “(F) *Allowing single-room occupancy devel-*
25 *opment wherever multifamily housing is allowed.*

1 “(G) *Reducing minimum lot size.*

2 “(H) *Ensuring historic preservation re-*
3 *quirements and other land use policies or re-*
4 *quirements are coordinated to encourage creation*
5 *of housing in historic buildings and historic dis-*
6 *tricts.*

7 “(I) *Increasing the allowable floor area*
8 *ratio in multifamily housing areas.*

9 “(J) *Creating transit-oriented development*
10 *zones.*

11 “(K) *Streamlining or shortening permitting*
12 *processes and timelines, including through one-*
13 *stop and parallel-process permitting.*

14 “(L) *Eliminating or reducing off-street*
15 *parking requirements.*

16 “(M) *Ensuring impact and utility invest-*
17 *ment fees accurately reflect required infrastruc-*
18 *ture needs and related impacts on housing af-*
19 *fordability are otherwise mitigated.*

20 “(N) *Allowing prefabricated construction.*

21 “(O) *Reducing or eliminating minimum*
22 *unit square footage requirements.*

23 “(P) *Allowing the conversion of office units*
24 *to apartments.*

1 “(Q) *Allowing the subdivision of single-fam-*
2 *ily homes into duplexes.*

3 “(R) *Allowing accessory dwelling units, in-*
4 *cluding detached accessory dwelling units, on all*
5 *lots with single-family homes.*

6 “(S) *Establishing density bonuses.*

7 “(T) *Eliminating or relaxing residential*
8 *property height limitations.*

9 “(U) *Using property tax abatements to en-*
10 *able higher density and mixed-income commu-*
11 *nities.*

12 “(V) *Donating vacant land for affordable*
13 *housing development.*

14 “(3) *EFFECT OF SUBMISSION.—A submission*
15 *under this subsection shall not be binding with respect*
16 *to the use or distribution of amounts received under*
17 *section 106.*

18 “(4) *ACCEPTANCE OR NONACCEPTANCE OF*
19 *PLAN.—The acceptance or nonacceptance of any plan*
20 *submitted under this subsection in which the informa-*
21 *tion required under this subsection is provided is not*
22 *an endorsement or approval of the plan, policies, or*
23 *methodologies, or lack thereof.”.*

24 “(b) *EFFECTIVE DATE.—The requirements under sub-*
25 *section (n) of section 104 of the Housing and Community*

1 *Development Act of 1974 (42 U.S.C. 5304), as added by*
2 *subsection (a), shall—*

3 *(1) take effect on the date that is 1 year after the*
4 *date of enactment of this Act; and*

5 *(2) apply to recipients of a grant under sub-*
6 *section (b), (d)(1), or (d)(2)(B) of section 106 of the*
7 *Housing and Community Development Act of 1974*
8 *(42 U.S.C. 5306) before, on, and after such date.*

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