

119TH CONGRESS  
1ST SESSION

# S. 2361

To provide grants to units of general local government related to pre-reviewed designs for mixed-income housing, and for other purposes.

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## IN THE SENATE OF THE UNITED STATES

JULY 21, 2025

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

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## A BILL

To provide grants to units of general local government related to pre-reviewed designs for mixed-income housing, 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 “Accelerating Home  
5 Building Act of 2025”.

6 **SEC. 2. FINDINGS.**

7 Congress finds the following:

1           (1) The United States faces an acute housing  
2 supply crisis. As of 2023, the United States faced an  
3 estimated housing shortage of 4,870,000 units.

4           (2) An increasing share of households are cost-  
5 burdened or severely cost-burdened. In 2023, 24  
6 percent of all homeowner households and 50 percent  
7 of all renter households were cost-burdened.

8           (3) Complex and restrictive land use regula-  
9 tions, permitting processes, and related regulatory  
10 burdens hinder housing production and drive hous-  
11 ing costs.

12           (4) Pre-reviewed designs, also known as pattern  
13 books, are sets of construction plans that are as-  
14 sessed and approved by localities for compliance with  
15 local building and zoning standards to streamline  
16 approval pathways for construction.

17           (5) For developers, faster and more predictable  
18 permitting through pre-reviewed designs increases  
19 access to housing development opportunities and  
20 makes new home construction possible.

21           (6) For communities, pre-reviewed designs en-  
22 sure that future development includes positive design  
23 features while simplifying review of construction  
24 plans.

1           (7) Developing pre-reviewed designs strikes a  
 2           balance between local architectural features and  
 3           rapid home construction.

4 **SEC. 3. DEFINITIONS.**

5           (a) In this Act:

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

12          (2) COVERED STRUCTURE.—The term “covered  
 13          structure” means—

14                (A) a low-rise or mid-rise structure with  
 15                not more than 25 dwelling units; and

16                (B) includes—

17                      (i) an accessory dwelling unit;

18                      (ii) infill development;

19                      (iii) a duplex;

20                      (iv) a triplex;

21                      (v) a fourplex;

22                      (vi) a cottage court;

23                      (vii) a courtyard building;

24                      (viii) a townhouse;

25                      (ix) a multiplex; and

1 (x) any other structure with not less  
 2 than 2 dwelling units that the Secretary  
 3 considers appropriate.

4 (3) ELIGIBLE ENTITY.—The term “eligible enti-  
 5 ty” means—

6 (A) a unit of general local government, as  
 7 defined in section 102(a) of the Housing and  
 8 Community Development Act of 1974 (42  
 9 U.S.C. 5302(a));

10 (B) a municipal membership organization;  
 11 and

12 (C) an Indian tribe, as defined in section  
 13 102(a) of the Housing and Community Devel-  
 14 opment Act of 1974 (42 U.S.C. 5302(a)).

15 (4) HIGH OPPORTUNITY AREA.—The term  
 16 “high opportunity area” has the meaning given the  
 17 term in section 1282.1 of title 12, Code of Federal  
 18 Regulations, or any successor regulation.

19 (5) INFILL DEVELOPMENT.—The term “infill  
 20 development” means residential development on  
 21 small parcels in previously established areas for re-  
 22 placement by new or refurbished housing that uti-  
 23 lizes existing utilities and infrastructure.

24 (6) MIXED-INCOME HOUSING.—The term  
 25 “mixed-income housing” means a housing develop-

1       ment that is comprised of housing units that pro-  
 2       mote differing levels of affordability in the commu-  
 3       nity.

4           (7) PRE-REVIEWED DESIGN.—The term “pre-  
 5       reviewed design” means a construction plan that is  
 6       assessed and approved by a locality for compliance  
 7       with local building and zoning standards to stream-  
 8       line approval pathways for construction.

9           (8) RURAL AREA.—The term “rural area”  
 10       means any area other than a city or town that has  
 11       a population of greater than 50,000 inhabitants.

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

14   **SEC. 4. GRANTS FOR ESTABLISHING PRE-REVIEWED DE-**  
 15       **SIGNS FOR MIXED-INCOME HOUSING.**

16       (a) AUTHORITY.—The Secretary may award grants  
 17       to eligible entities to establish designs of covered struc-  
 18       tures for use in the jurisdiction of the eligible entity that  
 19       the eligible entity pre-reviews as mixed-income housing.

20       (b) CONSIDERATIONS.—In reviewing applications  
 21       submitted by eligible entities for a grant under this sec-  
 22       tion, the Secretary shall consider—

23           (1) the need for affordable housing by the eligi-  
 24       ble entity;

1           (2) the presence of high opportunity areas in  
2           the jurisdiction of the eligible entity;

3           (3) coordination between the eligible entity and  
4           a regulating or non-regulating State agency;

5           (4) coordination between the eligible entity and  
6           State, local, and regional transportation planning  
7           authorities; and

8           (5) steps the eligible entity has taken to reduce  
9           barriers to housing development related to land use  
10          regulations, permitting, or related procedural issues.

11         (c) SET-ASIDE FOR RURAL AREAS.—Of the amount  
12         made available in each fiscal year for grants under this  
13         section, the Secretary shall ensure that not less than 10  
14         percent shall be used for grants to eligible entities that  
15         are located in rural areas.

16         (d) REPORTS.—The Secretary shall require eligible  
17         entities receiving grants under this section to report on—

18                 (1) the impacts of the activities carried out  
19                 using the grant amounts in improving the produc-  
20                 tion and supply of affordable housing;

21                 (2) the pre-reviewed designs established using  
22                 the grant amounts in their communities;

23                 (3) the number of permits for pre-reviewed de-  
24                 signs issued; and

1           (4) the number of housing units produced using  
2           the pre-reviewed designs.

3           (e) AVAILABILITY OF INFORMATION.—The Secretary  
4 shall—

5           (1) to the extent possible, encourage localities  
6           to make publicly available through a website infor-  
7           mation on the pre-reviewed designs submitted by eli-  
8           gible entities receiving grants under this section, in-  
9           cluding information on the benefits of use of those  
10          designs; and

11          (2) collect, identify, and disseminate best prac-  
12          tices regarding such designs to interested localities  
13          and parties.

14          (f) REPAYMENT.—The Secretary may require an eli-  
15          gible entity to return to the Secretary any grant funds  
16          received under this section if the pre-reviewed designs sub-  
17          mitted under this section have not been approved during  
18          the 5-year period following receipt of the grant, unless  
19          that period is extended by the Secretary.

20          (g) AUTHORIZATION OF APPROPRIATIONS.—

21                (1) IN GENERAL.—There is authorized to be  
22                appropriated to the Secretary to carry out this sec-  
23                tion \$15,000,000 for each of fiscal years 2027  
24                through 2031.

1           (2) TECHNICAL ASSISTANCE.—The Secretary  
2       may set aside not more than 10 percent of amounts  
3       appropriated under paragraph (1) in a fiscal year to  
4       provide technical assistance to grant recipients  
5       under this section and pre-grant technical assistance  
6       for prospective applicants.

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