

119TH CONGRESS
2D SESSION

S. 4020

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

MARCH 5, 2026

Ms. KLOBUCHAR (for herself, Ms. BLUNT ROCHESTER, 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. GRANTS FOR PLANNING AND IMPLEMENTATION AS-**
7 **SOCIATED WITH AFFORDABLE HOUSING.**

8 (a) DEFINITIONS.—In this section:

1 (1) ELIGIBLE ENTITY.—The term “eligible enti-
2 ty” means—

3 (A) a State, insular area, metropolitan
4 city, or urban county, as those terms are de-
5 fined in section 102 of the Housing and Com-
6 munity Development Act of 1974 (42 U.S.C.
7 5302); or

8 (B) a regional planning agency or con-
9 sortia of regional planning agencies.

10 (2) HOUSING PLAN.—The term “housing plan”
11 means a plan to, with respect to an area within the
12 jurisdiction of an eligible entity—

13 (A) increase the amount of available hous-
14 ing to meet the demand for such housing and
15 any projected increase in the demand for such
16 housing;

17 (B) increase the affordability of housing;

18 (C) increase the accessibility of housing for
19 people with disabilities, including location-effi-
20 cient housing;

21 (D) preserve or improve the quality of
22 housing;

23 (E) reduce barriers to housing develop-
24 ment; and

1 (F) coordinate with transportation-related
2 agencies.

3 (3) HOUSING STRATEGY.—The term “housing
4 strategy” means a housing strategy required under
5 section 105 of the Cranston-Gonzalez National Af-
6 fordable Housing Act (42 U.S.C. 12705).

7 (4) SECRETARY.—The term “Secretary” means
8 the Secretary of Housing and Urban Development.

9 (b) ESTABLISHMENT.—Not later than 1 year after
10 the date of enactment of this Act, the Secretary shall es-
11 tablish a program to award grants on a competitive basis
12 to eligible entities to assist planning and implementation
13 activities associated with affordable housing, except that
14 such grant awards may not be used for construction, alter-
15 ation, or repair work.

16 (c) USE OF AMOUNTS.—

17 (1) BY REGIONAL PLANNING AGENCIES.—If an
18 eligible entity that receives amounts under this sec-
19 tion is an eligible entity described in subsection
20 (a)(1)(B), the eligible entity shall use those amounts
21 to assist planning activities with respect to afford-
22 able housing, including—

23 (A) the development of housing plans;

24 (B) the substantial improvement of State
25 or local housing strategies;

1 (C) the development of new regulatory re-
2 quirements and processes;

3 (D) updating zoning codes;

4 (E) increasing the capacity to conduct
5 housing inspections;

6 (F) increasing the capacity to reduce bar-
7 riers to housing supply elasticity and housing
8 affordability;

9 (G) the development of local or regional
10 plans for community development; and

11 (H) the substantial improvement of com-
12 munity development strategies, including strate-
13 gies designed to—

14 (i) increase the availability of afford-
15 able housing and access to affordable hous-
16 ing;

17 (ii) increase access to public transpor-
18 tation; and

19 (iii) advance sustainable or location-
20 efficient community development goals.

21 (2) BY STATES, INSULAR AREAS, METROPOLI-
22 TAN CITIES, AND URBAN COUNTIES.—If an eligible
23 entity that receives amounts under this section is an
24 eligible entity described in subsection (a)(1)(A), the
25 eligible entity shall use those amounts to—

1 (A) implement and administer housing
2 strategies and housing plans;

3 (B) implement and administer any plans to
4 increase housing choice, address disparities in
5 housing needs, and provide greater access to
6 opportunity;

7 (C) fund any community investments that
8 support goals identified in a housing strategy or
9 housing plan;

10 (D) implement and administer regulatory
11 requirements and processes with respect to re-
12 formed zoning codes;

13 (E) increase the capacity to conduct hous-
14 ing inspections;

15 (F) increase the capacity to reduce bar-
16 riers to housing supply elasticity and housing
17 affordability;

18 (G) implement and administer local or re-
19 gional plans for community development; and

20 (H) fund any planning to increase—

21 (i) the availability of affordable hous-
22 ing and access to affordable housing;

23 (ii) access to public transportation;

24 and

1 (iii) any location-efficient community
2 development goals.

3 (3) USE FOR ADMINISTRATIVE COSTS.—A eligi-
4 ble entity that receives amounts under this section
5 may not use more than 10 percent of those amounts
6 for administrative costs.

7 (d) COORDINATION.—To the extent practicable, the
8 Secretary shall coordinate with the Administrator of the
9 Federal Transit Administration in carrying out this sec-
10 tion.

11 (e) EXPIRATION OF AUTHORITY.—After the expira-
12 tion of the 5-year period beginning on the date of enact-
13 ment of this Act, the Secretary may not newly establish
14 a program as described in this section.

15 (f) SUNSET.—The program established under this
16 section shall terminate on the date that is 5 years after
17 the date of enactment of this Act.

○