

bill H.R. 6644, supra; which was ordered to lie on the table.

SA 4328. Mr. RISCH submitted an amendment intended to be proposed by him to the bill H.R. 6644, supra; which was ordered to lie on the table.

SA 4329. Ms. BLUNT ROCHESTER (for herself, Mr. CRAPO, Mr. FETTERMAN, Mr. TILLIS, Mr. CASSIDY, and Mrs. GILLIBRAND) submitted an amendment intended to be proposed to amendment SA 4308 proposed by Mr. SCOTT of South Carolina (for himself and Ms. WARREN) to the bill H.R. 6644, supra; which was ordered to lie on the table.

SA 4330. Mr. MERKLEY submitted an amendment intended to be proposed by him to the bill H.R. 6644, supra; which was ordered to lie on the table.

SA 4331. Mr. MERKLEY submitted an amendment intended to be proposed by him to the bill H.R. 6644, supra; which was ordered to lie on the table.

SA 4332. Mr. MERKLEY submitted an amendment intended to be proposed by him to the bill H.R. 6644, supra; which was ordered to lie on the table.

SA 4333. Ms. SLOTKIN submitted an amendment intended to be proposed by her to the bill H.R. 6644, supra; which was ordered to lie on the table.

SA 4334. Mr. SCHATZ submitted an amendment intended to be proposed by him to the bill H.R. 6644, supra; which was ordered to lie on the table.

SA 4335. Mr. SULLIVAN (for himself and Ms. MURKOWSKI) submitted an amendment intended to be proposed by him to the bill H.R. 6644, supra; which was ordered to lie on the table.

SA 4336. Mr. SULLIVAN (for himself and Ms. MURKOWSKI) submitted an amendment intended to be proposed by him to the bill H.R. 6644, supra; which was ordered to lie on the table.

SA 4337. Mr. SULLIVAN (for himself and Ms. MURKOWSKI) submitted an amendment intended to be proposed by him to the bill H.R. 6644, supra; which was ordered to lie on the table.

SA 4338. Mr. MERKLEY submitted an amendment intended to be proposed to amendment SA 4308 proposed by Mr. SCOTT of South Carolina (for himself and Ms. WARREN) to the bill H.R. 6644, supra; which was ordered to lie on the table.

SA 4339. Mr. MERKLEY submitted an amendment intended to be proposed to amendment SA 4308 proposed by Mr. SCOTT of South Carolina (for himself and Ms. WARREN) to the bill H.R. 6644, supra; which was ordered to lie on the table.

SA 4340. Ms. MURKOWSKI (for herself, Mr. SCHATZ, and Mr. SULLIVAN) submitted an amendment intended to be proposed by her to the bill H.R. 6644, supra; which was ordered to lie on the table.

SA 4341. Ms. MURKOWSKI (for herself, Mr. SCHATZ, and Mr. SULLIVAN) submitted an amendment intended to be proposed by her to the bill H.R. 6644, supra; which was ordered to lie on the table.

SA 4342. Ms. MURKOWSKI (for herself, Mr. SCHATZ, and Mr. SULLIVAN) submitted an amendment intended to be proposed by her to the bill H.R. 6644, supra; which was ordered to lie on the table.

TEXT OF AMENDMENTS

SA 4306. Mr. CASSIDY submitted an amendment intended to be proposed by him to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; which was ordered to lie on the table; as follows:

At the appropriate place, insert the following:

SEC. ____ . DISASTER ASSISTANCE HOUSING PILOT PROGRAM.

Section 408(c) of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5174(c)) is amended by adding at the end the following:

“(5) PILOT PROGRAM.—

“(A) DEFINITIONS.—In this paragraph:

“(i) DISTRIBUTOR; MANUFACTURED HOME; MANUFACTURER; RETAILER.—The terms ‘distributor’, ‘manufactured home’, ‘manufacturer’, and ‘retailer’ have the meanings given those terms in section 603 of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5402).

“(ii) ELIGIBLE ENTITY.—The term ‘eligible entity’ means—

“(I) a manufacturer, distributor, or retailer of a manufactured home or a modular home; and

“(II) a producer of modular housing.

“(iii) SECRETARY.—The term ‘Secretary’ means the Secretary of Housing and Urban Development, in coordination with the Administrator of the Federal Emergency Management Agency.

“(B) ESTABLISHMENT.—The President shall establish a pilot program under which the President enters into a contract with an eligible entity for the purpose of constructing temporary housing to serve as a type of housing available to individuals and households under subsection (b)(1).

“(C) REQUIREMENTS.—Housing constructed pursuant to subparagraph (B) shall—

“(i) be in the form of a manufactured or modular housing structure with not more than 4 units;

“(ii) be available to individuals and households not later than 90 days (or 120 days, upon extension by the Secretary) after the date on which the President declares a major disaster;

“(iii) subject to subparagraph (D)(ii), conform with, as applicable—

“(I) construction standards of the National Flood Insurance Program;

“(II) standards for new construction under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5401 et seq.);

“(III) standards under the most recent or second most recent edition of the International Residential Code;

“(IV) applicable building codes in the State, local, or Tribal jurisdiction in which the housing is located;

“(V) requirements of the Federal Flood Risk Management Standard of the Federal Emergency Management Agency;

“(VI) local zoning ordinances;

“(VII) the national technical standard for flood resistant design and construction (ASCE/SEI 24-14); or

“(VIII) the manufactured home and construction safety standards under part 3280 of title 24, Code of Regulations, or any successor regulation;

“(iv) reflect the needs of the community in which the housing is constructed according to the type of major disaster experienced by the community; and

“(v) provide a minimum level of protection against natural hazards for the purpose of protecting the health, safety, and general welfare of the users of the housing against disasters.

“(D) PERMANENCE; WAIVER.—Housing constructed pursuant to subparagraph (B) may—

“(i) have the capacity to become permanent housing after the date on which a major disaster declaration terminates; and

“(ii) receive a waiver for a requirement described in subparagraph (C)(iii) from the Secretary.

“(E) TRANSFER GUIDELINES.—The President, in coordination with the Secretary,

shall establish guidelines for the transfer of housing constructed under subparagraph (B) to an established affordable housing program administered by a locality, public housing authority, nonprofit organization, or affordable housing developer after the date on which the disaster declaration for the major disaster for which the housing is constructed terminates.

“(F) TERMINATION.—The program established pursuant to subparagraph (B) shall terminate on the date that is 5 years after the date of enactment of this paragraph.

“(6) CLOSING COSTS.—The President may provide financial assistance to individuals or households affected by a major disaster and purchasing a residential property for closing costs associated with obtaining a mortgage from a Federal program that provides affordable financing options.”.

SA 4307. Mr. THUNE (for Mr. SCOTT of South Carolina (for himself and Ms. WARREN)) proposed an amendment to amendment SA 4308 proposed by Mr. SCOTT of South Carolina (for himself and Ms. WARREN) to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; as follows:

At the appropriate place, insert the following:

SEC. ____ . GAO STUDIES.

(a) WORKFORCE HOUSING STUDY.—

(1) MIDDLE-INCOME HOUSEHOLD DEFINED.—In this subsection, the term “middle income household” means a household with an income above 80-percent but that does not exceed 120-percent of the median family income of the area, as determined by the Secretary of Housing and Urban Development with adjustments for smaller and larger families.

(2) STUDY.—Not later than 1 year after the date of enactment of this Act, the Comptroller General of the United States shall conduct a study and submit to Congress a report that—

(A) identifies obstacles middle-income households face when looking to secure affordable housing;

(B) identifies geographic areas where housing is the most unaffordable and unavailable for middle-income households;

(C) includes a list of Federal housing programs, including Federal tax credits, grants, and loan programs, that are not available to middle-income households due to their income status, including Federal housing programs designed to promote affordability;

(D) recommends income and other parameters to establish a clear and consistent Federal definition for the term “workforce housing” for use when describing the segment of housing that could be made available to those middle-income households in Federal housing programs if funding commensurate with the additional eligibility were to be made available; and

(E) analyzes how to modify or newly develop new Federal housing programs and incentives to include “workforce housing” if funding commensurate with the additional eligibility were to be made available.

(b) HOUSING FOR ELDERLY OR DISABLED.—Not later than 1 year after the date of enactment of this Act, the Comptroller General of the United States shall carry out a study and submit to Congress a report that identifies options to remove barriers and improve housing for persons who are elderly or disabled, including any potential impacts of providing capital advances for—

(1) the program for supportive housing for the elderly under section 202 of the Housing Act of 1959 (12 U.S.C. 1701q); and

(2) the program for supportive housing for persons with disabilities under section 811 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 8013).

(c) **PROXIMITY OF HOUSING TO SUPERFUND SITES.**—Not later than 1 year after the date of enactment of this Act, the Comptroller General of the United States shall carry out a study and submit to Congress a report that identifies how many residential dwelling units, and how many dwelling units that are a part of public housing (as defined in section 3(b) of the United States Housing Act of 1937 (42 U.S.C. 1437a(b))), are located less than 1 mile from a site that is included on the National Priorities List established pursuant to section 105 of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. 9605).

(d) **RESIDENTIAL HEIRS PROPERTY.**—Not later than 1 year after the date of enactment of this Act, the Comptroller General of the United States shall carry out a study and submit to the Committee on Banking, Housing, and Urban Affairs of the Senate and the Committee on Financial Services of the House of Representatives a report that—

(1) establishes a comprehensive definition of residential heirs property, or family land inherited without a will or legal documentation of ownership;

(2) examines the occurrence of and consequences to owners of residential heirs property, and provides an estimate regarding the number of current residential heirs properties;

(3) describes the objectives and requirements of the Uniform Partition of Heirs Property Act as approved by the National Conference of Commissioners on Uniform State Laws in 2010;

(4) details the various resources that may be available to the owners of residential heirs properties, including housing counseling, legal services, and financial assistance to resolve residential heirs property title issues from the Federal Government, nonprofit organizations, and institutions of higher education; and

(5) makes recommendations with respect to how to reduce the number of residential heirs properties, including—

(A) by incentivizing States and other jurisdictions which enact or adopt the Uniform Partition of Heirs Property Act or similar such reforms;

(B) by awarding grants to States and other jurisdictions to assist residents of those States and jurisdictions to establish and document property ownership rights or settle a decedent's estate;

(C) by awarding grants to entities that—

(i) provide housing counseling, legal assistance, and financial assistance to homeowners and their heirs relating to title clearing and home retention efforts of heirs' property; and

(ii) target services to low- and moderate-income persons or provide services in neighborhoods that have a high concentration of low- and moderate-income persons; and

(D) by conducting other activities that assist individuals to clear title with respect to heirs' property and with general estate planning.

SA 4308. Mr. SCOTT of South Carolina (for himself and Ms. WARREN) proposed an amendment to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; as follows:

Strike all after the enacting clause and insert the following:

SECTION 1. SHORT TITLE; TABLE OF CONTENTS.

(a) **SHORT TITLE.**— This Act may be cited as the “21st Century ROAD to Housing Act”.

(b) **TABLE OF CONTENTS.**—The table of contents for this Act is as follows:

Sec. 1. Short title; table of contents.

TITLE I—IMPROVING FINANCIAL LITERACY

Sec. 101. Reforms to housing counseling and financial literacy programs.

TITLE II—BUILDING MORE IN AMERICA

Sec. 201. Rental assistance demonstration program.

Sec. 202. Increasing housing in opportunity zones.

Sec. 203. Whole-Home Repairs Act.

Sec. 204. Community Investment and Prosperity Act.

Sec. 205. Build Now Act.

Sec. 206. Addition of affordable housing construction as an eligible activity.

Sec. 207. Better Use of Intergovernmental and Local Development (BUILD) Housing Act.

Sec. 208. Unlocking Housing Supply Through Streamlined and Modernized Reviews Act.

Sec. 209. Grants for planning and implementation associated with affordable housing.

Sec. 210. Innovation Fund.

Sec. 211. Accelerating Home Building Act.

Sec. 212. Revitalizing Empty Structures Into Desirable Environments (RE-SIDE) Act.

Sec. 213. Housing Affordability Act.

TITLE III—MANUFACTURED HOUSING FOR AMERICA

Sec. 301. Housing Supply Expansion Act.

Sec. 302. Modular Housing Production Act.

Sec. 303. Property Improvement and Manufactured Housing Loan Modernization Act.

Sec. 304. Price Act.

TITLE IV—ACCESSING THE AMERICAN DREAM

Sec. 401. Creating incentives for small dollar loan originators.

Sec. 402. Small dollar mortgage points and fees.

Sec. 403. Appraisal Industry Improvement Act.

Sec. 404. Helping More Families Save Act.

Sec. 405. Choice in Affordable Housing Act.

TITLE V—PROGRAM REFORM

Sec. 501. Reforming Disaster Recovery Act.

Sec. 502. HOME Investment Partnerships Reauthorization and Reform Act.

Sec. 503. Rural Housing Service Reform Act.

Sec. 504. New Moving to Work cohort.

Sec. 505. Incentivizing local solutions to homelessness.

TITLE VI—VETERANS AND HOUSING

Sec. 601. VA Home Loan Awareness Act.

Sec. 602. Veterans Affairs Loan Informed Disclosure (VALID) Act.

Sec. 603. Housing Unhoused Disabled Veterans Act.

TITLE VII—OVERSIGHT AND ACCOUNTABILITY

Sec. 701. Requiring annual testimony and oversight from housing regulators.

Sec. 702. FHA reporting requirements on safety and soundness.

Sec. 703. United States Interagency Council on Homelessness oversight.

Sec. 704. Appraisal Modernization Act.

TITLE VIII—COORDINATION, STUDIES, AND REPORTING

Sec. 801. HUD-USDA-VA Interagency Coordination Act.

Sec. 802. Streamlining Rural Housing Act.

Sec. 803. Improving self-sufficiency of families in HUD-subsidized housing.

TITLE IX—HOMEOWNERSHIP FOR MAIN STREET AMERICA

Sec. 901. Homes are for people, not corporations.

TITLE X—CENTRAL BANK DIGITAL CURRENCY

Sec. 1001. Central bank digital currency.

TITLE XI—MISCELLANEOUS

Sec. 1101. Severability.

Sec. 1102. No additional funds authorized.

TITLE I—IMPROVING FINANCIAL LITERACY

SEC. 101. REFORMS TO HOUSING COUNSELING AND FINANCIAL LITERACY PROGRAMS.

(a) **IN GENERAL.**—Section 106 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701x) is amended—

(1) in subsection (a)(4)(C), by striking “adequate distribution” and all that follows through “foreclosure rates” and inserting “that the recipients are geographically diverse and include organizations that serve urban or rural areas”;

(2) in subsection (e), by adding at the end the following:

“(6) **PERFORMANCE REVIEW.**—The Secretary shall conduct performance reviews of all participating agencies that—

“(A) consist of a review of the participating agency’s compliance with all program requirements; and

“(B) may take into account the agency’s aggregate counselor performance under paragraph (8)(B).

“(7) **PERIODIC REVIEWS.**—The Secretary may conduct periodic on-site reviews as the Secretary deems appropriate.

“(8) **CONSIDERATIONS.**—

“(A) **COVERED MORTGAGE LOAN DEFINED.**—In this paragraph, the term ‘covered mortgage loan’ means any loan which is secured by a first or subordinate lien on residential real property (including individual units of condominiums and cooperatives) designed principally for the occupancy of between 1 and 4 families that is—

“(i) insured by the Federal Housing Administration under title II of the National Housing Act (12 U.S.C. 1707 et seq.); or

“(ii) guaranteed under section 184 or 184A of the Housing and Community Development Act of 1992 (12 U.S.C. 1715z–13a, 1715z–13b).

“(B) **COMPARISON.**—For each counselor employed by an organization receiving assistance under this section for pre-purchase housing counseling, the Secretary may consider the performance of the counselor compared to the default rate of all counseled borrowers of a covered mortgage loan in comparable markets and such other factors as the Secretary determines appropriate to further the purposes of this section.

“(9) **CERTIFICATION.**—If, based on the comparison required under paragraph (8)(B), the Secretary determines that a counselor lacks competence to provide counseling in the areas described in subsection (e)(2) and such action will not create a significant loss of capacity for housing counseling services in the service area, the Secretary may—

“(A) require continued education coupled with successful completion of a probationary period;

“(B) require retesting if the counselor continues to demonstrate a lack of competence under paragraph (8)(B); and

“(C) permanently suspend an individual certification if a counselor fails to demonstrate competence after not fewer than 2 retesting opportunities under subparagraph (B).”;

(3) in subsection (i)—

(A) by redesignating paragraph (3) as paragraph (4); and

(B) by inserting after paragraph (2) the following:

“(3) TERMINATION OF ASSISTANCE.—

“(A) IN GENERAL.—The Secretary may deny renewal of covered assistance to an organization or entity receiving covered assistance if the Secretary determines that the organization or entity, or the individual through which the organization or entity provides counseling, is not in compliance with program requirements—

“(i) based on the performance review described in subsection (e)(6); and

“(ii) in accordance with regulations issued by the Secretary.

“(B) NOTICE.—The Secretary shall give an organization or entity receiving covered assistance not less than 60 days prior written notice of any denial of renewal under this paragraph, and the determination of renewal shall not be finalized until the end of that notice period.

“(C) INFORMAL CONFERENCE.—If requested in writing by the organization or entity within the notice period described in subparagraph (B), the organization or entity shall be entitled to an informal conference with the Deputy Assistant Secretary of Housing Counseling on behalf of the Secretary at which the organization or entity may present for consideration specific factors that the organization or entity believes were beyond the control of the organization or entity and that caused the failure to comply with program requirements, such as a lack of lender or servicer coordination or communication with housing counseling agencies and individual counselors.”; and

(4) by adding at the end the following:

“(j) OFFERING FORECLOSURE MITIGATION COUNSELING.—

“(1) COVERED MORTGAGE LOAN DEFINED.—In this subsection, the term ‘covered mortgage loan’ means any loan which is secured by a first or subordinate lien on residential real property (including individual units of condominiums) or stock or membership in a cooperative ownership housing corporation designed principally for the occupancy of between 1 and 4 families that is—

“(A) insured by the Federal Housing Administration under title II of the National Housing Act (12 U.S.C. 1707 et seq.);

“(B) guaranteed under section 184 or 184A of the Housing and Community Development Act of 1992 (12 U.S.C. 1715z–13a, 1715z–13b);

“(C) made, guaranteed, or insured by the Department of Veterans Affairs; or

“(D) made, guaranteed, or insured by the Department of Agriculture.

“(2) OPPORTUNITY FOR BORROWERS.—A borrower with respect to a covered mortgage loan who is 30 days or more delinquent on payments for the covered mortgage loan shall be given an opportunity to participate in available housing counseling.

“(3) COST.—If the requirements of sections 202(a)(3) and 205(f) of the National Housing Act (12 U.S.C. 1708(a)(3), 1711(f)) are met, the fair market rate cost of counseling for delinquent borrowers described in paragraph (2) with respect to a covered mortgage loan described in paragraph (1)(A) shall be paid for by the Mutual Mortgage Insurance Fund, as authorized under section 203(r)(4) of the National Housing Act (12 U.S.C. 1709(r)(4)).”.

TITLE II—BUILDING MORE IN AMERICA**SEC. 201. RENTAL ASSISTANCE DEMONSTRATION PROGRAM.**

The language under the heading “RENTAL ASSISTANCE DEMONSTRATION” in the Department of Housing and Urban Development Appropriations Act, 2012 (Public Law 112–55; 125 Stat. 673) is amended—

(1) in the second proviso, by striking “until September 30, 2029” and inserting “for fiscal year 2012 and each fiscal year thereafter”;

(2) by striking the fourth proviso;

(3) in the twentieth proviso, as so designated before the date of enactment of this

Act, by striking “or other means:” and inserting “or other means, including the adoption of a mandatory tenant lease and management plan addendum for a property with assistance converted, if not otherwise covered by another program, under this demonstration:”; and

(4) by striking “vouchers to project-based vouchers.” and inserting “vouchers to project-based vouchers: *Provided further*, That the Secretary shall annually assess and publish findings regarding the impact of the conversion of assistance under the First Component of the demonstration with respect to the preservation and improvement of public housing, the amount of private sector leveraging resulting from such conversion transactions, the prevalence of pre-conversion residents remaining in or returning to the property following conversion, and the effect of such conversion on tenants, including the impact of such conversion on the rights maintained by tenants as enumerated in regulations and other documents conferring rights upon tenants as developed by the Secretary, and other matters the Secretary may determine appropriate: *Provided further*, That the Secretary may take remediative action or impose civil money penalties or other administrative sanctions for material violations of a requirement under the First and Second Components of this demonstration: *Provided further*, That nothing in the matter under this heading shall be construed to diminish, impair, or otherwise negatively affect the Rental Assistance Demonstration property rights of owners or rights of tenants, which shall remain enforceable by tenants, as enumerated in current law, regulations, and other agency guidance or notices as it relates to properties converted under the First and Second Components of the Rental Assistance Demonstration Program.”.

SEC. 202. INCREASING HOUSING IN OPPORTUNITY ZONES.

(a) COVERED GRANT DEFINED.—In this section, the term “covered grant” means any competitive grant relating to the construction, modification, rehabilitation, or preservation of housing, as determined by the Secretary of Housing and Urban Development.

(b) PRIORITY.—When awarding a covered grant, the Secretary of Housing and Urban Development may give additional weight to applicants with proposed activities or projects that are located in or substantially and directly benefit a community designated as a qualified opportunity zone under section 1400Z–1 of the Internal Revenue Code of 1986.

SEC. 203. WHOLE-HOME REPAIRS ACT.

(a) DEFINITIONS.—In this section:

(1) AFFORDABLE UNIT.—The term “affordable unit” means a unit for which the monthly rental payment is not more than 30 percent of the gross income of an individual earning at or below 80 percent of the area median income, as defined by the Secretary.

(2) ASSISTED UNIT.—The term “assisted unit” means a unit that undergoes repair or rehabilitation work through a whole-home repairs program administered by an implementing organization under this section.

(3) ELIGIBLE HOMEOWNER.—The term “eligible homeowner” means a homeowner—

(A) with a household income that—

(i) is not more than 80 percent of the area median income; or

(ii) meets the income eligibility requirements for receiving assistance or benefits under a specified program, as defined in paragraph (1); and

(B) who is—

(i) an owner of record as evidenced by a publicly recorded deed, or other document recorded by the Bureau of Indian Affairs, and occupies the home on which repairs are to be conducted as their principal residence;

(ii) an owner-occupant of the manufactured home on which repairs are to be conducted; or

(iii) an owner who can demonstrate an ownership interest in the property, or trust land leasehold, on which repairs are to be conducted, including a person who has inherited an interest in that property.

(4) ELIGIBLE LANDLORD.—The term “eligible landlord” means an individual—

(A) who owns, as determined by the relevant implementing organization, fewer than 10 eligible rental properties, with a majority of affordable units and not more than 25 total units, operated as primary residences in which a majority ownership interest is held by the individual, the spouse of the individual, or the dependent children of the individual, or any closely held legal entity controlled by the individual, the spouse of the individual, or the dependent children of the individual, either individually or collectively; and

(B) who agrees to the provisions described in subsection (b)(3).

(5) ELIGIBLE RENTAL PROPERTY.—The term “eligible rental property” means a residential property that—

(A) is leased, or offered exclusively for lease, as a primary residence by an eligible landlord; and

(B) includes affordable units.

(6) FORGIVABLE LOAN.—The term “forgivable loan” means a loan—

(A) made to an eligible landlord;

(B) that is secured by a lien recorded against a residential property; and

(C) that may be forgiven by the implementing organization not later than the date that is 3 years after the completion of the repairs if the eligible landlord has maintained compliance with the loan agreement described in subsection (b)(3).

(7) IMPLEMENTING ORGANIZATION.—The term “implementing organization”—

(A) means a unit of general local government or a State that—

(i) will administer a whole-home repairs program through an agency, department, or other entity; or

(ii) enter into agreements with 1 or more local governments, Indian tribes, municipal authorities, other governmental authorities, including a tribally designated housing entity, or qualified nonprofit organizations, to administer a whole-home repairs program as a subrecipient; and

(B) does not include a redundant entity in a jurisdiction already served by a grantee under subsection (b).

(8) INDIAN TRIBE.—The term “Indian tribe” has the meaning given the term in section 4 of the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4103).

(9) QUALIFIED NONPROFIT.—The term “qualified nonprofit” means a nonprofit organization that—

(A) has received funding, as a recipient or subrecipient, through—

(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.);

(ii) the HOME Investment Partnerships program under subtitle A of title II of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12741 et seq.);

(iii) the Lead-Based Paint Hazard Reduction grant program under section 1011 of the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852), a grant under the Healthy Homes Initiative administered by the Secretary pursuant to sections 501 and 502 of the Housing and Urban Development Act of 1970 (12 U.S.C. 1701z–1, 1701z–2), or a grant under the Older Adult Home Modification Grants Program authorized under

the Consolidated Appropriations Act, 2024 (Public Law 118-42), or any successor Act, to make safety and functional home modification repairs and renovations to meet the needs of low-income seniors to enable them to remain in their primary residence;

(iv) the Self-Help and Assisted Homeownership Opportunity program authorized under section 11 of the Housing Opportunity Program Extension Act of 1996 (42 U.S.C. 12805 note);

(v) a rural housing program under title V of the Housing Act of 1949 (42 U.S.C. 1471 et seq.); or

(vi) the Neighborhood Reinvestment Corporation established under the Neighborhood Reinvestment Corporation Act (42 U.S.C. 8101 et seq.);

(B) has coordinated, performed, or otherwise been engaged in weatherization, lead remediation, or home-repair work for not less than 2 years;

(C) has been certified by the Environmental Protection Agency, or by a State authorized by the Environmental Protection Agency to administer a certification program, as—

(i) eligible to carry out activities under the lead renovation, repair, and painting program under section 402(c) or 404 of the Toxic Substances Control Act (15 U.S.C. 2682(c), 2684); or

(ii) a Home Certification Organization under the Energy Star program established by section 324A of the Energy Policy and Conservation Act (42 U.S.C. 6294a) or the WaterSense program under section 324B of that Act (42 U.S.C. 6294b), or recognized or otherwise approved by the Environmental Protection Agency as a Home Certification Organization under either of those programs; or

(D) is a community development financial institution, as defined in section 103 of the Community Development Banking and Financial Institutions Act of 1994 (12 U.S.C. 4702).

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

(11) SPECIFIED PROGRAM.—For purposes of paragraph (3)(A)(ii), the term “specified program” means any of the following:

(A) The Medicaid program established under title XIX of the Social Security Act (42 U.S.C. 1396 et seq.).

(B) The State Children’s Health Insurance Program established under title XXI of the Social Security Act (42 U.S.C. 1397aa et seq.).

(C) The supplemental security income benefits program established under title XVI of the Social Security Act (42 U.S.C. 1381 et seq.).

(D) The supplemental nutrition assistance program established under the Food and Nutrition Act of 2008 (7 U.S.C. 2011 et seq.).

(E) The temporary assistance for needy families program established under part A of title IV of the Social Security Act (42 U.S.C. 601 et seq.).

(12) STATE.—The term “State” means—

(A) each State of the United States;

(B) the District of Columbia;

(C) the Commonwealth of Puerto Rico;

(D) any territory or possession of the United States; and

(E) an Indian tribe.

(13) TRIBALLY DESIGNATED HOUSING ENTITY.—The term “tribally designated housing entity” has the meaning given the term in section 4 of the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4103).

(14) WHOLE-HOME REPAIRS.—The term “whole-home repairs” means modifications, repairs, or updates to homeowner or renter-occupied units to address—

(A) physical and sensory accessibility for individuals with disabilities and older adults, such as bathroom and kitchen modifications, installation of grab bars and handrails, guards and guardrails, lifting devices, ramp additions or repairs, sidewalk addition or repair, or doorway or hallway widening;

(B) habitability and safety concerns, such as repairs needed to ensure residential units are fit for human habitation and free from defective conditions or health and safety hazards; or

(C) energy and water efficiency, resilience, and weatherization.

(b) PILOT PROGRAM.—

(1) ESTABLISHMENT.—There is authorized a pilot program to provide grants to implementing organizations to administer a whole-home repairs program for eligible homeowners and eligible landlords.

(2) USE OF FUNDS.—An implementing organization that receives a grant from appropriated funds made available for this subsection—

(A) shall provide grants to eligible homeowners to implement whole-home repairs not covered by other Federal home repair programs up to a maximum amount per unit, which maximum amount should—

(i) reflect local construction costs and the level of repairs needed in each unit; and

(ii) be calculated and approved by the Secretary;

(B) shall provide loans, which may be forgivable, to eligible landlords to implement whole-home repairs not covered by other Federal home repair programs for individual affordable units, public and common use areas within the property, and common structural elements up to a maximum amount per unit, area, or element, as applicable, which maximum amount should—

(i) reflect local construction costs; and

(ii) be calculated and approved by the Secretary;

(C) shall evaluate, or provide assistance to eligible homeowners and eligible landlords to evaluate, whole-home repair program funds provided under this subsection with Federal, State, Tribal, and local home repair programs to provide the greatest benefit to the greatest number of eligible landlords and eligible homeowners and avoid duplication of benefits and redundancies for the same home repairs;

(D) shall require that—

(i) all repairs funded or facilitated through an award under this subsection have been completed;

(ii) if repairs are not completed and the plan for whole-home repairs is not updated to reflect the new scope of work, that the loan or grant is repaid on a prorated basis based on completed work; and

(iii) any unused grant or loan balance is returned to the implementing organization, and is reused by the implementing organization for a new whole-home repair grant or loan under this subsection;

(E) may use not more than 5 percent of the awarded funds to carry out related functions, including workforce training for home repair professions, which shall be related to efforts to increase the number of home repairs performed and approved by the Secretary;

(F) may use not more than 10 percent of the awarded funds for administrative expenses;

(G) shall comply with Federal accessibility requirements and standards under applicable Federal fair housing and civil rights laws and regulations, including section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794); and

(H) shall ensure that rental properties assisted under subparagraph (B) shall be treated as projects assisted under title I of the Housing and Community Development Act of 1974 (42 U.S.C. 5301 et seq.).

(3) LOAN AGREEMENT.—In a loan agreement with an eligible landlord under this subsection, an implementing organization shall include provisions establishing that the eligible landlord shall, for each eligible rental property for which a loan is used to fund repairs under this subsection—

(A) comply with Federal accessibility requirements and standards under applicable Federal fair housing and civil rights laws and regulations, including section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794); and

(B)(i) if the landlord is renting the assisted units available in the eligible rental property to tenants receiving tenant-based rental assistance under section 8(o) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)), under another tenant-based rental assistance program administered by the Secretary or the Secretary of Agriculture, or under a tenant-based rental subsidy provided by a State or local government, comply with the program requirements under the relevant tenant-based rental assistance program; or

(ii) if the eligible landlord is not renting to tenants receiving rental-based assistance as described in clause (i)—

(I)(aa) offer to extend the lease of current tenants on current terms, other than the terms described in subclause (iv) for not less than 3 years beginning after the completion of the repairs, unless the lease is terminated due to failure to pay rent, performance of an illegal act within the rental unit, or a violation of an obligation of tenancy that the tenants failed to correct after notice; and

(bb) if the tenant of an assisted unit moves out of the assisted unit at any point in the 3-year period following the loan agreement, maintain the unit as an affordable unit for the remainder of the 3-year period;

(II) provide documentation verifying that the property, upon completion of approved renovations, has met all applicable State and local housing and building codes;

(III) attest that the landlord has no known serious violations of renter protections that have resulted in fines, penalties, or judgments during the preceding 10 years; and

(IV) cap annual rent increases for each assisted unit at 5 percent of base rent or at the rate of inflation, whichever is lower, for not less than 3 years beginning after the completion of the repairs.

(4) APPLICATION.—

(A) IN GENERAL.—An implementing organization desiring an award under this subsection shall submit to the Secretary an application that includes—

(i) the geographic scope of the whole-home repairs program to be administered by the implementing organization, including the plan to address need in any rural, Tribal, suburban, or urban area within a jurisdiction;

(ii) a plan for selecting subrecipients, if applicable;

(iii) a description of how the implementing organization plans to execute the coordination of Federal, State, Tribal, and local home repair programs, including programs administered by the Department of Energy, the Department of the Interior, the Department of Veteran Affairs, or the Department of Agriculture, to increase efficiency and reduce redundancy;

(iv) available data on the need for affordable and quality housing within the geographic scope of the whole-home repairs program, and any plans to preserve affordability through the term of the award;

(v) a description of how the implementing organization plans to process and verify applications for grants from eligible homeowners and applications for loans from eligible landlords; and

(vi) such other information as the Secretary requires to determine the ability of an applicant to carry out a program under this subsection.

(B) CONSIDERATIONS.—In making awards under this subsection, the Secretary shall—

(i) with respect to applications submitted by States other than the District of Columbia and the territories of the United States, prioritize those applications with a demonstrated plan to—

(I) make a good-faith effort to implement the pilot program in every jurisdiction; and

(II) provide non-metropolitan areas, or sub-recipients serving non-metropolitan areas if applicable, with a share of total funds commensurate with their population;

(ii) aim to select applicants so that the awardees collectively span diverse geographies, with an intent to understand the impact of the pilot program under this subsection in urban, suburban, rural, and Tribal settings; and

(iii) not disqualify implementing organizations that were awarded grants under the pilot program in prior application cycles.

(5) PROGRAM INFORMATION.—The Secretary shall make available to grant recipients under this subsection information regarding existing Federal programs for which grant recipients may coordinate or provide assistance in coordinating applications for those programs in accordance with paragraph (2)(C).

(6) GRANT NUMBER.—In each year in which an award is made under this subsection, the Secretary shall award assistance to—

(A) not less than 2, and not more than 10, implementing organizations, as application numbers and funding permit; and

(B) not more than 1 implementing organization in any State.

(7) LOANS THAT ARE NOT FORGIVEN.—If a loan made by an implementing organization under paragraph (2)(B) is not forgiven, the loan repayment funds shall be reused by the implementing organization for a new whole-home repair grant or loan under this subsection, which shall remain subject to the original terms of the assistance awarded under this subsection.

(8) SUPPLEMENT, NOT SUPPLANT.—Amounts awarded under this subsection to implementing organizations shall supplement, not supplant, other Federal, State, Tribal, and local funds made available to those entities.

(9) STREAMLINING PROGRAM DELIVERY AND ENSURING EFFICIENCY.—To the extent possible, in carrying out the pilot program under this subsection, the Secretary shall—

(A) endeavor to improve efficiency of service delivery, as well as the experience of and impact on the taxpayer, by encouraging programmatic collaboration and information sharing across Federal, State, Tribal, and local programs for home repair or improvement, including programs administered by the Department of Agriculture, the Department of the Interior, the Department of Veterans Affairs, or the Department of Energy; and

(B) enhance collaboration and cross-agency streamlining efforts that reduce the burden of multiple income verification processes and applications on the eligible homeowner, the eligible landlord, the implementing organization, and the Federal Government, including by establishing assistance application procedures for income eligibility under this subsection that recognize income eligibility determinations for assistance using any of the criteria under subsection (a)(3)(A) that have been used for assistance applications during the 1-year period preceding the date on which an eligible homeowner or eligible landlord applies for assistance under this subsection.

(10) REPORTING REQUIREMENTS.—

(A) ANNUAL REPORT.—An implementing organization that receives a grant under this subsection shall submit to the Secretary an annual report on initial funding that includes—

(i) the number of units served, including reporting on both homeownership and rental units, as well as accessible units;

(ii) the average cost per unit for modifications or repairs and the nature of those modifications or repairs, including reporting on accessibility in both homeownership and rental units;

(iii) the number of applications received, served, denied, or not completed, disaggregated by geographic area;

(iv) the aggregated demographic data of grant recipients, which may include data on income range, urban, suburban, and rural residency, age, and racial and ethnic identity;

(v) the aggregated demographic data of loan recipients, which may include data on income range, urban, suburban, and rural residency, age, and racial and ethnic identity;

(vi) an affirmation that the implementing organization has complied with the applicable regulations, including compliance with Federal accessibility requirements;

(vii) in the first year of receiving a grant, and as certified in subsequent reports, a comprehensive plan to prevent waste, fraud, and abuse in the administration of the pilot program, which shall include, at a minimum—

(I) a policy enacted and enforced by the implementing organization to monitor ongoing expenditures under this subsection and ensure compliance with applicable regulations;

(II) a policy enacted and enforced by the implementing organization to detect and deter fraudulent activity, including fraud occurring in individual projects and patterns of fraud by parties involved in the expenditure of funds under this subsection;

(III) a statement setting forth any violations detected by the implementing organization during the previous calendar year, including details about steps taken to achieve compliance and any remedial measures; and

(IV) a certification by the chief executive or most senior compliance officer of the organization that the organization maintains sufficient staff and resources to effectively carry out the above-mentioned policies; and

(viii) such other information as the Secretary may require.

(B) REPORTING REQUIREMENT ALIGNMENT.—To limit the costs of implementing the pilot program under this subsection, the Secretary shall endeavor, to the extent possible, to structure reporting requirements such that they align with the data reporting requirements in place for funding streams that implementing organizations are likely to use together with funding from this subsection, including the reporting requirements under—

(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.);

(ii) the HOME Investment Partnerships program under subtitle A of title II of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12741 et seq.);

(iii) the Weatherization Assistance Program for low-income persons established under part A of title IV of the Energy Conservation and Production Act (42 U.S.C. 6861 et seq.); and

(iv) the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4101 et seq.).

(C) PILOT PROGRAM PERIOD REPORTS.—Not less frequently than twice during the period

in which the pilot program established under this subsection operates, the Office of Inspector General of the Department of Housing and Urban Development shall complete an assessment of the implementation of measures to ensure the fair and legitimate use of the pilot program.

(D) SUMMARY TO CONGRESS.—The Secretary shall submit to the Committee on Banking, Housing, and Urban Affairs of the Senate and the Committee on Financial Services of the House of Representatives an annual report providing a summary of the data provided under subparagraphs (A) and (C) during the 1-year period preceding the report and all data previously provided under those subparagraphs.

(1) ENVIRONMENTAL REVIEW.—A grant under this subsection shall be—

(A) treated as assistance for a special project for purposes of section 305(c) of the Multifamily Housing Property Disposition Reform Act of 1994 (42 U.S.C. 3547); and

(B) subject to the regulations promulgated by the Secretary to implement such section.

(2) TERMINATION.—The pilot program established under this subsection shall terminate on October 1, 2031.

SEC. 204. COMMUNITY INVESTMENT AND PROSPERITY ACT.

(a) REVISED STATUTES.—The paragraph designated as the “Eleventh” of section 5136 of the Revised Statutes of the United States (12 U.S.C. 24) is amended, in the fifth sentence, by striking “15” each place the term appears and inserting “20”.

(b) FEDERAL RESERVE ACT.—Section 9(23) of the Federal Reserve Act (12 U.S.C. 338a) is amended, in the fifth sentence, by striking “15” each place the term appears and inserting “20”.

SEC. 205. BUILD NOW ACT.

(a) DEFINITIONS.—In this section:

(1) COVERED RECIPIENT.—The term “covered recipient” means a metropolitan city or urban county, as those terms are defined in section 102 of the Housing and Community Development Act of 1974 (42 U.S.C. 5302), that receives funds under section 106.

(2) CURRENT ANNUAL GROWTH RATE.—The term “current annual growth rate”, with respect to an eligible recipient and a fiscal year, means the average annual percentage increase in the number of housing units in the jurisdiction of the eligible recipient, as calculated by the Secretary, during the period—

(A) beginning with the third quarter of the sixth preceding fiscal year; and

(B) ending with the third quarter of the preceding fiscal year.

(3) ELIGIBLE RECIPIENT.—The term “eligible recipient” means any covered recipient unless—

(A)(i) the median Small Area Fair Market Rent in the jurisdiction of the covered recipient is at or below the 60th percentile of median Small Area Fair Market Rents in the jurisdictions of all covered recipients; and

(ii) the median home value in the jurisdiction of the covered recipient is below the median home value for the United States;

(B) the annual rental vacancy rate in the jurisdiction of the covered recipient is greater than the national annual rental vacancy rate for the most recent year available, as published by the Bureau of the Census;

(C) during the 1-year period preceding the date on which the Secretary allocates funds under section 106, the jurisdiction of the covered recipient has been the subject of a major disaster or emergency declaration under section 401 or 501, respectively, of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5170, 5191); or

(D) the covered recipient lacks the legal authority to enact or update zoning and permitting ordinances.

(4) **EXTREMELY HIGH-GROWTH RECIPIENT.**—The term “extremely high-growth recipient” means an eligible recipient for which the current annual growth rate is at or above 4 percent.

(5) **HOUSING GROWTH IMPROVEMENT RATE.**—The term “housing growth improvement rate”, with respect to an eligible recipient and a fiscal year, means the quotient of—

(A)(i) the current annual growth rate of the eligible recipient, minus

(ii) the prior annual growth rate of the eligible recipient; and

(B) the sum obtained by adding the absolute values of the current annual growth rate and the prior annual growth rate of the eligible recipient.

(6) **PRIOR ANNUAL GROWTH RATE.**—The term “prior annual growth rate”, with respect to an eligible recipient and a fiscal year, means the average annual percentage increase in the number of housing units in the jurisdiction of the eligible recipient, as calculated by the Secretary, during the period—

(A) beginning with the third quarter of the 11th preceding fiscal year; and

(B) ending with the third quarter of the sixth preceding fiscal year.

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

(8) **SECTION 106.**—The term “section 106” means section 106 of the Housing and Community Development Act of 1974 (42 U.S.C. 5306).

(b) **ADJUSTMENTS TO COMMUNITY DEVELOPMENT BLOCK GRANT ALLOCATIONS.**—

(1) **IN GENERAL.**—In allocating amounts to an eligible recipient under section 106 for a fiscal year, the Secretary shall adjust the allocation based on the housing growth improvement rate of the eligible recipient, in accordance with paragraph (2) of this subsection.

(2) **ADJUSTMENTS.**—

(A) **HOUSING GROWTH IMPROVEMENT RATE AT OR ABOVE MEDIAN; EXTREMELY HIGH-GROWTH RECIPIENTS.**—

(i) **IN GENERAL.**—If, with respect to a fiscal year for which the allocation under section 106 is being determined, the housing growth improvement rate for an eligible recipient is at or above the median housing growth improvement rate for all eligible recipients other than extremely high-growth recipients, or if an eligible recipient is an extremely high-growth recipient, the Secretary shall allocate to the eligible recipient for that fiscal year, in addition to the amount that would otherwise be allocated to the eligible recipient under section 106, a bonus amount, as determined under clause (ii) of this subparagraph.

(ii) **BONUS AMOUNT.**—For purposes of clause (i), the bonus amount for an eligible recipient for a fiscal year shall be equal to the product of—

(I) the aggregate amount by which allocations to eligible recipients are decreased under subparagraph (B) for that fiscal year; and

(II) the quotient of—

(aa) the number of housing units, as of the third quarter of the preceding fiscal year, in the jurisdiction of the eligible recipient, as calculated by the Secretary; and

(bb) the number of housing units, as of the third quarter of the preceding fiscal year, in the jurisdictions of all eligible recipients that receive a bonus amount under this paragraph, as calculated by the Secretary.

(B) **HOUSING GROWTH IMPROVEMENT RATE BELOW MEDIAN.**—If, with respect to a fiscal year for which the allocation under section 106 is being determined, the housing growth improvement rate for an eligible recipient is below the median housing growth improvement rate for all eligible recipients other

than high-growth outliers, the Secretary shall decrease the amount that would otherwise be allocated to the eligible recipient under section 106 for that fiscal year by 10 percent.

(c) **CALCULATION OF HOUSING UNITS.**—

(1) **HOUSING AND URBAN DEVELOPMENT REQUIREMENTS.**—In calculating the number of housing units in the jurisdiction of an eligible recipient under any provision of this section, the Secretary shall—

(A) use the Current Address Count Listing Files and other data products, as needed, of the Bureau of the Census tabulated from the Master Address File; and

(B) make calculations at the block level, using boundaries that reflect the most current boundaries.

(2) **CENSUS BUREAU AND POSTAL SERVICE REQUIREMENTS.**—The Bureau of the Census and the United States Postal Service shall provide any relevant data to the Secretary upon request to assist the Secretary in making a calculation described in paragraph (1).

(3) **ADJUSTMENT OF CALCULATION PERIODS.**—The Secretary may adjust the calculation periods under subparagraphs (A) and (B) of subsection (a)(2), subparagraphs (A) and (B) of subsection (a)(6), and items (aa) and (bb) of subsection (b)(2)(A)(ii)(II) by not more than 2 months to achieve alignment with the data provided by the Bureau of the Census.

(d) **ANNUAL REPORT ON HOUSING GROWTH IMPROVEMENT RATE.**—Before allocating funds under section 106 for a fiscal year, the Secretary shall publish a report that—

(1) includes the housing growth improvement rate for each eligible recipient; and

(2) lists, for the most recent fiscal year for which allocations were made under section 106—

(A) the eligible recipients that received a bonus amount under subsection (b)(2)(A); and

(B) the eligible recipients for which the allocation under section 106 was decreased under subsection (b)(2)(B) of this section.

(e) **NOTIFICATION; IMPLEMENTATION DATES.**—

(1) **NOTIFICATION.**—

(A) **IN GENERAL.**—Not later than 60 days after the date of enactment of this Act, the Secretary shall notify each eligible recipient of the recipient’s housing growth improvement rate and whether that housing growth improvement rate is above, at, or below the median housing growth improvement rate for all eligible recipients other than extremely high-growth recipients.

(B) **GUIDANCE.**—As part of the notification under subparagraph (A), the Secretary shall share guidance, including resources developed by the Department of Housing and Urban Development, on best practices and recommendations for policies to reduce regulatory barriers to housing and increase housing supply.

(2) **IMPLEMENTATION DATES.**—Subsection (b) shall take effect beginning with the third full fiscal year after the date of enactment of this Act and remain in effect through fiscal year 2043.

(3) **NO EFFECT ON PREVIOUS APPROPRIATIONS.**—This section shall not apply to amounts appropriated before the date of enactment of this Act.

SEC. 206. ADDITION OF AFFORDABLE HOUSING CONSTRUCTION AS AN ELIGIBLE ACTIVITY.

(a) **ELIGIBLE ACTIVITY.**—Section 105(a) of the Housing and Community Development Act of 1974 (42 U.S.C. 5305(a)) is amended—

(1) in paragraph (25)(D), by striking “and” at the end;

(2) in paragraph (26), by striking the period at the end and inserting “; and”; and

(3) by adding at the end the following: “(27) the new construction of affordable housing, within the meaning given such term

under section 215 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12745), and which shall not exceed 20 percent of the amounts allocated to the recipient.”.

(b) **LOW- AND MODERATE-INCOME REQUIREMENT.**—Section 105(c)(3) of the Housing and Community Development Act of 1974 (42 U.S.C. 5305(c)(3)) is amended by striking “or rehabilitation” and inserting “, rehabilitation, or new construction”.

(c) **APPLICABILITY.**—The amendments made by this section shall apply with respect only to amounts appropriated after the date of enactment of this Act.

SEC. 207. BETTER USE OF INTERGOVERNMENTAL AND LOCAL DEVELOPMENT (BUILD) HOUSING ACT.

(a) **DESIGNATION OF ENVIRONMENTAL REVIEW PROCEDURE.**—The Department of Housing and Urban Development Act (42 U.S.C. 3531 et seq.) is amended by inserting after section 12 (42 U.S.C. 3537a) the following:

“SEC. 13. DESIGNATION OF ENVIRONMENTAL REVIEW PROCEDURE.

“(a) **IN GENERAL.**—Except as provided in subsection (b), the Secretary may, for purposes of environmental review, decision making, and action pursuant to the National Environmental Policy Act of 1969 (42 U.S.C. 4321 et seq.), and other provisions of law that further the purposes of such Act, designate the treatment of assistance administered by the Secretary as funds for a special project for purposes of section 305(c) of the Multifamily Housing Property Disposition Reform Act of 1994 (42 U.S.C. 3547).

“(b) **EXCEPTION.**—The designation described in subsection (a) shall not apply to assistance for which a procedure for carrying out the responsibilities of the Secretary under the National Environmental Policy Act of 1969 (42 U.S.C. 4321 et seq.), and other provisions of law that further the purposes of such Act, is otherwise specified in law.”.

(b) **TRIBAL ASSUMPTION OF ENVIRONMENTAL REVIEW OBLIGATIONS.**—Section 305(c) of the Multifamily Housing Property Disposition Reform Act of 1994 (42 U.S.C. 3547) is amended—

(1) by striking “State or unit of general local government” each place it appears and inserting “State, Indian tribe, or unit of general local government”; and

(2) in paragraph (1)(C), in the heading, by striking “STATE OR UNIT OF GENERAL LOCAL GOVERNMENT” and inserting “STATE, INDIAN TRIBE, OR UNIT OF GENERAL LOCAL GOVERNMENT”; and

(3) by adding at the end the following:

“(5) **DEFINITION OF INDIAN TRIBE.**—For purposes of this subsection, the term ‘Indian tribe’ means a federally recognized tribe, as defined in section 4(13)(B) of the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4103(13)(B)).”.

(c) **IMPLEMENTATION.**—

(1) **IN GENERAL.**—Except as provided in paragraph (2), a designation of assistance under section 13 of the Department of Housing and Urban Development Act, as added by subsection (a), shall only apply with respect to funds appropriated after the date of enactment of this Act.

(2) **EXCEPTION.**—If a grantee of assistance administered by the Secretary of Housing and Urban Development combines funds appropriated before and after the date of enactment of this Act to carry out a project, section 13 of the Department of and Urban Development Act, as added by subsection (a), shall not apply to that assistance.

SEC. 208. UNLOCKING HOUSING SUPPLY THROUGH STREAMLINED AND MODERNIZED REVIEWS ACT.

(a) **DEFINITIONS.**—In this section:

(1) **INFILL PROJECT.**—The term “infill project” means a project that—

(A) occurs within the geographic limits of a municipality;

(B) is adequately served by existing utilities and public services as required under applicable law;

(C) is located on a site of previously disturbed land of not more than 5 acres and substantially surrounded by residential or commercial development;

(D) will repurpose a vacant or underutilized parcel of land, or a dilapidated or abandoned structure; and

(E) will serve a residential or commercial purpose.

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

(b) NEPA STREAMLINING FOR HUD HOUSING-RELATED ACTIVITIES.—

(1) IN GENERAL.—The Secretary shall, in accordance with section 553 of title 5, United States Code, and section 103 of the National Environmental Policy Act of 1969 (42 U.S.C. 4333), expand and reclassify housing-related activities under the necessary administrative regulations as follows:

(A) The following housing-related activities shall be subject to regulations equivalent or substantially similar to the regulations entitled “exempt activities” as set forth in section 58.34 of title 24, Code of Federal Regulations, as in effect on January 1, 2025:

(i) Tenant-based rental assistance.

(ii) Supportive services, including health care, housing services, permanent housing placement, day care, nutritional services, short-term payments for rent, mortgage, or utility costs, and assistance in gaining access to Federal Government and State and local government benefits and services.

(iii) Operating costs, including maintenance, security, operation, utilities, furnishings, equipment, supplies, staff training, and recruitment and other incidental costs.

(iv) Economic development activities, including equipment purchases, inventory financing, interest subsidies, operating expenses, and similar costs not associated with construction or expansion of existing operations.

(v) Activities to assist homebuyers in the purchase of existing dwelling units or dwelling units under construction, including closing costs and down payment assistance, interest rate buydowns, and similar activities that result in the transfer of title.

(vi) Affordable housing pre-development costs related to obtaining site options, project financing, administrative costs and fees for loan commitment, zoning approvals, and other related activities that do not have a physical impact.

(vii) Approval of supplemental assistance, including insurance or guarantee, to a project previously approved by the Secretary.

(viii) Emergency homeowner or renter assistance for the repair or replacement of HVAC, hot water heaters, and other necessary existing utilities required under applicable law.

(B) The following housing-related activities shall be subject to regulations equivalent or substantially similar to the regulations entitled, (i) “categorical exclusions not subject to section 58.5” and (ii) “categorical exclusions not subject to the Federal laws and authorities cited in section 50.4” in section 58.35(b) and section 50.19, respectively of title 24, Code of Federal Regulations, as in effect on January 1, 2025, if such activities do not materially alter environmental conditions and do not materially exceed the original scope of the project:

(1) Acquisition, repair, improvement, reconstruction, or rehabilitation of public facilities and improvements (other than build-

ings) if the facilities and improvements are in place and will be retained in the same use without change in size or capacity of more than 20 percent, including replacement of water or sewer lines, reconstruction of curbs and sidewalks, and repaving of streets.

(ii) Rehabilitation of 1-to-4 unit residential buildings, and existing housing-related infrastructure, such as repairs or rehabilitation of existing wells, septic, or utility lines that connect to that housing.

(iii) New construction, development, demolition, acquisition, or disposition of up to 4 scattered site existing dwelling units where there is a maximum of 4 units on any 1 site.

(iv) Acquisitions (including leasing) of, disposition of, or equity loans on an existing structure, or acquisition (including leasing) of vacant land if the structure or land acquired, financed, or disposed of will be retained for the same use.

(C) The following housing-related activities shall be subject to regulations equivalent or substantially similar to the regulations entitled, (i) “categorical exclusions subject to section 58.5” and (ii) “categorical exclusions subject to the Federal laws and authorities cited in section 50.4” in section 58.35(a) and section 50.20, respectively, of title 24, Code of Federal Regulations, as in effect on January 1, 2025, if such activities do not materially alter environmental conditions and do not materially exceed the original scope of the project:

(i) Acquisitions of open space or residential property, where such property will be retained for the same use or will be converted to open space to help residents relocate out of an area designated as a high-risk area by the Secretary.

(ii) Conversion of existing office buildings into residential development, subject to—

(I) a maximum number of units to be determined by the Secretary; and

(II) a limitation on the change in building size of not more than 20 percent.

(iii) New construction, development, demolition, acquisition, or disposition of 5 to 15 dwelling units where there is a maximum of 15 units on any 1 site. The units can be 15 1-unit buildings or 1 15-unit building, or any combination in between.

(iv) New construction, development, demolition, acquisition, or disposition of 15 or more housing units developed on scattered sites when there are not more than 15 housing units on any 1 site, and the sites are more than a set number of feet apart as determined by the Secretary.

(v) Rehabilitation of buildings and improvements in the case of a building for residential use with 5 to 15 units, if the density is not increased beyond 15 units and the land use is not changed.

(vi) Infill projects consisting of new construction, rehabilitation, or development of residential housing units.

(vii) The voluntary acquisition of properties—

(I) located in—

(aa) a floodway;

(bb) a floodplain; or

(cc) any other area, clearly delineated by the grantee; and

(II) that have been impacted by a predictable environmental threat to the safety and well-being of program beneficiaries caused or exacerbated by a federally declared disaster.

(c) IMPLEMENTATION.—For purposes of implementing the streamlining of environmental review for housing-related activities under subsection (b), the agency actions carried out under that subsection—

(1) shall only apply with respect to funds appropriated after the effective date of those actions; and

(2) shall not apply with respect to a grant-ee that combines funds appropriated before

and after the effective date of those actions to carry out a project.

(d) REPORT.—The Secretary shall submit to the Committee on Banking, Housing, and Urban Affairs of the Senate and the Committee on Financial Services of the House of Representatives an annual report during the 5-year period beginning on the date that is 2 years after the date of enactment of this Act that provides a summary of findings of reductions in review times and administrative cost reduction, with a particular focus on the affordable housing sector, as a result of the actions set forth in this section, and any recommendations of the Secretary for future congressional action with respect to revising categorical exclusions or exemptions under title 24, Code of Federal Regulations.

SEC. 209. GRANTS FOR PLANNING AND IMPLEMENTATION ASSOCIATED WITH AFFORDABLE HOUSING.

(a) DEFINITIONS.—In this section:

(1) ELIGIBLE ENTITY.—The term “eligible entity” means—

(A) a State, insular area, metropolitan city, or urban county, as those terms are defined in section 102 of the Housing and Community Development Act of 1974 (42 U.S.C. 5302); or

(B) a regional planning agency or consortia of regional planning agencies.

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

(A) increase the amount of available housing to meet the demand for such housing and any projected increase in the demand for such housing;

(B) increase the affordability of housing;

(C) increase the accessibility of housing for people with disabilities, including location-efficient housing;

(D) preserve or improve the quality of housing;

(E) reduce barriers to housing development; and

(F) coordinate with transportation-related agencies.

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

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

(b) ESTABLISHMENT.—Not later than 1 year after the date of enactment of this Act, the Secretary shall establish a program to award grants on a competitive basis to eligible entities to assist planning and implementation activities associated with affordable housing, except that such grant awards may not be used for construction, alteration, or repair work.

(c) USE OF AMOUNTS.—

(1) BY REGIONAL PLANNING AGENCIES.—If an eligible entity that receives amounts under this section is an eligible entity described in subsection (a)(1)(B), the eligible entity shall use those amounts to assist planning activities with respect to affordable housing, including—

(A) the development of housing plans;

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

(C) the development of new regulatory requirements and processes;

(D) updating zoning codes;

(E) increasing the capacity to conduct housing inspections;

(F) increasing the capacity to reduce barriers to housing supply elasticity and housing affordability;

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

(H) the substantial improvement of community development strategies, including strategies designed to—

(i) increase the availability of affordable housing and access to affordable housing;

(ii) increase access to public transportation; and

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

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

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

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

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

(D) implement and administer regulatory requirements and processes with respect to reformed zoning codes;

(E) increase the capacity to conduct housing inspections;

(F) increase the capacity to reduce barriers to housing supply elasticity and housing affordability;

(G) implement and administer local or regional plans for community development; and

(H) fund any planning to increase—

(i) the availability of affordable housing and access to affordable housing;

(ii) access to public transportation; and

(iii) any location-efficient community development goals.

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

(d) COORDINATION.—To the extent practicable, the Secretary shall coordinate with the Administrator of the Federal Transit Administration in carrying out this section.

(e) EXPIRATION OF AUTHORITY.—After the expiration of the 5-year period beginning on the date of enactment of this Act, the Secretary may not newly establish a program as described in this section.

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

SEC. 210. INNOVATION FUND.

(a) DEFINITIONS.—In this section:

(1) ATTAINABLE HOUSING.—The term “attainable housing” means housing that serves households earning not more than 120 percent of the area median income, if the majority of the housing units are affordable to households earning not more than 60 percent of the area median income.

(2) ELIGIBLE ENTITY.—The term “eligible entity” means—

(A) a metropolitan city or urban county, as those terms are defined in section 102 of the Housing and Community Development Act of 1974 (42 U.S.C. 5302), that has demonstrated an objective improvement in housing supply growth, as determined by the Secretary, whose methodology for determining such growth is published in the Federal Register to allow for public comment not less than 90 days before the date on which the notice of funding opportunity is made available; or

(B) a unit of general local government or an Indian tribe, as those terms are defined in section 102 of the Housing and Community Development Act of 1974 (42 U.S.C. 5302), that has demonstrated an objective improvement in housing supply growth, as determined by

the Secretary, whose methodology for determining such improvement is published in the Federal Register to allow for public comment not less than 90 days before the date on which the notice of funding opportunity is made available.

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

(b) ESTABLISHMENT OF A GRANT PROGRAM.—

(1) ESTABLISHMENT.—Not later than 1 year after the date of enactment of this Act, the Secretary shall establish a program to award grants on a competitive basis to eligible entities that have increased their local housing supply.

(2) LIST OF ELIGIBLE ENTITIES.—The Secretary shall make a list of eligible entities publicly available on the website of the Department of Housing and Urban Development.

(3) ELIGIBLE PURPOSES.—An eligible entity receiving a grant under this section may use funds to—

(A) carry out any of the activities described in section 105 of the Housing and Community Development Act of 1974 (42 U.S.C. 5305);

(B) carry out any of the activities permitted under the Local and Regional Project Assistance Program established under section 6702 of title 49, United States Code; and

(C) carry out initiatives of the eligible entity that facilitate the expansion of the supply of attainable housing and that supplement initiatives the eligible entity has carried out, or is in the process of carrying out, as specified in the application submitted under paragraph (4).

(4) APPLICATION.—

(A) IN GENERAL.—An eligible entity seeking a grant under this section shall submit to the Secretary an application that provides—

(i) a description of each purpose for which the eligible entity will use the grant, and an attestation that the grant will be used only for 1 or more eligible purposes described in paragraph (3);

(ii) data on characteristics of increased housing supply during the 3-year period ending on the date on which the application is submitted, which may include whether such housing—

(I) serves households at a range of income levels; and

(II) has improved the quality and affordability of housing in the jurisdiction of the eligible entity;

(iii) a description of how each eligible purpose described in clause (i) may address a community need or advance an objective, or an aspect of an objective, included in the comprehensive housing affordability strategy and community development plan of the eligible entity under part 91 of title 24, Code of Federal Regulations, or any successor regulation (commonly referred to as a “consolidated plan”); and

(iv) a description of how the eligible entity has carried out, or is in the process of carrying out, initiatives that facilitate the expansion of the supply of housing.

(B) INITIATIVES.—Initiatives that meet the criteria described in paragraph (3)(D) include, but shall not be limited to—

(i) increasing by-right uses, including duplex, triplex, quadplex, and multifamily buildings, in areas of opportunity;

(ii) revising or eliminating off-street parking requirements to reduce the cost of housing production;

(iii) revising minimum lot size requirements, floor area ratio requirements, setback requirements, building heights, and bans or limits on construction that allow for denser and more affordable development;

(iv) instituting incentives to promote dense development for communities where increased density is needed;

(v) passing zoning overlays or other ordinances that enable the development of mixed-income housing;

(vi) streamlining regulatory requirements and shortening processes, increasing code enforcement and permitting capacity, reforming zoning codes, or other initiatives that reduce barriers to increasing housing supply and affordability;

(vii) eliminating restrictions against accessory dwelling units and expanding their by-right use;

(viii) using local tax incentives or public financing to promote development of attainable housing;

(ix) streamlining environmental regulations;

(x) eliminating unnecessary manufactured-housing regulations and restrictions;

(xi) minimizing the impact of overburdensome energy and water efficiency standards on housing costs; and

(xii) other activities that reduce the cost of construction, as determined by the Secretary.

(5) GRANTS.—

(A) IN GENERAL.—The Secretary shall make not fewer than 25 grants on an annual basis (unless amounts appropriated to provide grant amounts consistent with subsection (b) are insufficient, in which case fewer grants may be awarded), with strong consideration of different geographical areas and a relatively even spread of rural, suburban, and urban communities.

(B) LIMITATIONS ON AWARDS.—No grant awarded under this paragraph may be—

(i) more than \$10,000,000; or

(ii) less than \$250,000.

(C) PRIORITY.—When awarding grants under this paragraph, the Secretary shall give priority to an eligible entity that has—

(i) demonstrated the use of innovative policies, interventions, or programs for increasing housing supply; and

(ii) demonstrated a marked improvement in housing supply growth, as needed.

(D) GRANT ADMINISTRATION AND TERMS.—Projects assisted under this section for activities described in sector 23 of the North American Industry Classification System shall be treated as projects assisted under 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.).

(c) RULES OF CONSTRUCTION.—Nothing in this section shall be construed—

(1) to authorize the Secretary to mandate, supersede, or preempt any local zoning or land use policy; or

(2) to affect the requirements of section 105(c)(1) of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12705(c)(1)).

(d) AUTHORIZATION OF APPROPRIATIONS.—

(1) IN GENERAL.—There is authorized to be appropriated to carry out this section \$200,000,000 for each of fiscal years 2027 through 2031.

(2) ADJUSTMENT.—The amount authorized to be appropriated under paragraph (1) shall be adjusted for inflation based on the Consumer Price Index for all Urban Customers published by the Bureau of Labor Statistics of the Department of Labor.

SEC. 211. ACCELERATING HOME BUILDING ACT.

(a) DEFINITIONS.—In this section:

(1) AFFORDABLE HOUSING.—The term “affordable housing” means housing for which the total monthly housing cost payment is not more than 30 percent of the monthly household income for a household earning not more than 80 percent of the area median income.

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

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

(B) includes—

- (i) an accessory dwelling unit;
- (ii) infill development;
- (iii) a duplex;
- (iv) a triplex;
- (v) a fourplex;
- (vi) a cottage court;
- (vii) a courtyard building;
- (viii) a townhouse;
- (ix) a multiplex; and
- (x) any other structure with not less than 2 dwelling units that the Secretary considers appropriate.

(3) ELIGIBLE ENTITY.—The term “eligible entity” means—

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

(B) a municipal membership organization; and

(C) an Indian tribe, as defined in section 102(a) of the Housing and Community Development Act of 1974 (42 U.S.C. 5302(a)).

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

(5) INFILL DEVELOPMENT.—The term “infill development” means residential development on small parcels in previously established areas for replacement with new or refurbished housing that utilizes existing utilities and infrastructure.

(6) MIXED-INCOME HOUSING.—The term “mixed-income housing” means a housing development that is comprised of housing units that promote differing levels of affordability in the community.

(7) PRE-REVIEWED DESIGNS.—The term “pre-reviewed designs”, also known as pattern books, means sets of construction plans that are assessed and approved by localities for compliance with local building and permitting standards to streamline and expedite approval pathways for housing construction.

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

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

(b) AUTHORITY.—The Secretary is authorized to award grants to eligible entities utilizing funds appropriated for such purpose to select pre-reviewed designs of covered structures of mixed-income housing for use in the jurisdiction of the eligible entity, except that such grant awards may not be used for construction, alteration, or repair work.

(c) CONSIDERATIONS.—In reviewing applications submitted by eligible entities for a grant under this section, the Secretary shall consider—

(1) the need for affordable housing in the service area of the eligible entity;

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

(3) coordination between the eligible entity and a State agency; and

(4) coordination between the eligible entity and State, local, and regional transportation planning authorities.

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

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

(1) the impacts of the activities carried out using the grant amounts in improving the production and supply of affordable housing;

(2) the pre-reviewed designs selected using the grant amounts in their communities;

(3) the number of permits issued for housing development utilizing pre-reviewed designs; and

(4) the number of housing units produced in developments utilizing the pre-reviewed designs.

(f) AVAILABILITY OF INFORMATION.—The Secretary shall—

(1) to the extent possible, encourage localities to make publicly available through a website information on the pre-reviewed designs selected and submitted to the Secretary by eligible entities receiving grants under this section, including information on the benefits of use of those designs; and

(2) collect, identify, and disseminate best practices regarding such designs and make such information publicly available on the website of the Department of Housing and Urban Development.

(g) DESIGN ADOPTION AND REPAYMENT.—The Secretary may require an eligible entity to return to the Secretary any grant funds received under this section if the selected pre-reviewed designs submitted under this section have not been adopted during the 5-year period following receipt of the grant, unless that period is extended by the Secretary.

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

SEC. 212. REVITALIZING EMPTY STRUCTURES INTO DESIRABLE ENVIRONMENTS (RESIDE) ACT.

(a) IN GENERAL.—Subtitle A of title II of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12741 et seq.) is amended by adding at the end the following:

“SEC. 227. REVITALIZING EMPTY STRUCTURES INTO DESIRABLE ENVIRONMENTS.

“(a) DEFINITIONS.—In this section:

“(1) ATTAINABLE HOUSING.—The term ‘attainable housing’ means housing that serves households earning not more than 120 percent of the area median income, if the majority of the housing units are affordable to households earning not more than 60 percent of the area median income.

“(2) CONVERTED HOUSING UNIT.—The term ‘converted housing unit’ means a housing unit that is created using a covered grant.

“(3) COVERED GRANT.—The term ‘covered grant’ means a grant awarded under the Pilot Program.

“(4) ELIGIBLE ENTITY.—The term ‘eligible entity’ means a participating jurisdiction.

“(5) PILOT PROGRAM.—The term ‘Pilot Program’ means the pilot program established under subsection (b).

“(6) VACANT AND ABANDONED BUILDING.—The term ‘vacant and abandoned building’ means a property—

“(A) that was constructed for use as a warehouse, factory, mall, strip mall, or hotel, or for another industrial or commercial use; and

“(B)(i) with respect to which—

“(I) a code enforcement inspection has determined that the property is not safe; and

“(II) not less than 90 days have elapsed since the owner was notified of the deficiencies in the property and the owner has taken no corrective action; or

“(ii) that is subject to a court-ordered receivership or nuisance abatement related to abandonment pursuant to State or local law or otherwise meets the definition of an abandoned property under State law.

“(b) PURPOSE OF GRANT PROGRAM.—Subject to the availability of funds appropriated for

this subsection, the Secretary is authorized to establish a pilot program, spanning from fiscal years 2027 through 2031, which shall have the purpose of awarding grants on a competitive basis to eligible entities to convert vacant and abandoned buildings into attainable housing.

“(c) AMOUNT OF GRANT.—

“(1) IN GENERAL.—For any fiscal year for which not less than \$100,000,000 is made available to carry out the Pilot Program, the amount of a covered grant shall be not less than \$1,000,000 and not more than \$10,000,000.

“(2) FISCAL YEARS WITH LOWER FUNDING.—For any fiscal year for which less than \$100,000,000 is made available to carry out the Pilot Program pursuant to subsection (b), the Secretary shall seek to maximize the number of covered grants awarded.

“(d) RELATION TO FORMULA ALLOCATION.—A covered grant awarded to an eligible entity shall be in addition to, and shall not affect, the formula allocation for the eligible entity under section 217.

“(e) PRIORITY.—In awarding covered grants, the Secretary shall give priority to an eligible entity that—

“(1) will use the covered grant in a community that is experiencing economic distress;

“(2) will use the covered grant in a qualified opportunity zone (as defined in section 1400Z-1(a) of the Internal Revenue Code of 1986);

“(3) will use the covered grant to construct housing that will serve a need identified in the comprehensive housing affordability strategy and community development plan of the eligible entity under part 91 of title 24, Code of Federal Regulations, or any successor regulation (commonly referred to as a ‘consolidated plan’); or

“(4) has enacted ordinances to reduce regulatory barriers to conversion of vacant and abandoned buildings to housing, which shall not include any alteration of an ordinance that governs safety and habitability.

“(f) USE OF FUNDS.—An eligible entity may use a covered grant for—

“(1) property acquisition;

“(2) demolition;

“(3) health hazard remediation;

“(4) site preparation;

“(5) construction, renovation, or rehabilitation; or

“(6) the establishment, maintenance, or expansion of community land trusts.

“(g) WAIVER AUTHORITY.—In administering covered grants, the Secretary may waive, or specify alternative requirements for, any statute or regulation that the Secretary administers in connection with the obligation by the Secretary or the use by eligible entities of covered grant funds (except for requirements related to fair housing, non-discrimination, labor standards, or the environment) if the Secretary makes a public finding that good cause exists for the waiver or alternative requirement.

“(h) STUDY; REPORT.—Not later than 180 days after the termination of the Pilot Program, the Secretary shall study and submit to Congress a report on the impact of the Pilot Program on—

“(1) improving the tax base of local communities;

“(2) increasing access to affordable housing, especially for elderly individuals, disabled individuals, and veterans;

“(3) increasing homeownership; and

“(4) removing blight.”.

(b) TECHNICAL AND CONFORMING AMENDMENT.—The table of contents in section 1(b) of the Cranston-Gonzalez National Affordable Housing Act (Public Law 101-625; 104 Stat. 4079) is amended by inserting after the item relating to section 226 the following:

“Sec. 227. Revitalizing empty structures into desirable environments.”.

SEC. 213. HOUSING AFFORDABILITY ACT.

(a) IN GENERAL.—Title II of the National Housing Act (12 U.S.C. 1707 et seq.) is amended—

(1) in section 206A (12 U.S.C. 1712a)—

(A) in subsection (a), in the matter following paragraph (7), by striking “(commencing in 2004)” and all that follows through the period at the end and inserting the following: “, commencing on July 1, 2025. The adjustment of the Dollar Amounts shall be calculated by the Secretary using the percentage change in the Price Deflator Index of Multifamily Residential Units Under Construction released by the Bureau of the Census from March of the previous year to March of the year in which the adjustment is made, or by the Secretary using an alternative indicator after publishing information about such alternative indicators in the Federal Register for public comment if the Price Deflator Index of Multifamily Residential Units Under Construction is not available or published.”; and

(B) by amending subsection (b) to read as follows:

“(b) PUBLICATION.—

“(1) IN GENERAL.—The Secretary shall publish in the Federal Register any adjustments made to the Dollar Amounts.

“(2) ROUNDING.—The dollar amount of any adjustment described in paragraph (1) shall be rounded to the next lower dollar.”;

(2) in section 207(c)(3)(A) (12 U.S.C. 1713(c)(3)(A))—

(A) by striking “\$38,025” and inserting “\$66,544”;

(B) by striking “\$42,120” and inserting “\$73,710”;

(C) by striking “\$50,310” and inserting “\$88,043”;

(D) by striking “\$62,010” and inserting “\$108,518”;

(E) by striking “\$70,200” and inserting “\$122,850”;

(F) by striking “, or not to exceed \$17,460 per space”;

(G) by striking “\$43,875” and inserting “\$76,781”;

(H) by striking “\$49,140” and inserting “\$85,995”;

(I) by striking “\$60,255” and inserting “\$105,446”;

(J) by striking “\$75,465” and inserting “\$132,064”; and

(K) by striking “\$85,328” and inserting “\$149,324”;

(3) in section 213(b)(2) (12 U.S.C. 1715e(b)(2))—

(A) by striking “\$41,207” and inserting “\$72,112”;

(B) by striking “\$47,511” and inserting “\$83,144”;

(C) by striking “\$57,300” and inserting “\$100,275”;

(D) by striking “\$73,343” and inserting “\$128,350”;

(E) by striking “\$81,708” and inserting “\$142,989”;

(F) by striking “\$43,875” and inserting “\$76,781”;

(G) by striking “\$49,710” and inserting “\$87,993”;

(H) by striking “\$60,446” and inserting “\$105,781”;

(I) by striking “\$78,197” and inserting “\$136,845”; and

(J) by striking “\$85,836” and inserting “\$150,213”;

(4) in section 220(d)(3)(B)(iii)(I) (12 U.S.C. 1715k(d)(3)(B)(iii)(I))—

(A) by striking “\$38,025” and inserting “\$66,544”;

(B) by striking “\$42,120” and inserting “\$73,710”;

(C) by striking “\$50,310” and inserting “\$88,043”;

(D) by striking “\$62,010” and inserting “\$108,518”;

(E) by striking “\$70,200” and inserting “\$122,850”;

(F) by striking “\$43,875” and inserting “\$76,781”;

(G) by striking “\$49,140” and inserting “\$85,995”;

(H) by striking “\$60,255” and inserting “\$105,446”;

(I) by striking “\$75,465” and inserting “\$132,064”; and

(J) by striking “\$85,328” and inserting “\$149,324”;

(5) in section 221(d)(4)(ii)(I) (12 U.S.C. 1715l(d)(4)(ii)(I))—

(A) by striking “\$37,843” and inserting “\$66,225”;

(B) by striking “\$42,954” and inserting “\$75,170”;

(C) by striking “\$51,920” and inserting “\$90,860”;

(D) by striking “\$65,169” and inserting “\$114,046”;

(E) by striking “\$73,846” and inserting “\$129,231”;

(F) by striking “\$40,876” and inserting “\$71,533”;

(G) by striking “\$46,859” and inserting “\$82,003”;

(H) by striking “\$56,979” and inserting “\$99,713”;

(I) by striking “\$73,710” and inserting “\$128,993”; and

(J) by striking “\$80,913” and inserting “\$141,598”;

(6) in section 231(c)(2)(A) (12 U.S.C. 1715v(c)(2)(A))—

(A) by striking “\$35,978” and inserting “\$62,962”;

(B) by striking “\$40,220” and inserting “\$70,385”;

(C) by striking “\$48,029” and inserting “\$84,051”;

(D) by striking “\$57,798” and inserting “\$101,147”;

(E) by striking “\$67,950” and inserting “\$118,913”;

(F) by striking “\$40,876” and inserting “\$71,533”;

(G) by striking “\$46,859” and inserting “\$82,003”;

(H) by striking “\$56,979” and inserting “\$99,713”;

(I) by striking “\$73,710” and inserting “\$128,993”; and

(J) by striking “\$80,913” and inserting “\$141,598”; and

(7) in section 234(e)(3)(A) (12 U.S.C. 1715y(e)(3)(A))—

(A) by striking “\$42,048” and inserting “\$73,584”;

(B) by striking “\$48,481” and inserting “\$84,842”;

(C) by striking “\$58,469” and inserting “\$102,321”;

(D) by striking “\$74,840” and inserting “\$130,970”;

(E) by striking “\$83,375” and inserting “\$145,906”;

(F) by striking “\$44,250” and inserting “\$77,438”;

(G) by striking “\$50,724” and inserting “\$88,767”;

(H) by striking “\$61,680” and inserting “\$107,940”;

(I) by striking “\$79,793” and inserting “\$139,638”; and

(J) by striking “\$87,588” and inserting “\$153,279”.

(b) MULTIFAMILY LOAN LIMIT STUDY.—The Commissioner of the Federal Housing Administration, in consultation with the Secretary of Housing and Urban Development,

shall conduct a study to assess the following in comparison to the loan limits prior to the amendments made under this section:

(1) Whether the Commissioner has sufficient authority to increase loan limits for each multifamily mortgage insurance program at appropriate amounts, including to meet market demand.

(2) The impacts that multifamily loan limit increases have had, if any, on—

(A) the General Insurance and Special Risk Insurance Fund;

(B) the change in volume of multifamily purchase and construction lending that is insured by the Federal Housing Administration; and

(C) subject to the availability of data, the year-over-year change over the last 6 years in—

(i) median and average lending costs as well as rent and house prices within the multifamily housing market; and

(ii) multifamily housing supply, including the number of building permits issued as well as housing unit starts and completions.

(c) REPORT.—Not later than 3 years after the date of enactment of this Act, the Commissioner of the Federal Housing Administration shall submit to Congress a report summarizing the findings of the Commissioner for the study conducted under subsection (b).

TITLE III—MANUFACTURED HOUSING FOR AMERICA**SEC. 301. HOUSING SUPPLY EXPANSION ACT.**

(a) IN GENERAL.—Section 603(6) of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5402(6)) is amended by striking “on a permanent chassis” and inserting “with or without a permanent chassis”.

(b) STANDARDS FOR MANUFACTURED HOMES BUILT WITHOUT A PERMANENT CHASSIS.—Section 604(a) of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5403(a)) is amended by adding the following:

“(7) STANDARDS FOR MANUFACTURED HOMES BUILT WITHOUT A PERMANENT CHASSIS.—

“(A) IN GENERAL.—The Secretary, in consultation with the consensus committee, shall issue revised standards for manufactured homes built without a permanent chassis using the process described in paragraph (4).

“(B) CREATING FINAL STANDARDS.—The Secretary shall, after consulting and conferring with the consensus committee, establish standards to ensure that manufactured homes without a permanent chassis have—

“(i) a distinct label, with revenue generated to be deposited into the Manufactured Housing Fees Trust Fund established under section 620(e)(1), to be issued by the Secretary distinguishing manufactured home built without a permanent chassis from manufactured homes built on a permanent chassis;

“(ii) a data plate, as described in section 3280.5 of title 24, Code of Federal Regulations (or any successor regulation), distinguishing manufactured homes built without a permanent chassis from manufactured homes built on a permanent chassis; and

“(iii) a notation on any invoice produced by the manufacturer of a manufactured home that is distinguishable from the invoice for a manufactured home constructed with a permanent chassis.”.

(c) MANUFACTURED HOME CERTIFICATIONS.—Section 604 of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5403) is amended by adding at the end the following:

“(i) MANUFACTURED HOME CERTIFICATIONS.—

“(1) IN GENERAL.—

“(A) INITIAL CERTIFICATION.—Subject to subparagraph (B), not later than 1 year after the date of enactment of the 21st Century

ROAD to Housing Act, a State shall submit to the Secretary an initial certification that the laws and regulations of the State—

“(i) treat any manufactured home in parity with a manufactured home (as defined and regulated by the State); and

“(ii) subject a manufactured home without a permanent chassis to the same laws and regulations of the State as a manufactured home built on a permanent chassis, including with respect to financing, title, insurance, manufacture, sale, taxes, transportation, installation, and other areas as the Secretary determines, after consultation with and approval by the consensus committee, are necessary to give effect to the purpose of this section.

“(B) STATE PLAN SUBMISSION.—Any State plan submitted under section 623(b) shall contain the required State certification under subparagraph (A) and, if contained therein, no additional or State certification under subparagraph (A) or paragraph (3).

“(C) EXTENDED DEADLINE.—With respect to a State with a legislature that meets biennially, the deadline for the submission of the initial certification required under subparagraph (A) shall be 2 years after the date of enactment of the 21st Century ROAD to Housing Act.

“(D) LATE CERTIFICATION.—

“(i) NO WAIVER.—The Secretary may not waive the prohibition described in paragraph (5)(B) with respect to a certification submitted after the deadline under subparagraph (A) or paragraph (3) unless the Secretary approves the late certification.

“(ii) RULE OF CONSTRUCTION.—Nothing in this subsection shall be construed to prevent a State from submitting the initial certification required under subparagraph (A) after the required deadline under that subparagraph.

“(2) FORM OF STATE CERTIFICATION NOT PRESENTED IN A STATE PLAN.—The initial certification required under paragraph (1)(A), if not submitted with a State plan under paragraph (1)(B), shall contain, in a form prescribed by the Secretary, an attestation by an official that the State has taken the steps necessary to ensure the veracity of the certification required under paragraph (1)(A), including, as necessary, by—

“(A) amending the definition of ‘manufactured home’ in the laws and regulations of the State; and

“(B) directing State agencies to amend the definition of ‘manufactured home’ in regulations.

“(3) ANNUAL RECERTIFICATION.—Not later than a date to be determined by the Secretary each year, a State shall submit to the Secretary an additional certification that—

“(A) confirms the accuracy of the initial certification submitted under subparagraph (A) or (B) of paragraph (1); and

“(B) certifies that any new laws or regulations enacted or adopted by the State since the date of the previous certification do not change the veracity of the initial certification submitted under paragraph (1)(A).

“(4) LIST.—The Secretary shall publish and maintain in the Federal Register and on the website of the Department of Housing and Urban Development a list of States that are up to date with the submission of initial and subsequent certifications required under this subsection.

“(5) PROHIBITION.—

“(A) DEFINITION.—In this paragraph, the term ‘covered manufactured home’ means a home that is—

“(i) not considered a manufactured home under the laws and regulations of a State because the home is constructed without a permanent chassis;

“(ii) considered a manufactured home under the definition of the term in section 603; and

“(iii) constructed after the date of enactment of the 21st Century ROAD to Housing Act.

“(B) BUILDING, INSTALLATION, AND SALE.—If a State does not submit a certification under paragraph (1)(A) or (3) by the date on which those certifications are required to be submitted—

“(i) with respect to a State in which the State administers the installation of manufactured homes, the State shall prohibit the manufacture, installation, or sale of a covered manufactured home within the State; and

“(ii) with respect to a State in which the Secretary administers the installation of manufactured homes, the State and the Secretary shall prohibit the manufacture, installation, or sale of a covered manufactured home within the State.”

(d) OTHER FEDERAL LAWS REGULATING MANUFACTURED HOMES.—

(1) IN GENERAL.—The Secretary of Housing and Urban Development may coordinate with the heads of other Federal agencies to ensure that Federal agencies treat a manufactured home (as defined in Federal laws and regulations other than section 603 of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5402)) in the same manner as a manufactured home (as defined in section 603 of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5402), as amended by this Act).

(2) ENERGY EFFICIENCY STANDARDS.—

(A) MANUFACTURED HOME DEFINED.—In this paragraph, the term “manufactured home” has the meaning given the term in section 603 of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5402), as amended by this Act.

(B) PROCESS.—No energy efficiency standards for manufactured homes developed by any Federal agency shall have legal effect unless and until adopted by the Department of Housing and Urban Development pursuant to the consensus standards and regulatory development process described in section 604(a)(2) of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5403(a)(2)).

(C) MINIMUM STANDARDS.—The Secretary of Housing and Urban Development shall—

(i) not later than 1 year after the date of enactment of this Act, adopt minimum energy efficiency standards for manufactured homes; and

(ii) not less frequently than once every 3 years after adopting the standards under clause (i), update those standards.

(e) ASSISTANCE TO STATES.—Section 609 of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5408) is amended—

(1) in paragraph (1), by striking “and” at the end;

(2) in paragraph (2), by striking the period at the end and inserting “; and”; and

(3) by adding at the end the following:

“(3) model guidance to support the submission of the certification required under section 604(i).”

(f) PREEMPTION.—Nothing in this section or the amendments made by this section shall be construed as limiting the scope of Federal preemption under section 604(d) of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5403(d)).

SEC. 302. MODULAR HOUSING PRODUCTION ACT.

(a) DEFINITIONS.—In this section:

(1) MANUFACTURED HOME.—The term “manufactured home” has the meaning given the

term in section 603 of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5402).

(2) MODULAR HOME.—The term “modular home” means a home that is constructed in a factory in 1 or more modules, each of which meets applicable State and local building codes of the area in which the home will be located, and that are transported to the home building site, installed on foundations, and completed.

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

(b) FHA CONSTRUCTION FINANCING PROGRAMS.—

(1) IN GENERAL.—The Secretary shall conduct a review of Federal Housing Administration construction financing programs to identify barriers to the use of modular home methods.

(2) REQUIREMENTS.—In conducting the review under paragraph (1), the Secretary shall—

(A) identify and evaluate regulatory and programmatic features that restrict participation in construction financing programs by modular home developers, including construction draw schedules; and

(B) identify administrative measures authorized under section 525 of the National Housing Act (12 U.S.C. 1735f-3) to facilitate program utilization by modular home developers.

(3) REPORT.—Not later than 1 year after the date of enactment of this Act, the Secretary shall publish a report that describes the results of the review conducted under paragraph (1), which shall include a description of programmatic and policy changes that the Secretary recommends to reduce or eliminate identified barriers to the use of modular home methods in Federal Housing Administration construction financing programs.

(4) RULEMAKING.—

(A) IN GENERAL.—Not later than 120 days after the date on which the Secretary publishes the report under paragraph (3), the Secretary shall initiate a rulemaking to examine an alternative draw schedule for construction financing loans provided to modular and manufactured home developers, which shall include the ability for interested stakeholders to provide robust public comment.

(B) DETERMINATION.—Following the period for public comment under subparagraph (A), the Secretary shall—

(i) issue a final rule regarding an alternative draw schedule described in subparagraph (A); or

(ii) provide an explanation as to why the rule shall not become final.

(c) STANDARDIZED UNIFORM COMMERCIAL CODE FOR MODULAR HOMES.—The Secretary may award a grant to study the design and feasibility of a standardized uniform commercial code for modular homes, which shall evaluate—

(1) the utility of a standardized coding system for serializing and securing modules, streamlining design and construction, and improving modular home innovation; and

(2) a means to coordinate a standardized code with financing incentives.

SEC. 303. PROPERTY IMPROVEMENT AND MANUFACTURED HOUSING LOAN MODERNIZATION ACT.

(a) NATIONAL HOUSING ACT AMENDMENTS.—

(1) IN GENERAL.—Section 2 of the National Housing Act (12 U.S.C. 1703) is amended—

(A) in subsection (a), by inserting “construction of additional or accessory dwelling units, as defined by the Secretary,” after “energy conserving improvements,”; and

(B) in subsection (b)—

(i) in paragraph (1)—

(I) by striking subparagraph (A) and inserting the following:

“(A) \$75,000 if made for the purpose of financing alterations, repairs and improvements upon or in connection with an existing single-family structure, including a manufactured home;”;

(II) in subparagraph (B)—

(aa) by striking “\$60,000” and inserting “\$150,000”;

(bb) by striking “\$12,000” and inserting “\$37,500”; and

(cc) by striking “an apartment house or”;

(III) by striking subparagraphs (C) and (D) and inserting the following:

“(C)(i) \$106,405 if made for the purpose of financing the purchase of a single-section manufactured home; and

“(ii) \$195,322 if made for the purpose of financing the purchase of a multi-section manufactured home;

“(D)(i) \$149,782 if made for the purpose of financing the purchase of a single-section manufactured home and a suitably developed lot on which to place the home; and

“(ii) \$238,699 if made for the purpose of financing the purchase of a multi-section manufactured home and a suitably developed lot on which to place the home;”;

(IV) in subparagraph (E)—

(aa) by striking “\$23,226” and inserting “\$43,377”; and

(bb) by striking the period at the end and inserting a semicolon;

(V) in subparagraph (F), by striking “and” at the end;

(VI) in subparagraph (G), by striking the period at the end and inserting “; and”; and

(VII) by inserting after subparagraph (G) the following:

“(H) such principal amount as the Secretary may prescribe if made for the purpose of financing the construction of an accessory dwelling unit.”;

(i) in the matter immediately preceding paragraph (2)—

(I) by striking “regulation” and inserting “notice”;

(II) by striking “increase” and inserting “set”;

(III) by striking “(A)(ii), (C), (D), and (E)” and inserting “(A) through (H)”;

(IV) by inserting “, or as necessary to achieve the goals of the Federal Housing Administration, periodically reset the dollar amount limitations in subparagraphs (A) through (H) based on justification and methodology set forth in advance by regulation” before the period at the end; and

(V) by adjusting the margins appropriately;

(iii) in paragraph (3), by striking “exceeds—” and all that follows through the period at the end and inserting “exceeds such period of time as determined by the Secretary, not to exceed 30 years.”;

(iv) by striking paragraph (9) and inserting the following:

“(9) ANNUAL INDEXING OF CERTAIN DOLLAR AMOUNT LIMITATIONS.—The Secretary shall develop or choose 1 or more methods of indexing in order to annually set the loan limits established in paragraph (1), based on data the Secretary determines is appropriate for purposes of this section.”; and

(v) in paragraph (11), by striking “lease—” and all that follows through the period at the end and inserting “lease meets the terms and conditions established by the Secretary”.

(2) DEADLINE FOR DEVELOPMENT OR CHOICE OF NEW INDEX; INTERIM INDEX.—

(A) DEADLINE FOR DEVELOPMENT OR CHOICE OF NEW INDEX.—Not later than 1 year after the date of enactment of this Act, the Secretary of Housing and Urban Development shall develop or choose 1 or more methods of indexing as required under section 2(b)(9) of

the National Housing Act (12 U.S.C. 1703(b)(9)), as amended by paragraph (1) of this subsection.

(B) INTERIM INDEX.—During the period beginning on the date of enactment of this Act and ending on the date on which the Secretary of Housing and Urban Development develops or chooses 1 or more methods of indexing as required under section 2(b)(9) of the National Housing Act (12 U.S.C. 1703(b)(9)), as amended by paragraph (1) of this subsection, the method of indexing established by the Secretary under such section 2(b)(9) before the date of enactment of this Act shall apply.

(b) HUD STUDY OF OFF-SITE CONSTRUCTION.—

(1) DEFINITIONS.—In this subsection:

(A) OFF-SITE CONSTRUCTION HOUSING.—The term “off-site construction housing” includes manufactured homes and modular homes.

(B) MANUFACTURED HOME.—The term “manufactured home” means any home constructed in accordance with the construction and safety standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5401 et seq.).

(C) MODULAR HOME.—The term “modular home” means a home that is constructed in a factory in 1 or more modules, each of which meets applicable State and local building codes of the area in which the home will be located, and that are transported to the home building site, installed on foundations, and completed.

(2) STUDY.—The Secretary of Housing and Urban Development shall conduct a study and submit to Congress a report on the cost effectiveness of off-site construction housing, that includes—

(A) an analysis of the advantages and the impact of centralization in a factory and transportation to a construction site on cost, precision, and materials waste;

(B) the extent to which off-site construction housing meets housing quality standards under the National Standards for the Physical Inspection of Real Estate, or other standards as the Secretary may prescribe, compared to the extent for site-built homes, for such standards;

(C) the expected replacement and maintenance costs over the first 40 years of life of off-site construction homes compared to those costs for site-built homes; and

(D) opportunities for use beyond single-family housing, such as applications in accessory dwelling units, two- to four-unit housing, and large multifamily housing.

SEC. 304. PRICE ACT.

Title I of the Housing and Community Development Act of 1974 (42 U.S.C. 5301 et seq.) is amended—

(1) in section 105(a) (42 U.S.C. 5305(a)), in the matter preceding paragraph (1), by striking “Activities” and inserting “Unless otherwise authorized under section 123, activities”; and

(2) by adding at the end the following:

“SEC. 123. PRESERVATION AND REINVESTMENT FOR COMMUNITY ENHANCEMENT.

“(a) DEFINITIONS.—In this section:

“(1) COMMUNITY DEVELOPMENT FINANCIAL INSTITUTION.—The term ‘community development financial institution’ means an institution that has been certified as a community development financial institution (as defined in section 103 of the Riegle Community Development and Regulatory Improvement Act of 1994 (12 U.S.C. 4702)) by the Secretary of the Treasury.

“(2) ELIGIBLE MANUFACTURED HOUSING COMMUNITY.—The term ‘eligible manufactured housing community’ means a manufactured housing community that—

“(A) is affordable to low- and moderate-income persons, as determined by the Secretary, but not more than 120 percent of the area median income; and

“(B)(i) is owned by the residents of the manufactured housing community through a resident-controlled entity such as a resident-owned cooperative; or

“(ii) will be maintained as such a community, and remain affordable for low- and moderate-income persons, to the maximum extent practicable and for the longest period feasible.

“(3) ELIGIBLE RECIPIENT.—The term ‘eligible recipient’ means—

“(A) an eligible manufactured housing community;

“(B) a unit of general local government;

“(C) a housing authority;

“(D) a resident-owned community;

“(E) a resident-owned cooperative;

“(F) a nonprofit entity with housing expertise or a consortium of such entities;

“(G) a community development financial institution;

“(H) an Indian tribe;

“(I) a tribally designated housing entity;

“(J) the Department of Hawaiian Home Lands;

“(K) a State; or

“(L) any other entity that is—

“(i) an owner-operator of an eligible manufactured housing community; and

“(ii) working with an eligible manufactured housing community.

“(4) INDIAN TRIBE.—The term ‘Indian tribe’ has the meaning given the term ‘Indian tribe’ in section 4 of the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4103).

“(5) MANUFACTURED HOUSING COMMUNITY.—The term ‘manufactured housing community’ means—

“(A) any community, court, park, or other land under unified ownership developed and accommodating, or equipped to accommodate, the placement of manufactured homes, where—

“(i) spaces within such community are or will be primarily used for residential occupancy;

“(ii) all homes within the community are used for permanent occupancy; and

“(iii) a majority of such occupied spaces within the community are occupied by manufactured homes, which may include homes constructed prior to enactment of the Manufactured Home Construction and Safety Standards; or

“(B) any community that meets the definition of manufactured housing community used for programs similar to the program under this section.

“(6) RESIDENT HEALTH, SAFETY, AND ACCESSIBILITY ACTIVITIES.—The term ‘resident health, safety, and accessibility activities’ means the reconstruction, repair, or replacement of manufactured housing and manufactured housing communities to—

“(A) protect the health and safety of residents;

“(B) address weatherization and reduce utility costs; or

“(C) address accessibility needs for residents with disabilities.

“(7) TRIBALLY DESIGNATED HOUSING ENTITY.—The term ‘tribally designated housing entity’ has the meaning given the term in section 4 of the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4103).

“(b) ESTABLISHMENT.—There is authorized a competitive grant program that the Secretary shall, by notice, carry out to make awards utilizing funds appropriated for such

purpose to eligible recipients to carry out eligible projects for development of or improvements to eligible manufactured housing communities.

“(C) ELIGIBLE PROJECTS.—

“(1) IN GENERAL.—Amounts from grants under this section may be used for—

“(A) community infrastructure, facilities, utilities, and other land improvements in or serving an eligible manufactured housing community;

“(B) reconstruction or repair of existing housing within an eligible manufactured housing community;

“(C) replacement of homes within an eligible manufactured housing community;

“(D) planning;

“(E) resident health, safety, and accessibility activities in homes in an eligible manufactured housing community;

“(F) land and site acquisition and infrastructure for expansion or construction of an eligible manufactured housing community;

“(G) resident and community services, including relocation assistance, eviction prevention, and down payment assistance; and

“(H) any other activity that—

“(i) is approved by the Secretary consistent with the requirements under this section;

“(ii) improves the overall living conditions of an eligible manufactured housing community, which may include the addition or enhancement of shared spaces such as community centers, recreational areas, or other facilities that support resident well-being and community engagement; and

“(iii) is necessary to protect the health and safety of the residents of the eligible manufactured housing community and the long-term affordability and sustainability of the community.

“(2) REPLACEMENT.—For purposes of subparagraphs (B) and (C) of paragraph (1), grants under this section—

“(A) may not be used for rehabilitation or modernization of units that were built before June 15, 1976; and

“(B) may only be used for disposition and replacement of units described in subparagraph (A), provided that any replacement housing complies with the Manufactured Home Construction and Safety Standards or is another allowed type of home, as determined by the Secretary.

“(d) PRIORITY.—In awarding grants under this section, the Secretary shall prioritize applicants that will carry out activities that primarily benefit low- and moderate-income residents and preserve long-term housing affordability for residents of eligible manufactured housing communities.

“(e) WAIVERS.—The Secretary may waive or specify alternative requirements for any provision of law or regulation that the Secretary administers in connection with use of amounts made available under this section other than requirements related to fair housing, nondiscrimination, labor standards, and the environment, upon a finding that the waiver or alternative requirement is not inconsistent with the overall purposes of this section and that the waiver or alternative requirement is necessary to facilitate the use of amounts made available under this section.

“(f) IMPLEMENTATION.—

“(1) IN GENERAL.—Any grant made under this section shall be made pursuant to criteria for selection of recipients of such grants that the Secretary shall by regulation establish and publish together with any notification of availability of amounts under this section.

“(2) SET-ASIDE OF GRANT AMOUNTS.—The Secretary may set aside amounts provided under this section for grants to Indian tribes, tribally designated housing entities,

and the Department of Hawaiian Home Lands.”.

TITLE IV—ACCESSING THE AMERICAN DREAM

SEC. 401. CREATING INCENTIVES FOR SMALL DOLLAR LOAN ORIGINATORS.

(a) DEFINITIONS.—In this section:

(1) DIRECTOR.—The term “Director” means the Director of the Bureau of Consumer Financial Protection.

(2) SMALL DOLLAR MORTGAGE.—The term “small dollar mortgage” means a mortgage loan having an original principal obligation of not more than \$100,000 that is—

(A) secured by real property designed for the occupancy of between 1 and 4 families; and

(B)(i) insured by the Federal Housing Administration under title II of the National Housing Act (12 U.S.C. 1707 et seq.);

(ii) made, guaranteed, or insured by the Department of Veterans Affairs;

(iii) made, guaranteed, or insured by the Department of Agriculture; or

(iv) eligible to be purchased or securitized by the Federal Home Loan Mortgage Corporation or the Federal National Mortgage Association.

(b) REQUIREMENT REGARDING LOAN ORIGINATOR COMPENSATION PRACTICES.—Not later than 270 days after the date of enactment of this Act, the Director shall submit to the Committee on Banking, Housing, and Urban Affairs of the Senate and the Committee on Financial Services of the House of Representatives a report on loan originator compensation practices throughout the residential mortgage market, including the relative frequency of loan originators being compensated—

(1) with a salary;

(2) with a commission reflecting a fixed percentage of the amount of credit extended;

(3) with a commission based on a factor other than a fixed percentage of the amount of credit extended;

(4) with a combination of salary and commission;

(5) on a loan volume basis;

(6) with a commission reflecting a percentage of the amount of credit extended, for which a minimum or maximum compensation amount is set; and

(7) by any other mechanism that the Director may find to be a practice for compensating mortgage loan originators, including any mechanism that provides a loan originator with compensation in such a way that the loan originator does not necessarily receive a lower level of compensation for originating a small dollar mortgage than the loan originator would receive for originating a mortgage loan that is not a small dollar mortgage.

(c) CONTENTS.—The report required under subsection (b) shall include—

(1) data and other analysis regarding the effect of the approaches to loan originator compensation described in subsection (b) on the availability of small dollar mortgage loans; and

(2) an analysis and a discussion regarding potential barriers to small dollar mortgage lending.

(d) RULEMAKING.—Following the issuance of the report required under subsection (b), the Director may issue regulations to clarify the forms of compensation a lender may use to compensate a loan originator that—

(1) are permissible pursuant to section 129B(c) of the Truth in Lending Act (15 U.S.C. 1639b(c)); and

(2) would result in the loan originator receiving compensation for originating a small dollar mortgage that is not less than the compensation the loan originator would receive for originating a mortgage loan that is not a small dollar mortgage.

SEC. 402. SMALL DOLLAR MORTGAGE POINTS AND FEES.

(a) SMALL DOLLAR MORTGAGE DEFINED.—In this section, the term “small dollar mortgage” means a mortgage with an original principal obligation of less than \$100,000.

(b) AMENDMENTS.—

(1) IN GENERAL.—Not later than 270 days after the date of enactment of this Act, the Director of the Bureau of Consumer Financial Protection, in consultation with the Secretary of Housing and Urban Development and the Director of the Federal Housing Finance Agency, shall evaluate the impact of the thresholds under section 1026.43 of title 12, Code of Federal Regulations (as in effect on the date of enactment of this Act), on small dollar mortgage originations.

(2) RULEMAKING.—Following the evaluation required under paragraph (1), the Director of the Bureau of Consumer Financial Protection may promulgate regulations to amend the limitations with respect to points and fees under section 1026.43 of title 12, Code of Federal Regulations, or any successor regulation, to encourage additional lending for small dollar mortgages.

SEC. 403. APPRAISAL INDUSTRY IMPROVEMENT ACT.

(a) APPRAISAL STANDARDS.—

(1) CERTIFICATION OR LICENSING.—

(A) IN GENERAL.—Section 202(g)(5) of the National Housing Act (12 U.S.C. 1708(g)(5)) is amended—

(i) by moving the paragraph two ems to the left; and

(ii) by striking subparagraphs (A) and (B) and inserting the following:

“(A) be certified or licensed by the State in which the property to be appraised is located, except that an appraiser who has as their primary duty conducting appraisal-related activities and who chooses to become a State-licensed or certified real estate appraiser need only to be licensed or certified in 1 State or territory to perform appraisals on mortgages insured by the Federal Housing Administration in all States and territories;

“(B) meet the requirements under the competency rule set forth in the Uniform Standards of Professional Appraisal Practice before accepting an assignment; and

“(C) have demonstrated verifiable education in the appraisal requirements established by the Federal Housing Administration under this subsection, which shall include the completion of a course or seminar that educates appraisers on those appraisal requirements, which shall be provided by—

“(i) the Federal Housing Administration; or

“(ii) a third party, if the course is approved by the Secretary or a State appraiser certifying or licensing agency.”.

(B) APPLICATION.—Subparagraph (C) of section 202(g)(5) of the National Housing Act (12 U.S.C. 1708(g)(5)), as added by subparagraph (A), shall not apply with respect to any certified appraiser approved by the Federal Housing Administration to conduct appraisals on property securing a mortgage to be insured by the Federal Housing Administration on or before the effective date described in paragraph (3)(C).

(2) COMPLIANCE WITH VERIFIABLE EDUCATION AND COMPETENCY REQUIREMENTS.—On and after the effective date described in paragraph (3)(C), no appraiser may conduct an appraisal on a property securing a mortgage to be insured by the Federal Housing Administration unless—

(A) the appraiser is in compliance with the requirements of subparagraphs (A) and (B) of section 202(g)(5) of the National Housing Act (12 U.S.C. 1708(g)(5)), as amended by paragraph (1); and

(B) if the appraiser was not approved by the Federal Housing Administration to conduct appraisals on mortgages insured by the Federal Housing Administration before the date on which the mortgagee letter or guidance takes effect under paragraph (3)(C), the appraiser is in compliance with subparagraph (C) of such section 202(g)(5).

(3) IMPLEMENTATION.—Not later than the 240 days after the date of enactment of this Act, the Secretary of Housing and Urban Development shall issue a mortgagee letter or guidance that—

(A) implements the amendments made by paragraph (1);

(B) clearly sets forth all of the specific requirements under section 202(g)(5) of the National Housing Act (12 U.S.C. 1708(g)(5)), as amended by paragraph (1), for approval to conduct appraisals on property secured by a mortgage to be insured by the Federal Housing Administration, which shall include—

(i) providing that, before the effective date of the mortgagee letter or guidance, compliance with the requirements under subparagraphs (A), (B), and (C) of such section 202(g)(5), as amended by paragraph (1), shall be considered to fulfill the requirements under such subparagraphs; and

(ii) providing a method for appraisers to demonstrate such prior compliance; and

(C) takes effect not later than the date that is 180 days after the date on which the Secretary issues the mortgagee letter or guidance.

(b) ANNUAL REGISTRY FEES FOR APPRAISAL MANAGEMENT COMPANIES.—Section 1109(a) of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (12 U.S.C. 3338(a)) is amended, in the matter following clause (ii) of paragraph (4)(B), by adding at the end the following: “Subject to the approval of the Council, the Appraisal Subcommittee may adjust fees established under clause (i) or (ii) to carry out its functions under this Act.”

(c) STATE CREDENTIALLED TRAINEES.—

(1) MAINTENANCE ON NATIONAL REGISTRY.—Section 1103(a) of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (12 U.S.C. 3332(a)) is amended—

(A) in paragraph (3)—

(i) by inserting “and State credentialed trainee appraisers” after “licensed appraisers”; and

(ii) by striking “and” at the end;

(B) by striking paragraph (4);

(C) by redesignating paragraphs (5) and (6) as paragraphs (4) and (5), respectively; and

(D) in paragraph (4), as so redesignated—

(i) by striking “year. The report shall also detail” and inserting “year, detailing”;

(ii) by striking “provide” and inserting “provides”; and

(iii) by striking the period at the end and inserting “; and”.

(2) ANNUAL REGISTRY FEES.—

(A) IN GENERAL.—Section 1109 of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (12 U.S.C. 3338) is amended—

(i) in the section heading, by striking “certified or licensed” and inserting “, certified, licensed, and credentialed trainee”; and

(ii) in subsection (a)—

(I) in paragraph (1), by inserting “, and in the case of a State with a supervisory or trainee program, a roster listing individuals who have received a State trainee credential” after “this title”; and

(II) by striking paragraph (2) and inserting the following:

“(2) transmit reports on the issuance and renewal of licenses, certifications, credentials, sanctions, and disciplinary actions, including license, credential, and certification revocations, on a timely basis to the na-

tional registry of the Appraisal Subcommittee;”.

(B) RULE OF CONSTRUCTION.—Nothing in the amendments made by subparagraph (A) shall require a State to establish or operate a program for State credentialed trainee appraisers, as defined in paragraph (12) of section 1121 of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989, as added by paragraph (4) of this subsection.

(3) TRANSACTIONS REQUIRING THE SERVICES OF A STATE CERTIFIED APPRAISER.—Section 1113 of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (12 U.S.C. 3342) is amended—

(A) by striking “In determining” and inserting “(a) IN GENERAL.—In determining”; and

(B) by adding at the end the following:

“(b) USE OF STATE CREDENTIALLED TRAINEE APPRAISERS.—In performing an appraisal under this section, a State certified appraiser may use the assistance of a State credentialed trainee appraiser or an unlicensed trainee appraiser, except that the State certified appraiser assisted by a trainee shall be liable for appraisal and valuation work.”.

(4) DEFINITION.—Section 1121 of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (12 U.S.C. 3350) is amended by adding at the end the following:

“(12) STATE CREDENTIALLED TRAINEE APPRAISER.—The term ‘State credentialed trainee appraiser’ means an individual who—

“(A) meets the minimum criteria established by the Appraiser Qualification Board for a trainee appraiser credential; and

“(B) is credentialed by a State appraiser certifying and licensing agency.”.

(d) GRANTS FOR WORKFORCE AND TRAINING.—Section 1109(b) of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (12 U.S.C. 3338(b)) is amended—

(1) in paragraph (5)(B), by striking “and” at the end;

(2) in paragraph (6), by striking the period at the end and inserting “; and”; and

(3) by adding at the end the following:

“(7) to make grants to State appraiser certifying and licensing agencies to support the carrying out of education and training activities or other activities related to addressing appraiser industry workforce needs, including recruiting and retaining workforce talent, such as through scholarship assistance and career pipeline development, and such agencies shall report on the use of funds and outcomes.”.

(e) APPRAISAL SUBCOMMITTEE.—Section 1011 of the Federal Financial Institutions Examination Council Act of 1978 (12 U.S.C. 3310) is amended, in the first sentence, by inserting “the Department of Veterans Affairs, the Rural Housing Service of the Department of Agriculture, the Department of Housing and Urban Development,” after “Financial Protection.”.

SEC. 404. HELPING MORE FAMILIES SAVE ACT.

Section 23 of the United States Housing Act of 1937 (42 U.S.C. 1437u) is amended by adding at the end the following:

“(p) ESCROW EXPANSION PILOT PROGRAM.—

“(1) DEFINITIONS.—In this subsection:

“(A) COVERED FAMILY.—The term ‘covered family’ means a family that receives assistance under section 8 or 9 of this Act and is enrolled in the pilot program.

“(B) ELIGIBLE ENTITY.—The term ‘eligible entity’ means an entity described in subsection (c)(2).

“(C) PILOT PROGRAM.—The term ‘pilot program’ means the pilot program established under paragraph (2).

“(D) WELFARE ASSISTANCE.—The term ‘welfare assistance’ has the meaning given the term in section 984.103 of title 24, Code of

Federal Regulations, or any successor regulation.

“(2) ESTABLISHMENT.—The Secretary may establish a pilot program under which the Secretary shall select not more than 25 eligible entities to establish and manage escrow accounts for not more than 5,000 covered families, in accordance with this subsection.

“(3) ESCROW ACCOUNTS.—

“(A) IN GENERAL.—An eligible entity selected to participate in the pilot program—

“(i) shall establish an interest-bearing escrow account and place into the account an amount equal to any increase in the amount of rent paid by each covered family in accordance with the provisions of section 3, 8(o), or 8(y), as applicable, that is attributable to increases in earned income by the covered families during the participation of each covered family in the pilot program; and

“(ii) notwithstanding any other provision of law, may use funds it controls under section 8 or 9 for purposes of making the escrow deposit for covered families assisted under, or residing in units assisted under, section 8 or 9, respectively, provided such funds are offset by the increase in the amount of rent paid by the covered family.

“(B) INCOME LIMITATION.—An eligible entity may not escrow any amounts for any covered family whose adjusted income exceeds 80 percent of the area median income at the time of enrollment.

“(C) WITHDRAWALS.—A covered family may withdraw funds, including interest earned, from an escrow account established by an eligible entity under the pilot program—

“(i) after the covered family ceases to receive welfare assistance; and

“(ii) (I) not earlier than the date that is 5 years after the date on which the eligible entity establishes the escrow account under this subsection;

“(II) not later than the date that is 7 years after the date on which the eligible entity establishes the escrow account under this subsection, if the covered family chooses to continue to participate in the pilot program after the date that is 5 years after the date on which the eligible entity establishes the escrow account;

“(III) on the date the covered family ceases to receive housing assistance under section 8 or 9, if such date is earlier than 5 years after the date on which the eligible entity establishes the escrow account;

“(IV) earlier than 5 years after the date on which the eligible entity establishes the escrow account, if the covered family is using the funds to advance a self-sufficiency goal as approved by the eligible entity;

“(V) for any reason listed under section 984.303(k) of title 24, Code of Federal Regulations; or

“(VI) under other circumstances in which the Secretary determines an exemption for good cause is warranted.

“(D) INTERIM RECERTIFICATION.—For purposes of the pilot program, a covered family may recertify the income of the covered family multiple times per year at the request of the participating family, as determined by the Secretary, and not less frequently than once per year, unless the eligible entity has established an alternative rent structure with approval from the Secretary.

“(E) CONTRACT OR PLAN.—A covered family is not required to complete a standard contract of participation or an individual training and services plan in order to participate in the pilot program.

“(4) EFFECT OF INCREASES IN FAMILY INCOME.—Any increase in the earned income of a covered family during the enrollment of the family in the pilot program may not be considered as income or a resource for purposes of eligibility of the family for other

benefits, or amount of benefits payable to the family, under any program administered by the Secretary.

“(5) APPLICATION.—

“(A) IN GENERAL.—An eligible entity seeking to participate in the pilot program shall submit to the Secretary an application—

“(i) at such time, in such manner, and containing such information as the Secretary may require by notice; and

“(ii) that includes the number of proposed covered families to be served by the eligible entity under this subsection.

“(B) GEOGRAPHIC AND ENTITY VARIETY.—The Secretary shall ensure that eligible entities selected to participate in the pilot program—

“(i) are located across various States and in both urban and rural areas; and

“(ii) vary by size and type, including both public housing agencies and private owners of projects receiving project-based rental assistance under section 8.

“(6) NOTIFICATION AND OPT-OUT.—An eligible entity participating in the pilot program shall—

“(A) notify covered families of their enrollment in the pilot program;

“(B) provide covered families with a detailed description of the pilot program, including how the pilot program will impact their rent and finances;

“(C) inform covered families that the families cannot simultaneously participate in the pilot program and the Family Self-Sufficiency program under this section; and

“(D) provide covered families with the ability to elect not to participate in the pilot program—

“(i) not less than 2 weeks before the date on which the escrow account is established under paragraph (3); and

“(ii) at any point during the duration of the pilot program.

“(7) MAXIMUM RENTS.—During the term of participation by a covered family in the pilot program, the amount of rent paid by the covered family shall be calculated under the rental provisions of section 3 or 8(o), as applicable.

“(8) PILOT PROGRAM TIMELINE.—

“(A) AWARDS.—Not later than 1 year after establishing the pilot program, the Secretary shall select the eligible entities to participate in the pilot program.

“(B) ESTABLISHMENT AND TERM OF ACCOUNTS.—An eligible entity selected to participate in the pilot program shall—

“(i) not later than 6 months after selection, establish escrow accounts under paragraph (3) for covered families; and

“(ii) maintain those escrow accounts for not less than 5 years, or until a determination is made for termination with FSS escrow disbursement under section 984.303(k) of title 24, Code of Federal Regulations, or until the date the family ceases to receive assistance under section 8 or 9, and, at the discretion of the covered family, not more than 7 years after the date on which the escrow account is established.

“(9) NONPARTICIPATION AND HOUSING ASSISTANCE.—

“(A) IN GENERAL.—Assistance under section 8 or 9 for a family that elects not to participate in the pilot program shall not be delayed or denied by reason of such election.

“(B) NO TERMINATION.—Housing assistance may not be terminated as a consequence of participating, or not participating, in the pilot program under this subsection for any period.

“(10) STUDY.—Not later than 10 years after the date the Secretary selects eligible entities to participate in the pilot program under this subsection, the Secretary shall, if awards were made, conduct a study and submit to the Committee on Banking, Housing,

and Urban Affairs of the Senate and the Committee on Financial Services of the House of Representatives a report on outcomes for covered families under the pilot program, which shall evaluate the effectiveness of the pilot program in assisting families to achieve economic independence and self-sufficiency, and the impact coaching and supportive services, or the lack thereof, had on individual incomes.

“(11) WAIVERS.—To allow selected eligible entities to effectively administer the pilot program and make the required escrow account deposits under this subsection, the Secretary may waive requirements under this section.

“(12) TERMINATION.—The pilot program under this subsection shall terminate on the date that is 10 years after the date of enactment of this subsection.

“(13) ELIGIBLE USES OF APPROPRIATIONS.—Subject to the appropriation of funds, the Secretary may use funds—

“(A) for technical assistance related to implementation of the pilot program; and

“(B) to carry out an evaluation of the pilot program under paragraph (10).”

SEC. 405. CHOICE IN AFFORDABLE HOUSING ACT.

(a) SATISFACTION OF INSPECTION REQUIREMENTS THROUGH PARTICIPATION IN OTHER HOUSING PROGRAMS.—Section 8(o)(8) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)(8)) is amended by adding at the end the following:

“(I) SATISFACTION OF INSPECTION REQUIREMENTS THROUGH PARTICIPATION IN OTHER HOUSING PROGRAMS.—

“(i) LOW-INCOME HOUSING TAX CREDIT-FINANCED BUILDINGS.—A dwelling unit shall be deemed to meet the inspection requirements under this paragraph if—

“(I) the dwelling unit is in a building, the acquisition, rehabilitation, or construction of which was done by a building owner who may be eligible for low-income housing credits because the building had been allocated a housing credit dollar amount under section 42(h) of the Internal Revenue Code of 1986 or is described in section 42(h)(4) of such Code (concerning buildings that meet a criterion for a certain amount of tax-exempt financing);

“(II) the dwelling unit, during the preceding 12-month period, was physically inspected and satisfied the suitability-for-occupancy requirement in section 42(i)(3)(B)(ii) of such Code; and

“(III) the applicable public housing agency performed the inspection itself or is able to obtain the results of the inspection described in subclause (II).

“(ii) HOME INVESTMENT PARTNERSHIPS PROGRAM.—A dwelling shall be deemed to meet the inspection requirements under this paragraph if—

“(I) the dwelling unit is assisted under the HOME Investment Partnerships Program under title II of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12721 et seq.);

“(II) the dwelling unit was physically inspected and passed inspection as part of the program described in subclause (I) during the preceding 12-month period; and

“(III) the applicable public housing agency is able to obtain the results of the inspection described in subclause (II).

“(iii) RURAL HOUSING SERVICE.—A dwelling unit shall be deemed to meet the inspection requirements under this paragraph if—

“(I) the dwelling unit is assisted by the Rural Housing Service of the Department of Agriculture;

“(II) the dwelling unit was physically inspected and passed inspection in connection with the assistance described in subclause (I) during the preceding 12-month period; and

“(III) the applicable public housing agency is able to obtain the results of the inspection described in subclause (II).

“(iv) REMOTE OR VIDEO INSPECTIONS.—When complying with inspection requirements for a housing unit located in a rural or small area using assistance under this section, the Secretary may allow a grantee to conduct a remote or video inspection of a unit.

“(v) RULE OF CONSTRUCTION.—Nothing in clause (i), (ii), (iii), or (iv) shall be construed to affect the operation of a housing program described in, or authorized under a provision of law described in, that clause.”

(b) PRE-APPROVAL OF UNITS.—Section 8(o)(8)(A) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)(8)(A)) is amended by adding at the end the following:

“(iv) INITIAL INSPECTION PRIOR TO LEASE AGREEMENT.—

“(I) DEFINITION.—In this clause, the term ‘new landlord’ means an owner of a dwelling unit who has not previously entered into a housing assistance payment contract with a public housing agency under this subsection for any dwelling unit.

“(II) EARLY INSPECTION.—Upon the request of a new landlord, a public housing agency may inspect the dwelling unit owned by the new landlord to determine whether the unit meets the housing quality standards under subparagraph (B) before the unit is selected by a tenant assisted under this subsection.

“(III) EFFECT.—An inspection conducted under subclause (II) that determines that the dwelling unit meets the housing quality standards under subparagraph (B) shall satisfy this subparagraph and subparagraph (C) if the new landlord enters into a lease agreement with a tenant assisted under this subsection not later than 60 days after the date of the inspection.

“(IV) INFORMATION WHEN FAMILY IS SELECTED.—When a public housing agency selects a family to participate in the tenant-based assistance program under this subsection, the public housing agency shall include in the information provided to the family a list of dwelling units that have been inspected under subclause (II) and determined to meet the housing quality standards under subparagraph (B).”

TITLE V—PROGRAM REFORM

SEC. 501. REFORMING DISASTER RECOVERY ACT.

(a) DEFINITIONS.—In this section:

(1) DEPARTMENT.—The term “Department” means the Department of Housing and Urban Development.

(2) FUND.—The term “Fund” means the Long-Term Disaster Recovery Fund established under subsection (c).

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

(b) DUTIES OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.—

(1) IN GENERAL.—The offices and officers of the Department shall be responsible for—

(A) leading and coordinating the disaster-related responsibilities of the Department under the National Response Framework, the National Disaster Recovery Framework, and the National Mitigation Framework;

(B) coordinating and administering programs, policies, and activities of the Department related to disaster relief, long-term recovery, resiliency, and mitigation, including disaster recovery assistance under title I of the Housing and Community Development Act of 1974 (42 U.S.C. 5301 et seq.);

(C) supporting disaster-impacted communities as those communities specifically assess, plan for, and address the housing stock and housing needs in the transition from emergency shelters and interim housing to

permanent housing of those displaced, especially among vulnerable populations and extremely low-, low-, and moderate-income households;

(D) collaborating with the Federal Emergency Management Agency and the Small Business Administration and across the Department to align disaster-related regulations and policies, including incorporation of consensus-based codes and standards and insurance purchase requirements, and ensuring coordination and reducing duplication among other Federal disaster recovery programs;

(E) promoting best practices in mitigation and resilient land use planning;

(F) coordinating technical assistance, including mitigation, resiliency, and recovery training and information on all relevant legal and regulatory requirements, to entities that receive disaster recovery assistance under title I of the Housing and Community Development Act of 1974 (42 U.S.C. 5301 et seq.) that demonstrate capacity constraints; and

(G) supporting State, Tribal, and local governments in developing, coordinating, and maintaining their capacity for disaster resilience and recovery and developing pre-disaster recovery and hazard mitigation plans, in coordination with the Federal Emergency Management Agency and other Federal agencies.

(2) ESTABLISHMENT OF THE OFFICE OF DISASTER MANAGEMENT AND RESILIENCY.—Section 4 of the Department of Housing and Urban Development Act (42 U.S.C. 3533) is amended by adding at the end the following:

“(i) OFFICE OF DISASTER MANAGEMENT AND RESILIENCY.—

“(1) ESTABLISHMENT.—There is established the Office of Disaster Management and Resiliency.

“(2) DUTIES.—The Office of Disaster Management and Resiliency shall—

“(A) be responsible for oversight and coordination of all departmental disaster preparedness and response responsibilities; and

“(B) coordinate with the Federal Emergency Management Agency, the Small Business Administration, and other offices of the Department in supporting recovery and resilience activities to provide a comprehensive approach in working with communities.”.

(c) LONG-TERM DISASTER RECOVERY FUND.—

(1) ESTABLISHMENT.—There is established in the Treasury of the United States an account to be known as the Long-Term Disaster Recovery Fund.

(2) DEPOSITS, TRANSFERS, AND CREDIT.—

(A) IN GENERAL.—The Fund shall consist of amounts appropriated, transferred, and credited to the Fund.

(B) TRANSFERS.—The following may be transferred to the Fund:

(i) Amounts made available through section 106(c)(4) of the Housing and Community Development Act of 1974 (42 U.S.C. 5306(c)(4)) as a result of actions taken under section 104(e), 111, or 124(j) of such Act.

(ii) Any unobligated balances available until expended remaining or subsequently recaptured from amounts appropriated for any disaster and related purposes under the heading “Community Development Fund” in any Act prior to the establishment of the Fund.

(C) USE OF TRANSFERRED AMOUNTS.—Amounts transferred to the Fund shall be used for the eligible uses described in paragraph (3).

(3) ELIGIBLE USES OF FUND.—

(A) IN GENERAL.—Amounts in the Fund shall be available—

(i) to provide assistance in the form of grants under section 124 of the Housing and

Community Development Act of 1974, as added by subsection (d); and

(ii) for activities of the Department that support the provision of such assistance, including necessary salaries and expenses, information technology, and capacity building, technical assistance, and pre-disaster readiness.

(B) SET-ASIDE.—Of each amount appropriated for or transferred to the Fund, 3 percent shall be made available for activities described in subparagraph (A)(ii), which shall be in addition to other amounts made available for those activities.

(C) TRANSFER OF FUNDS.—With respect to amounts made available for use in accordance with subparagraph (B)—

(i) amounts may be transferred to the account under the heading for “Program Offices—Salaries and Expenses—Community Planning and Development”, or any successor account, for the Department to carry out activities described in subparagraph (B); and

(ii) amounts may be used for the activities described in subparagraph (A)(ii) and for the administrative costs of administering any funds appropriated to the Department under the heading “Community Planning and Development—Community Development Fund” for any major disaster declared under section 401 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5170) in any Act before the establishment of the Fund.

(D) INSPECTOR GENERAL.—

(i) IN GENERAL.—Not less than one-tenth of 1 percent of each series of awards the Secretary makes from the Fund shall be transferred to the account under the heading “Office of Inspector General” for the Department of Housing and Urban Development to support audit activities and to investigate grantee noncompliance with program requirements and waste, fraud, and abuse as a result of appropriations made available through the Fund.

(ii) AVAILABILITY.—Funding under clause (i) shall not be made available to the Office of Inspector General until 90 days after the date on which the grantee plan or supplemental plan for the grantee is approved by the Secretary under subsection (c) or (f)(3)(C) of section 124 of the Housing and Community Development Act of 1974, as added by subsection (d), is approved by the Secretary.

(4) INTERCHANGEABILITY OF PRIOR ADMINISTRATIVE AMOUNTS.—Any amounts appropriated in any Act prior to the establishment of the Fund and transferred to the account under the heading “Program Offices—Salaries and Expenses—Community Planning and Development”, or any predecessor account, for the Department for the costs of administering funds appropriated to the Department under the heading “Community Planning and Development—Community Development Fund” for any major disaster declared under section 401 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5170) shall be available for the costs of administering any such funds provided by any prior or future Act, notwithstanding the purposes for which those amounts were appropriated and in addition to any amount provided for the same purposes in other appropriations Acts.

(5) AVAILABILITY OF AMOUNTS.—Amounts appropriated, transferred, and credited to the Fund shall remain available until expended.

(6) FORMULA ALLOCATION.—Use of amounts in the Fund for grants shall be made by formula allocation in accordance with the requirements of section 124(a) of the Housing and Community Development Act of 1974, as added by subsection (d).

(d) ESTABLISHMENT OF CDBG DISASTER RECOVERY PROGRAM.—Title I of the Housing and Community Development Act of 1974 (42 U.S.C. 5301 et seq.), as amended by this Act, is amended—

(1) in section 102(a) (42 U.S.C. 5302(a))—

(A) in paragraph (20)—

(i) by redesignating subparagraph (B) as subparagraph (C);

(ii) in subparagraph (C), as so redesignated, by inserting “or (B)” after “subparagraph (A)”; and

(iii) by inserting after subparagraph (A) the following:

“(B) The term ‘persons of extremely low income’ means families and individuals whose income levels do not exceed household income levels determined by the Secretary under section 3(b)(2) of the United States Housing Act of 1937 (42 U.S.C. 1437a(b)(2)(C)), except that the Secretary may provide alternative definitions for the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Mariana Islands, the United States Virgin Islands, and American Samoa.”; and

(B) by adding at the end the following:

“(25) The term ‘major disaster’ has the meaning given the term in section 102 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5122).”;

(2) in section 106(c)(4) (42 U.S.C. 5306(c)(4))—

(A) in subparagraph (A)—

(i) by striking “declared by the President under the Robert T. Stafford Disaster Relief and Emergency Assistance Act”; and

(ii) by inserting “States for use in non-entitlement areas and to” before “metropolitan cities”; and

(iii) by inserting “major” after “affected by the”;

(B) in subparagraph (C)—

(i) by striking “metropolitan city or” and inserting “State, metropolitan city, or”;

(ii) by striking “city or county” and inserting “State, city, or county”; and

(iii) by inserting “major” before “disaster”;

(C) in subparagraph (D), by striking “metropolitan cities and” and inserting “States, metropolitan cities, and”;

(D) in subparagraph (F)—

(i) by striking “metropolitan city or” and inserting “State, metropolitan city, or”;

(ii) by inserting “major” before “disaster”; and

(E) in subparagraph (G), by striking “metropolitan city or” and inserting “State, metropolitan city, or”;

(3) in section 122 (42 U.S.C. 5321), by striking “disaster under title IV of the Robert T. Stafford Disaster Relief and Emergency Assistance Act” and inserting “major disaster”; and

(4) by adding at the end the following:

“SEC. 124. COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY PROGRAM.

“(a) AUTHORIZATION, FORMULA, AND ALLOCATION.—

“(1) AUTHORIZATION.—The Secretary is authorized to make community development block grant disaster recovery grants from the Long-Term Disaster Recovery Fund established under section 501(c) of the 21st Century Road to Housing Act (hereinafter referred to as the ‘Fund’) for necessary expenses for activities authorized under subsection (f)(1) related to disaster relief, long-term recovery, restoration of housing and infrastructure, economic revitalization, and mitigation in the most impacted and distressed areas resulting from a catastrophic major disaster.

“(2) GRANT AWARDS.—Grants shall be awarded under this section to States, units of general local government, and Indian

tribes based on capacity and the concentration of damage, as determined by the Secretary, to support the efficient and effective administration of funds.

“(3) SECTION 106 ALLOCATIONS.—Grants under this section shall not be considered relevant to the formula allocations made pursuant to section 106.

“(4) FEDERAL REGISTER NOTICE.—

“(A) IN GENERAL.—Not later than 30 days after the date of enactment of this section, the Secretary shall issue a notice in the Federal Register containing the latest formula allocation methodologies used to determine the total estimate of unmet needs related to housing, economic revitalization, and infrastructure in the most impacted and distressed areas resulting from a catastrophic major disaster.

“(B) PUBLIC COMMENT.—If the Secretary has not already requested public comment on the formula described in the notice required by subparagraph (A), the Secretary shall solicit public comments on—

“(i) the methodologies described in subparagraph (A) and seek alternative methods for formula allocation within a similar total amount of funding;

“(ii) the impact of formula methodologies on rural areas and Tribal areas;

“(iii) adjustments to improve targeting to the most serious needs;

“(iv) objective criteria for grantee capacity and concentration of damage to inform grantee determinations and minimum allocation thresholds; and

“(v) research and data to inform an additional amount to be provided for mitigation depending on type of disaster, which shall be up to 18 percent of the total estimate of unmet needs.

“(5) REGULATIONS.—

“(A) IN GENERAL.—The Secretary shall, by regulation, establish a formula to allocate assistance from the Fund to the most impacted and distressed areas resulting from a catastrophic major disaster.

“(B) FORMULA REQUIREMENTS.—The formula established under subparagraph (A) shall—

“(i) set forth criteria to determine that a major disaster is catastrophic, which criteria shall consider the presence of a high concentration of damaged housing or businesses that individual, State, Tribal, and local resources could not reasonably be expected to address without additional Federal assistance or other nationally encompassing data that the Secretary determines are adequate to assess relative impact and distress across geographic areas;

“(ii) include a methodology for identifying most impacted and distressed areas, which shall consider unmet serious needs related to housing, economic revitalization, and infrastructure;

“(iii) include an allocation calculation that considers the unmet serious needs resulting from the catastrophic major disaster and an additional amount up to 18 percent for activities to reduce risks of loss resulting from other natural disasters in the most impacted and distressed area, primarily for the benefit of low- and moderate-income persons, with particular focus on activities that reduce repetitive loss of property and critical infrastructure; and

“(iv) establish objective criteria for periodic review and updates to the formula to reflect changes in available data.

“(C) MINIMUM ALLOCATION THRESHOLD.—The Secretary shall, by regulation, establish a minimum allocation threshold.

“(D) INTERIM ALLOCATION.—Until such time that the Secretary issues final regulations under this paragraph, the Secretary shall—

“(i) allocate assistance from the Fund using the formula allocation methodology

published in accordance with paragraph (4); and

“(ii) include an additional amount for mitigation of up to 18 percent of the total estimate of unmet need.

“(6) ALLOCATION OF FUNDS.—

“(A) IN GENERAL.—The Secretary shall—

“(i) except as provided in clause (ii), not later than 90 days after the President declares a major disaster, use best available data to determine whether the major disaster is catastrophic and qualifies for assistance under the formula described in paragraph (4) or (5), unless data is insufficient to make this determination; and

“(ii) if the best available data is insufficient to make the determination required under clause (i) within the 90-day period described in that clause, determine whether the major disaster qualifies when sufficient data becomes available, but in no case shall the Secretary make the determination later than 120 days after the declaration of the major disaster.

“(B) ANNOUNCEMENT OF ALLOCATION.—If amounts are available in the Fund at the time the Secretary determines that the major disaster is catastrophic and qualifies for assistance under the formula described in paragraph (4) or (5), the Secretary shall immediately announce an allocation for a grant under this section.

“(C) ADDITIONAL AMOUNTS.—If additional amounts are appropriated to the Fund after amounts are allocated under subparagraph (B), the Secretary shall announce an allocation or additional allocation (if a prior allocation under subparagraph (B) was less than the formula calculation) within 15 days of any such appropriation.

“(7) PRELIMINARY FUNDING.—

“(A) IN GENERAL.—To speed recovery, the Secretary is authorized to allocate and award preliminary grants from the Fund before making a determination under paragraph (6)(A) if the Secretary projects, based on a preliminary assessment of impact and distress, that a major disaster is catastrophic and would likely qualify for funding under the formula described in paragraph (4) or (5).

“(B) AMOUNT.—

“(i) MAXIMUM.—The Secretary may award preliminary funding under subparagraph (A) in an amount that is not more than \$5,000,000.

“(ii) SLIDING SCALE.—The Secretary shall, by regulation, establish a sliding scale for preliminary funding awarded under subparagraph (A) based on the size of the preliminary assessment of impact and distress.

“(C) USE OF FUNDS.—The uses of preliminary funding awarded under subparagraph (A) shall be limited to eligible activities that—

“(i) in the determination of the Secretary, will support faster recovery, improve the ability of the grantee to assess unmet recovery needs, plan for the prevention of improper payments, and reduce fraud, waste, and abuse; and

“(ii) may include evaluating the interim housing, permanent housing, and supportive service needs of the disaster impacted community, with special attention to vulnerable populations, such as homeless and low- to moderate-income households, to inform the grantee action plan required under subsection (c).

“(D) CONSIDERATION OF FUNDING.—Preliminary funding awarded under subparagraph (A)—

“(i) is not subject to the certification requirements of subsection (h)(2); and

“(ii) shall not be considered when calculating the amount of the grant used for administrative costs, technical assistance, and

planning activities that are subject to the requirements under subsection (f)(3).

“(E) WAIVER.—To expedite the use of preliminary funding for activities described in this paragraph, the Secretary may waive or specify alternative requirements to the requirements of this section in accordance with subsection (i).

“(F) AMENDED AWARD.—

“(i) IN GENERAL.—An award for preliminary funding under subparagraph (A) may be amended to add any subsequent amount awarded because of a determination by the Secretary that a major disaster is catastrophic and qualifies for assistance under the formula.

“(ii) APPLICABILITY.—Notwithstanding subparagraph (D), amounts provided by an amendment under clause (i) are subject to the requirements under subsections (f)(1) and (h)(1) and other requirements on grant funds under this section.

“(G) TECHNICAL ASSISTANCE.—Concurrent with the allocation of any preliminary funding awarded under this paragraph, the Secretary shall assign or provide technical assistance to the recipient of the grant.

“(b) INTERCHANGEABILITY.—

“(1) IN GENERAL.—The Secretary is authorized to approve the use of grants under this section to be used interchangeably and without limitation for the same activities in the most impacted and distressed areas resulting from a declaration of another catastrophic major disaster that qualifies for assistance under the formula established under paragraph (4) or (5) of subsection (a) or a major disaster for which the Secretary allocated funds made available under the heading ‘Community Development Fund’ in any Act prior to the establishment of the Fund.

“(2) REQUIREMENTS.—The Secretary shall establish requirements to expedite the use of grants under this section for the purpose described in paragraph (1).

“(3) EMERGENCY DESIGNATION.—Amounts repurposed pursuant to this subsection that were previously designated by Congress as an emergency requirement pursuant to the Balanced Budget and Emergency Deficit Control Act of 1985 or a concurrent resolution on the budget are designated by the Congress as being for an emergency requirement pursuant to section 4001(a)(1) of S. Con. Res. 14 (117th Congress), the concurrent resolution on the budget for fiscal year 2022, and to legislation establishing fiscal year 2026 budget enforcement in the House of Representatives.

“(c) GRANTEE PLANS.—

“(1) REQUIREMENT.—Not later than 90 days after the date on which the Secretary announces a grant allocation under this section, unless an extension is granted by the Secretary, the grantee shall submit to the Secretary a plan for approval describing—

“(A) the activities the grantee will carry out with the grant under this section;

“(B) the criteria of the grantee for awarding assistance and selecting activities;

“(C) how the use of the grant under this section will address disaster relief, long-term recovery, restoration of housing and infrastructure, economic revitalization, and mitigation in the most impacted and distressed areas;

“(D) how the use of the grant funds for mitigation is consistent with hazard mitigation plans submitted to the Federal Emergency Management Agency under section 322 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5165);

“(E) the estimated amount proposed to be used for activities that will benefit persons of low and moderate income;

“(F) how the use of grant funds will repair and replace existing housing stock for vulnerable populations, including low- to moderate-income households;

“(G) how the grantee will address the priorities described in paragraph (5);

“(H) how uses of funds are proportional to unmet needs, as required under paragraph (6);

“(I) for State grantees that plan to distribute grant amounts to units of general local government, a description of the method of distribution; and

“(J) such other information as may be determined by the Secretary in regulation.

“(2) PUBLIC CONSULTATION.—To permit public examination and appraisal of the plan described in paragraph (1), to enhance the public accountability of grantee, and to facilitate coordination of activities with different levels of government, when developing the plan or substantial amendments proposed to the plan required under paragraph (1), a grantee shall—

“(A) publish the plan before adoption;

“(B) provide citizens, affected units of general local government, and other interested parties with reasonable notice of, and opportunity to comment on, the plan, with a public comment period of not less than 14 days;

“(C) consider comments received before submission to the Secretary;

“(D) follow a citizen participation plan for disaster assistance adopted by the grantee that, at a minimum, provides for participation of residents of the most impacted and distressed area affected by the major disaster that resulted in the grant under this section and other considerations established by the Secretary; and

“(E) undertake any consultation with interested parties as may be determined by the Secretary in regulation.

“(3) APPROVAL.—The Secretary shall—

“(A) by regulation, specify criteria for the approval, partial approval, or disapproval of a plan submitted under paragraph (1), including approval of substantial amendments to the plan;

“(B) review a plan submitted under paragraph (1) upon receipt of the plan;

“(C) allow a grantee to revise and resubmit a plan or substantial amendment to a plan under paragraph (1) that the Secretary disapproves;

“(D) by regulation, specify criteria for when the grantee shall be required to provide the required revisions to a disapproved plan or substantial amendment under paragraph (1) for public comment prior to resubmission of the plan or substantial amendment to the Secretary; and

“(E) approve, partially approve, or disapprove a plan or substantial amendment under paragraph (1) not later than 60 days after the date on which the plan or substantial amendment is received by the Secretary.

“(4) LOW- AND MODERATE-INCOME OVERALL BENEFIT.—

“(A) USE OF FUNDS.—Not less than 70 percent of a grant made under this section shall be used for activities that benefit persons of low and moderate income unless the Secretary—

“(i) specifically finds that—

“(I) there is compelling need to reduce the percentage for the grant; and

“(II) the housing needs of low- and moderate-income persons have been addressed; and

“(ii) issues a waiver and alternative requirement specific to the grant pursuant to subsection (i) to lower the percentage.

“(B) REGULATIONS.—The Secretary shall, by regulation, establish protocols that reflect the required use of funds under subparagraph (A), including persons with extremely and very low incomes.

“(5) PRIORITIZATION.—The grantee shall prioritize activities that—

“(A) assist persons with extremely low-, low-, and moderate-incomes and other vulnerable populations to better recover from and withstand future disasters;

“(B) address housing needs arising from a disaster, or those needs present prior to a disaster, including the needs of both renters and homeowners;

“(C) prolong the life of housing and infrastructure;

“(D) use cost-effective means of preventing harm to people and property and incorporate protective features and redundancies; and

“(E) other measures that will assure the continuation of critical services during future disasters.

“(6) PROPORTIONAL ALLOCATION.—For each specific disaster, a grantee under this section shall allocate grant funds proportional to unmet needs between housing activities for renters and homeowners, economic revitalization, and infrastructure unless the Secretary specifically finds that—

“(A) there is a compelling need for a disproportional allocation among those unmet needs; and

“(B) the disproportional allocation described in subparagraph (A) is not inconsistent with the requirements under paragraph (4).

“(7) DISASTER RISK MITIGATION.—

“(A) DEFINITION.—In this paragraph, the term ‘hazard-prone areas’—

“(i) means areas identified by the Secretary, in consultation with the Administrator of the Federal Emergency Management Agency, at risk from natural hazards that threaten property damage or health, safety, and welfare, such as floods, wildfires (including Wildland-Urban Interface areas), earthquakes, lava inundation, tornados, and high winds; and

“(ii) includes areas having special flood hazards as identified under the Flood Disaster Protection Act of 1973 (42 U.S.C. 4002 et seq.) or the National Flood Insurance Act of 1968 (42 U.S.C. 4001 et seq.).

“(B) HAZARD-PRONE AREAS.—The Secretary, in consultation with the Administrator of the Federal Emergency Management Agency, shall establish minimum construction standards, insurance purchase requirements, and other requirements for the use of grant funds in hazard-prone areas.

“(C) SPECIAL FLOOD HAZARDS.—

“(i) IN GENERAL.—For the areas described in subparagraph (A)(ii), the insurance purchase requirements established under subparagraph (B) shall meet or exceed the requirements under section 102(a) of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4012a(a)).

“(ii) TREATMENT AS FINANCIAL ASSISTANCE.—All grants under this section shall be treated as financial assistance for purposes of section 3(a)(3) of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4003(a)(3)).

“(D) CONSIDERATION OF FUTURE RISKS.—The Secretary may consider future risks to protecting property and health, safety, and general welfare, and the likelihood of those risks, when making the determination of or modification to hazard-prone areas under this paragraph.

“(8) RELOCATION.—

“(A) IN GENERAL.—The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. 4601 et seq.) shall apply to activities assisted under this section to the extent determined by the Secretary in regulation, or as provided in waivers or alternative requirements authorized in accordance with subsection (i).

“(B) POLICY.—Each grantee under this section shall establish a relocation assistance policy that—

“(i) minimizes displacement and describes the benefits available to persons displaced as a direct result of acquisition, rehabilitation, or demolition in connection with an activity that is assisted by a grant under this section; and

“(ii) includes any appeal rights or other requirements that the Secretary establishes by regulation.

“(d) CERTIFICATIONS.—Any grant under this section shall be made only if the grantee certifies to the satisfaction of the Secretary that—

“(1) the grantee is in full compliance with the requirements under subsection (c)(2);

“(2) for grants other than grants to Indian tribes, the grant will be conducted and administered in conformity with the Civil Rights Act of 1964 (42 U.S.C. 2000a et seq.) and the Fair Housing Act (42 U.S.C. 3601 et seq.);

“(3) the projected use of funds has been developed so as to give maximum feasible priority to activities that will benefit recipients described in subsection (c)(4)(A) and activities described in subsection (c)(5), and may also include activities that are designed to aid in the prevention or elimination of slum and blight to support disaster recovery, meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs, and alleviate future threats to human populations, critical natural resources, and property that an analysis of hazards shows are likely to result from natural disasters in the future;

“(4) the grant funds shall principally benefit persons of low- and moderate-income as described in subsection (c)(4)(A);

“(5) for grants other than grants to Indian tribes, within 24 months of receiving a grant or at the time of its 3- or 5-year update, whichever is sooner, the grantee will review and make modifications to its non-disaster housing and community development plans and strategies required by subsections (c) and (m) of section 104 to reflect the disaster recovery needs identified by the grantee and consistency with the plan under subsection (c)(1);

“(6) the grantee will not attempt to recover any capital costs of public improvements assisted in whole or part under this section by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless—

“(A) funds received under this section are used to pay the proportion of such fee or assessment that relates to the capital costs of such public improvements that are financed from revenue sources other than under this chapter; or

“(B) for purposes of assessing any amount against properties owned and occupied by persons of moderate income, the grantee certifies to the Secretary that the grantee lacks sufficient funds received under this section to comply with the requirements of subparagraph (A);

“(7) the grantee will comply with the other provisions of this title that apply to assistance under this section and with other applicable laws;

“(8) the grantee will follow a relocation assistance policy that includes any minimum requirements identified by the Secretary; and

“(9) the grantee will adhere to construction standards, insurance purchase requirements, and other requirements for development in hazard-prone areas described in subsection (c)(7).

“(e) PERFORMANCE REVIEWS AND REPORTING.—

“(1) IN GENERAL.—The Secretary shall, on not less frequently than an annual basis until the closeout of a particular grant allocation, make such reviews and audits as may be necessary or appropriate to determine whether a grantee under this section has—

“(A) carried out activities using grant funds in a timely manner;

“(B) met the performance targets established by paragraph (2);

“(C) carried out activities using grant funds in accordance with the requirements of this section, the other provisions of this title that apply to assistance under this section, and other applicable laws; and

“(D) a continuing capacity to carry out activities in a timely manner.

“(2) PERFORMANCE TARGETS.—The Secretary shall develop and make publicly available critical performance targets for review, which shall include spending thresholds for each year from the date on which funds are obligated by the Secretary to the grantee until such time all funds have been expended.

“(3) FAILURE TO MEET TARGETS.—

“(A) SUSPENSION.—If a grantee under this section fails to meet 1 or more critical performance targets under paragraph (2), the Secretary may temporarily suspend the grant.

“(B) PERFORMANCE IMPROVEMENT PLAN.—If the Secretary suspends a grant under subparagraph (A), the Secretary shall provide to the grantee a performance improvement plan with the specific requirements needed to lift the suspension within a defined time period.

“(C) REPORT.—If a grantee fails to meet the spending thresholds established under paragraph (2), the grantee shall submit to the Secretary, the appropriate committees of Congress, and each member of Congress who represents a district or State of the grantee a written report identifying technical capacity, funding, or other Federal or State impediments affecting the ability of the grantee to meet the spending thresholds.

“(4) COLLECTION OF INFORMATION AND REPORTING.—

“(A) REQUIREMENT TO REPORT.—A grantee under this section shall provide to the Secretary such information as the Secretary may determine necessary for adequate oversight of the grant program under this section.

“(B) PUBLIC AVAILABILITY.—Subject to subparagraph (D), the Secretary shall make information submitted under subparagraph (A) available to the public and to the Inspector General for the Department of Housing and Urban Development.

“(C) SUMMARY STATUS REPORTS.—To increase transparency and accountability of the grant program under this section, the Secretary shall, on not less frequently than an annual basis, post on a public facing dashboard summary status reports for all active grants under this section that includes—

“(i) the status of funds by activity;

“(ii) the percentages of funds allocated and expended to benefit low- and moderate-income communities;

“(iii) performance targets, spending thresholds, and accomplishments; and

“(iv) other information the Secretary determines to be relevant for transparency.

“(D) CONSIDERATIONS.—In carrying out this paragraph, the Secretary shall take such actions as may be necessary to ensure that personally identifiable information regarding applicants for assistance provided from funds made available under this section is not made publicly available.

“(E) RESEARCH PARTNERSHIPS.—

“(i) IN GENERAL.—The Secretary may, upon a formal request from researchers, make

disaggregated information available to the requestor that is specific and relevant to the research being conducted, and for the purposes of researching program impact and efficacy.

“(ii) PRIVACY PROTECTIONS.—In making information available under clause (i), the Secretary shall protect personally identifiable information as required under section 552a of title 5, United States Code (commonly known as the ‘Privacy Act of 1974’).

“(f) ELIGIBLE ACTIVITIES.—

“(1) IN GENERAL.—Activities assisted under this section—

“(A) may include activities permitted under section 105 or other activities permitted by the Secretary by waiver or alternative requirement pursuant to subsection (i); and

“(B) shall be related to disaster relief, long-term recovery, restoration of housing and infrastructure, economic revitalization, and mitigation in the most impacted and distressed areas resulting from the major disaster for which the grant was awarded.

“(2) PROHIBITION.—Grant funds under this section may not be used for costs reimbursable by, or for which funds have been made available by, the Federal Emergency Management Agency or the United States Army Corps of Engineers.

“(3) ADMINISTRATIVE COSTS, TECHNICAL ASSISTANCE AND PLANNING.—

“(A) IN GENERAL.—The Secretary shall establish in regulation the maximum grant amounts a grantee may use for administrative costs, technical assistance, and planning activities, taking into consideration size of grant, complexity of recovery, and other factors as determined by the Secretary, but not to exceed 8 percent for administration and 20 percent in total.

“(B) AVAILABILITY.—Amounts available for administrative costs for a grant under this section shall be available for eligible administrative costs of the grantee for any grant made under this section, without regard to a particular disaster.

“(C) SUPPLEMENTAL PLAN.—

“(i) IN GENERAL.—Grantees may submit to the Secretary an optional supplemental plan to the grantee plan required under this title specifically for administrative costs, which shall include a description of the use of all grant funds for administrative costs, including for any eligible pre-award program administrative costs, and how such uses will prepare the grantee to more effectively and expeditiously administer funds provided under the full plan.

“(ii) USE OF FUNDS.—If a supplemental plan is approved under clause (i), a grantee may draw down the aforementioned administrative funds before the full grantee plan is approved.

“(iii) WAIVERS.—In carrying out this subparagraph, the Secretary may include any waivers or alternative requirements in accordance with subsection (i).

“(4) PROGRAM INCOME.—Notwithstanding any other provision of law, any grantee under this section may retain program income that is realized from grants made by the Secretary under this section if the grantee agrees that the grantee will utilize the program income in accordance with the requirements for grants under this section, except that the Secretary may—

“(A) by regulation, exclude from consideration as program income any amounts determined to be so small that compliance with this paragraph creates an unreasonable administrative burden on the grantee; or

“(B) permit the grantee to transfer remaining program income to the other grants of the grantee under this title upon closeout of the grant.

“(5) PROHIBITION ON USE OF ASSISTANCE FOR EMPLOYMENT RELOCATION ACTIVITIES.—

“(A) IN GENERAL.—Grants under this section may not be used to assist directly in the relocation of any industrial or commercial plant, facility, or operation, from one area to another area, if the relocation is likely to result in a significant loss of employment in the labor market area from which the relocation occurs.

“(B) APPLICABILITY.—The prohibition under subparagraph (A) shall not apply to a business that was operating in the disaster-declared labor market area before the incident date of the applicable disaster and has since moved, in whole or in part, from the affected area to another State or to a labor market area within the same State to continue business.

“(6) REQUIREMENTS.—Grants under this section are subject to the requirements of this section, the other provisions of this title that apply to assistance under this section, and other applicable laws, unless modified by waivers or alternative requirements in accordance with subsection (i).

“(g) ENVIRONMENTAL REVIEW.—

“(1) ADOPTION.—A recipient of funds provided under this section that uses the funds to supplement Federal assistance provided under section 203, 402, 403, 404, 406, 407, 408(c)(4), 428, or 502 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5170a, 5170b, 5170c, 5172, 5173, 5174(c)(4), 5189f, 5192) may adopt, without review or public comment, any environmental review, approval, or permit performed by a Federal agency, and such adoption shall satisfy the responsibilities of the recipient with respect to such environmental review, approval, or permit under section 104(g)(1), so long as the actions covered by the existing environmental review, approval, or permit and the actions proposed for these supplemental funds are substantially the same.

“(2) APPROVAL OF RELEASE OF FUNDS.—Notwithstanding section 104(g)(2), the Secretary or a State may, upon receipt of a request for release of funds and certification, immediately approve the release of funds for an activity or project to be assisted under this section if the recipient has adopted an environmental review, approval, or permit under paragraph (1) or the activity or project is categorically excluded from review under the National Environmental Policy Act of 1969 (42 U.S.C. 4321 et seq.).

“(3) UNITS OF GENERAL LOCAL GOVERNMENT.—The provisions of section 104(g)(4) shall apply to assistance under this section that a State distributes to a unit of general local government.

“(h) FINANCIAL CONTROLS AND PROCEDURES.—

“(1) IN GENERAL.—The Secretary shall develop requirements and procedures to demonstrate that a grantee under this section—

“(A) has adequate financial controls and procurement processes;

“(B) has adequate procedures to detect and prevent fraud, waste, abuse, and duplication of benefit; and

“(C) maintains a comprehensive and publicly accessible website.

“(2) CERTIFICATION.—Before making a grant under this section, the Secretary shall certify that the grantee has in place proficient processes and procedures to comply with the requirements developed under paragraph (1), as determined by the Secretary.

“(3) COMPLIANCE BEFORE ALLOCATION.—The Secretary may permit a State, unit of general local government, or Indian tribe to demonstrate compliance with the requirements for adequate financial controls developed under paragraph (1) before a disaster occurs and before receiving an allocation for a grant under this section.

“(4) DUPLICATION OF BENEFITS.—

“(A) IN GENERAL.—Funds made available under this section shall be used in accordance with section 312 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5155) and such rules as may be prescribed under such section 312.

“(B) PENALTIES.—In any case in which the use of grant funds under this section results in a prohibited duplication of benefits, the grantee shall—

“(i) apply an amount equal to the identified duplication to any allowable costs of the award consistent with actual, immediate cash requirement;

“(ii) remit any excess amounts to the Secretary to be credited to the obligated, undisbursed balance of the grant consistent with requirements on Federal payments applicable to such grantee; and

“(iii) if excess amounts under clause (ii) are identified after the period of performance or after the closeout of the award, remit such amounts to the Secretary to be credited to the Fund.

“(C) FAILURE TO COMPLY.—Any grantee provided funds under this section or from prior appropriations Acts under the heading ‘Community Development Fund’ for purposes related to major disasters that fails to comply with section 312 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5155) or fails to satisfy penalties to resolve a duplication of benefits shall be subject to remedies for noncompliance under section 111, unless the Secretary publishes a determination in the Federal Register that it is not in the best interest of the Federal Government to pursue remedial actions.

“(i) WAIVERS AND ALTERNATIVE REQUIREMENTS.—

“(1) IN GENERAL.—In administering grants under this section, the Secretary may waive, or specify alternative requirements for, any provision of any statute or regulation that the Secretary administers in connection with the obligation by the Secretary or the use by the grantee of those funds (except for requirements related to fair housing, non-discrimination, labor standards, the environment, and the requirements of this section that do not expressly authorize modifications by waiver or alternative requirement), if the Secretary makes a public finding that good cause exists for the waiver or alternative requirement.

“(2) EFFECTIVE DATE.—A waiver or alternative requirement described in paragraph (1) shall not take effect before the date that is 5 days after the date of publication of the waiver or alternative requirement on the website of the Department of Housing and Urban Development or the effective date for any regulation published in the Federal Register.

“(3) PUBLIC NOTIFICATION.—The Secretary shall notify the public of all waivers or alternative requirements described in paragraph (1) in accordance with the requirements of section 7(q)(3) of the Department of Housing and Urban Development Act (42 U.S.C. 3535(q)(3)).

“(j) UNUSED AMOUNTS.—

“(1) DEADLINE TO USE AMOUNTS.—A grantee under this section shall use an amount equal to the grant within 6 years beginning on the date on which the Secretary obligates the amounts to the grantee, as such period may be extended under paragraph (4).

“(2) RECAPTURE.—The Secretary shall recapture and credit to the Fund any amount that is unused by a grantee under this section upon the earlier of—

“(A) the date on which the grantee notifies the Secretary that the grantee has completed all activities identified in the disaster grantee’s plan under subsection (c); or

“(B) the expiration of the 6-year period described in paragraph (1), as such period may be extended under paragraph (4).

“(3) RETENTION OF FUNDS.—Notwithstanding paragraph (1), the Secretary—

“(A) shall allow a grantee under this section to retain amounts needed to close out grants; and

“(B) may allow a grantee under this section to retain up to 10 percent of the remaining funds to support maintenance of the minimal capacity to launch a new program in the event of a future disaster and to support pre-disaster long-term recovery and mitigation planning.

“(4) EXTENSION OF PERIOD FOR USE OF FUNDS.—The Secretary may extend the 6-year period described in paragraph (1) by not more than 4 years, or not more than 6 years for mitigation activities, if—

“(A) the grantee submits to the Secretary—

“(i) written documentation of the exigent circumstances impacting the ability of the grantee to expend funds that could not be anticipated; or

“(ii) a justification that such request is necessary due to the nature and complexity of the program and projects; and

“(B) the Secretary submits a written justification for the extension to the Committee on Appropriations and the Committee on Banking, Housing, and Urban Affairs of the Senate and the Committee on Appropriations and the Committee on Financial Services of the House of Representatives that specifies the period of that extension.

“(k) DEFINITION.—In this section, the term ‘Indian tribe’ has the meaning given the term in section 4 of the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4103).”

(e) REGULATIONS.—

(1) PROPOSED RULES.—Following consultation with the Federal Emergency Management Agency, the Small Business Administration, and other Federal agencies, not later than 6 months after the date of enactment of this Act, the Secretary shall issue proposed rules to carry out this Act and the amendments made by this Act and shall provide a 90-day period for submission of public comments on those proposed rules.

(2) FINAL RULES.—Not later than 1 year after the date of enactment of this Act, the Secretary shall issue final regulations to carry out section 124 of the Housing and Community Development Act of 1974, as added by subsection (d).

(f) COORDINATION OF DISASTER RECOVERY ASSISTANCE, BENEFITS, AND DATA WITH OTHER FEDERAL AGENCIES.—

(1) COORDINATION OF DISASTER RECOVERY ASSISTANCE.—In order to ensure a comprehensive approach to Federal disaster relief, long-term recovery, restoration of housing and infrastructure, economic revitalization, and mitigation in the most impacted and distressed areas resulting from a catastrophic major disaster, the Secretary shall coordinate with the Federal Emergency Management Agency, to the greatest extent practicable, in the implementation of assistance authorized under section 124 of the Housing and Community Development Act of 1974, as added by subsection (d).

(2) DATA SHARING AGREEMENTS.—To support the coordination of data to prevent duplication of benefits with other Federal disaster recovery programs while also expediting recovery and reducing burden on disaster survivors, the Department shall establish data sharing agreements that safeguard privacy with relevant Federal agencies to ensure disaster benefits effectively and efficiently reach intended beneficiaries, while using effective means of preventing harm to people and property.

(3) DATA TRANSFER FROM FEMA AND SBA TO HUD.—As permitted and deemed necessary for efficient program execution, and consistent with a computer matching agreement entered into under paragraph (6)(A), the Administrator of the Federal Emergency Management Agency and the Administrator of the Small Business Administration shall provide data on disaster applicants to the Department, including, when necessary, personally identifiable information, disaster recovery needs, and resources determined eligible for, and amounts expended, to the Secretary for all major disasters declared by the President pursuant to section 401 of Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5170) for the purpose of providing additional assistance to disaster survivors and prevent duplication of benefits.

(4) DATA TRANSFERS FROM HUD TO HUD GRANTEES.—The Secretary is authorized to provide to grantees under section 124 of the Housing and Community Development Act of 1974, as added by subsection (d), offices of the Department, technical assistance providers, and lenders information that in the determination of the Secretary is reasonably available and appropriate to inform the provision of assistance after a major disaster, including information provided to the Secretary by the Administrator of the Federal Emergency Management Agency, the Administrator of the Small Business Administration, or other Federal agencies.

(5) DATA TRANSFERS FROM HUD GRANTEES TO HUD, FEMA, AND SBA.—

(A) REPORTING.—Grantees under section 124 of the Housing and Community Development Act of 1974, as added by subsection (d), shall report information requested by the Secretary on households, businesses, and other entities assisted and the type of assistance provided.

(B) SHARING INFORMATION.—The Secretary shall share information collected under subparagraph (A) with the Federal Emergency Management Agency, the Small Business Administration, and other Federal agencies to support the planning and delivery of disaster recovery and mitigation assistance and other related purposes.

(6) PRIVACY PROTECTION.—

(A) IN GENERAL.—The Secretary may make and receive data transfers authorized under this subsection, including the use and retention of that data for computer matching programs, to inform the provision of assistance, assess disaster recovery needs, and prevent the duplication of benefits and other waste, fraud, and abuse, provided that—

(i) the Secretary enters an information sharing agreement or a computer matching agreement, when required by section 522a of title 5, United States Code (commonly known as the “Privacy Act of 1974”), with the Administrator of the Federal Emergency Management Agency, the Administrator of the Small Business Administration, or other Federal agencies covering the transfer of data; and

(ii) the Secretary publishes intent to disclose data in the Federal Register.

(B) DATA SHARING AGREEMENT.—Notwithstanding clauses (i) and (ii) of subparagraph (A), section 552a of title 5, United States Code, or any other law, the Secretary is authorized to share data with an entity identified in paragraph (4), and the entity is authorized to use the data as described in this section, if the Secretary enters a data sharing agreement with the entity before sharing or receiving any information under transfers authorized by this section, which data sharing agreement shall—

(i) in the determination of the Secretary, include measures adequate to safeguard the

privacy and personally identifiable information of individuals; and

(ii) include provisions that describe how the personally identifiable information of an individual will be adequately safeguarded and protected, which requires consultation with the Secretary and the head of each Federal agency the data of which is being shared subject to the agreement.

SEC. 502. HOME INVESTMENT PARTNERSHIPS RE-AUTHORIZATION AND REFORM ACT.

(a) AUTHORIZATION.—Section 205 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12724) is amended to read as follows:

“SEC. 205. AUTHORIZATION OF PROGRAM.

“The HOME Investment Partnerships Program under subtitle A is hereby authorized.”

(b) DEFINITION OF COMMUNITY HOUSING DEVELOPMENT ORGANIZATION.—Section 104(6)(B) of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12704(6)(B)) is amended by striking “significant”.

(c) ASSISTANCE FOR LOW-INCOME FAMILIES.—Title II of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12721 et seq.) is amended—

(1) in section 214(2) (42 U.S.C. 12742(2)), by striking “households that qualify as low-income families” and inserting “families with a household income that does not exceed 100 percent of the median family income of the area, as determined by the Secretary”; and

(2) in section 271(c) (42 U.S.C. 12821(c))—

(A) in paragraph (1)(B), by striking “low-income” and inserting “families with a household income that does not exceed 100 percent of the median family income of the area as determined by the Secretary with adjustments for smaller and larger families”; and

(B) in paragraph (2)(A), by striking “low-income families” and inserting “families with a household income that does not exceed 100 percent of the median family income of the area as determined by the Secretary with adjustments for smaller and larger families”.

(d) CHOICES MADE BY PARTICIPATING JURISDICTIONS.—Section 212(a)(2) of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12742(a)(2)) is amended to read as follows:

“(2) LIMITATION.—The Secretary may not restrict the choice by a participating jurisdiction of rehabilitation, substantial rehabilitation, new construction, reconstruction, acquisition, or other eligible housing uses authorized in paragraph (1) unless the restriction is explicitly authorized under section 223(2).”

(e) USE OF AMOUNTS BY CERTAIN JURISDICTIONS FOR INFRASTRUCTURE IMPROVEMENTS.—

(1) IN GENERAL.—Section 212(a) of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12742(a)) is amended by inserting after paragraph (3) the following:

“(4) INFRASTRUCTURE IMPROVEMENTS IN NONENTITLEMENT AREAS.—

“(A) IN GENERAL.—A participating jurisdiction may use funds provided under this subtitle for infrastructure improvements, including the installation or repair of water and sewer lines, sidewalks, roads, and utility connections if—

“(i) such participating jurisdiction does not receive assistance under title I of the Housing and Community Development Act of 1974 (42 U.S.C. 5310); and

“(ii) such improvements are directly related to, and located within or immediately adjacent to—

“(I) housing assisted under this subtitle; or

“(II) housing assisted under section 42 of the Internal Revenue Code of 1986.

“(B) APPLICATION OF LABOR STANDARDS.—The labor standards and requirements set

forth in section 110 of the Housing and Community Development Act of 1974 (42 U.S.C. 5310) shall apply to any infrastructure improvement conducted using funds provided under this subtitle.

“(C) RULE OF CONSTRUCTION.—Nothing in this paragraph may be construed to impose any requirements of the HOME Investment Partnerships program on housing that benefits from an infrastructure improvement conducted using funds provided under this subtitle but was not otherwise assisted under the HOME Investment Partnerships program.”

(2) RULEMAKING.—Not later than 1 year after the date of enactment of this Act, the Secretary of Housing and Urban Development shall issue rules to carry out the amendment made by paragraph (1).

(f) PER UNIT INVESTMENT LIMITATIONS.—Section 212(e)(1) of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12742(e)(1)) is amended by striking the second sentence.

(g) AFFORDABLE RENTAL HOUSING QUALIFICATIONS.—Section 215(a) of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12745(a)) is amended by adding at the end the following:

“(7) QUALIFICATION EXCEPTION.—Notwithstanding paragraph (1)(A), a rental unit shall be considered to qualify as affordable housing under this title if—

“(A) the unit is occupied by a tenant receiving tenant-based rental assistance under section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f);

“(B) the contribution of the tenant toward rent does not exceed the amount permitted under the assistance described in subparagraph (A); and

“(C) the total rent for the unit does not exceed the amount approved by the public housing agency administering the assistance described in subparagraph (A).”

(h) AFFORDABLE HOMEOWNERSHIP HOUSING QUALIFICATIONS.—Section 215 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12745) is amended—

(1) in subsection (b)—

(A) in paragraph (2), by redesignating subparagraphs (A), (B), and (C) as clauses (i), (ii), and (iii), respectively, and adjusting the margins accordingly;

(B) in paragraph (3)—

(i) in subparagraph (A), by redesignating clauses (i) and (ii) as subclauses (I) and (II), respectively, and adjusting the margins accordingly; and

(ii) by redesignating subparagraphs (A) and (B) as clauses (i) and (ii), respectively, and adjusting the margins accordingly;

(C) by redesignating paragraphs (1) through (4) as subparagraphs (A) through (D), respectively, and adjusting the margins accordingly;

(D) by striking “Housing that is for homeownership” and inserting the following:

“(1) QUALIFICATION.—Housing that is for homeownership”;

(E) in paragraph (1), as so designated—

(i) in subparagraph (A), as so redesignated—

(I) by striking “95 percent” and inserting “110 percent”; and

(II) by inserting “(defined as the amount borrowed by the homebuyer to purchase the home, or the estimated value after rehabilitation, which may be adjusted to account for the limits on future value imposed by the resale restriction)” after “purchase price”;

(ii) in subparagraph (B), as so redesignated, in the matter preceding clause (i), by striking “whose family qualifies as a low-income family” and inserting “with a family income that does not exceed 100 percent of the median family income of the area as deter-

mined by the Secretary with adjustments for smaller and larger families”;

(iii) in subparagraph (C), as so redesignated—

(I) in clause (i)(II)—

(aa) by striking “low-income homebuyers” and inserting “homebuyers with a household income that does not exceed 100 percent of the median family income of the area, as determined by the Secretary with adjustments for smaller and larger families”; and

(bb) by striking “or” at the end;

(II) in clause (ii), by striking “and” at the end and inserting “or”; and

(III) by adding at the end the following:

“(iii) maintain long-term affordability through a shared equity ownership model, a community land trust, a limited equity cooperative, a community development corporation, or other mechanism approved by the Secretary, that preserves affordability for future eligible homebuyers and ensures compliance with the purposes of this title, including through the use of purchase options, rights of first refusal or other preemptive rights to purchase housing;”;

(iv) in subparagraph (D), as so redesignated, by striking the period at the end and inserting “; and”; and

(v) by adding at the end the following:

“(E) is subject to restrictions that are established by the participating jurisdiction and determined by the Secretary to be appropriate, including with respect to the useful life of the property, to—

“(i) require that any subsequent purchase of the property be—

“(I) only by a person who meets the qualifications specified under subparagraph (B); and

“(II) at a price that is determined by a formula or method established by the participating jurisdiction that provides the owner with a reasonable return on investment, which may include a percentage of the cost of any improvements; or

“(ii) recapture the investment provided under this title in order to assist other persons in accordance with the requirements of this title, except where there are no net proceeds or where the net proceeds are insufficient to repay the full amount of the assistance.”; and

(F) by adding at the end the following:

“(2) PURCHASE BY COMMUNITY LAND TRUST OR COOPERATIVE HOUSING CORPORATION.—Notwithstanding subparagraph (C)(i) of paragraph (1) and under terms determined by the Secretary, the Secretary may permit a participating jurisdiction to allow a community land trust, housing cooperative, or a community development corporation that used assistance provided under this subtitle for the development of housing that meets the criteria under paragraph (1), to acquire the housing—

“(A) in accordance with the terms of the preemptive purchase option, lease, covenant on the land, or other similar legal instrument of the community land trust when the terms and rights in the preemptive purchase option, lease, covenant, or legal instrument are and remain subject to the requirements of this title;

“(B) when the purchase is for—

“(i) the purpose of—

“(I) entering into the chain of title;

“(II) enabling a purchase by a person who meets the qualifications specified under paragraph (1)(B) and is on a waitlist maintained by the community land trust or housing cooperative, subject to enforcement by the participating jurisdiction of all applicable requirements of this title, as determined by the Secretary;

“(III) performing necessary rehabilitation and improvements; or

“(IV) adding a subsidy to preserve affordability, which may be from Federal or non-Federal sources; or

“(ii) another purpose determined appropriate by the Secretary; and

“(C) if, within a reasonable period of time after the applicable purpose under subparagraph (B) of this paragraph is fulfilled, as determined by the Secretary, the housing is then sold to a person who meets the qualifications specified under paragraph (1)(B).”; and

(2) by adding at the end the following:

“(c) QUALIFICATION EXCEPTIONS FOR HOMEOWNERSHIP.—

“(1) MILITARY MEMBERS.—A participating jurisdiction, in accordance with terms established by the Secretary, may suspend or waive the income qualifications described in subsection (b)(1)(B) with respect to housing that otherwise meets the criteria described in subsection (b)(1) if the owner of the housing—

“(A) is a member of a regular component of the armed forces or a member of the National Guard on full-time National Guard duty, active Guard and Reserve duty, or inactive-duty training (as those terms are defined in section 101 of title 10, United States Code); and

“(B) has received—

“(i) temporary duty orders to deploy with a military unit or military orders to deploy as an individual acting in support of a military operation, to a location that is not within a reasonable distance from the housing, as determined by the Secretary, for a period of not less than 90 days; or

“(ii) orders for a permanent change of station.

“(2) HEIRS AND BENEFICIARIES OF DECEASED OWNERS.—Housing that meets the criteria described in subsection (b)(1)(C) prior to the death of an owner of such housing shall continue to qualify as affordable housing under this title if—

“(A) the housing is the principal residence of an heir or beneficiary of the deceased owner, as defined by the Secretary; and

“(B) the heir or beneficiary, in accordance with terms established by the Secretary, assumes the duties and obligations of the deceased owner with respect to funds provided under this title.”.

(i) ELIMINATION OF EXPIRATION OF RIGHT TO DRAW HOME INVESTMENT TRUST FUNDS.—Section 218 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12748) is amended—

(1) by striking subsection (g); and

(2) by redesignating subsection (h) as subsection (g).

(j) ADJUSTED RECAPTURE AND REUSE OF SET-ASIDE FOR COMMUNITY HOUSING DEVELOPMENTAL ORGANIZATIONS.—Section 231(b) of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12771(b)) is amended to read as follows:

“(b) RECAPTURE AND REUSE.—If any funds reserved under subsection (a) remain uninvested for a period of 24 months, the Secretary shall make such funds available to the participating jurisdiction for any eligible activities under this title without regard to whether a community housing development organization materially participates in the use of such funds.”.

(k) ASSET RECYCLING INFORMATION DISSEMINATION EXPANSION.—Section 245(b)(2) of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12785(b)(2)) is amended by striking “95 percent” and inserting “110 percent”.

(l) APPLICATION OF OTHER SPECIFIED STATUTORY REQUIREMENTS.—Title II of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12721 et seq.) is amended by adding at the end the following:

“SEC. 291. NONAPPLICABILITY OF CERTAIN REQUIREMENTS FOR SMALL PROJECTS.

“Notwithstanding any other provision of law, the requirements of section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and any implementing regulations or guidance, shall not apply to an activity assisted under this title that involves rehabilitation, construction, or other development of housing if—

“(1) the recipient of assistance under this title is—

“(A) a State recipient pursuant to section 216; or

“(B) a participating jurisdiction that received a total allocation of less than \$3,000,000 in the most recent fiscal year pursuant to section 216; and

“(2) the total number of dwelling units assisted as a part of such activity is not more than 50.”.

(m) REALLOCATION NOT AVAILABLE FOR CERTAIN JURISDICTIONS.—Section 217(d) of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12747(d)) is amended—

(1) in paragraph (1), by striking the second sentence and inserting the following: “Subject to paragraph (4), jurisdictions eligible for such reallocations shall include participating jurisdictions and jurisdictions meeting the requirements of this title, including the requirements in paragraphs (3), (4), and (5) of section 216.”; and

(2) by adding at the end the following:

“(4) REALLOCATION NOT AVAILABLE FOR CERTAIN JURISDICTIONS.—The Secretary may decline to make a reallocation available to a jurisdiction eligible for such reallocation if such jurisdiction has failed to meet or comply with any requirement under this title.”.

(n) AMENDMENTS TO QUALIFICATION AS AFFORDABLE HOUSING.—Section 215(a)(1)(E) of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12745(a)) is amended by striking “except upon a foreclosure by a lender (or upon other transfer in lieu of foreclosure) if such action (i) recognizes any contractual or legal rights of public agencies, nonprofit sponsors, or others to take actions that would avoid termination of low-income affordability in the case of foreclosure or transfer in lieu of foreclosure, and (ii) is not for the purpose of avoiding low income affordability restrictions, as determined by the Secretary; and” and inserting the following: “except—

“(i) upon a foreclosure by a lender (or upon other transfer in lieu of foreclosure) if such action—

“(I) recognizes any contractual or legal rights of public agencies, nonprofit sponsors, or others to take actions that would avoid termination of low-income affordability in the case of foreclosure or transfer in lieu of foreclosure; and

“(II) is not for the purpose of avoiding low-income affordability restrictions, as determined by the Secretary; or

“(ii) where existing affordable housing is no longer financially viable due to unforeseen acts or occurrences beyond the reasonable contemplation or control of the participating jurisdiction in which the affordable housing is located or the owner of the affordable housing that significantly impact the financial or physical condition of the affordable housing, as determined by the Secretary; and”.

(o) TENANT AND PARTICIPANT PROTECTIONS FOR AFFORDABLE HOUSING.—Section 225 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12755) is amended by adding at the end the following:

“(e) EXCEPTION.—Paragraphs (2), (3), and (4) of subsection (d) shall not apply to housing under this section that meets the following criteria:

“(1) The housing is affordable housing with not more than 4 dwelling units, each of which is made available for rental.

“(2) Each dwelling unit in the housing bears rent in an amount that complies with the requirements described in paragraph (1)(A).

“(3) Each dwelling unit in the housing is accompanied by a low-income family.

“(4) No dwelling in the housing is refused for leasing to a holder of a voucher under section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f) because of the status of the prospective tenant as a holder of that voucher.

“(5) The housing complies with the requirement described in paragraph (1)(E).

“(6) The participating jurisdiction in which the housing is located monitors the compliance of the housing with the requirements of this title in a manner consistent with the purposes of section 226(b), as determined by the Secretary.”.

(p) REVISION OF DEFINITION OF COMMUNITY LAND TRUST.—Section 104 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12704) is amended by adding at the end the following:

“(26) The term ‘community land trust’ means a nonprofit entity, a State, a unit of local government, or an instrumentality of a State or unit of local government that—

“(A) is not managed by, or an affiliate of, a for-profit organization;

“(B) has as a primary purpose of acquiring, developing, or holding land to provide housing that is permanently affordable to low- and moderate-income persons;

“(C) monitors properties to ensure affordability is preserved;

“(D) provides housing that is permanently affordable to low- and moderate-income persons using a ground lease, deed covenant, or other similar legally enforceable measure, determined acceptable by the Secretary, that—

“(i) keeps housing affordable to low- and moderate-income persons for not less than 30 years; and

“(ii) enables low- and moderate-income persons to rent or purchase the housing for homeownership; and

“(E) maintains preemptive purchase options to purchase the property if such purchase would allow the housing to remain affordable to low- and moderate-income persons.”.

(q) SET-ASIDE FOR COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS.—Section 231(a) of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12771(a)) is amended, in the first sentence, by striking “to be developed, sponsored, or owned by community housing development organizations” and inserting “when a community housing development organization materially participates in the ownership or development of that housing, as determined by the Secretary”.

(r) ADMINISTRATIVE REFORMS.—

(1) INCREASE IN PROGRAM ADMINISTRATION RESOURCES.—Section 220(b) of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12750(b)) is amended—

(A) by striking “RECOGNITION.—” and all that follows through “A contribution” and inserting “RECOGNITION.—A contribution”; and

(B) by striking paragraph (2).

(2) MODIFICATION OF JURISDICTIONS ELIGIBLE FOR REALLOCATIONS.—Section 217(d)(3) of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12747(d)(3)) is amended—

(A) in the paragraph heading, by striking “LIMITATION” and inserting “LIMITATIONS”; and

(B) by striking “Unless otherwise specified” and inserting the following:

“(A) REMOVAL OF PARTICIPATING JURISDICTIONS FROM REALLOCATION.—The Secretary may, upon a finding that the participating jurisdiction has failed to meet or comply with the requirements of this title, remove a participating jurisdiction from participation in reallocations of funds made available under this title.

“(B) REALLOCATION TO SAME TYPE OF ENTITY.—Unless otherwise specified”.

(3) HOME PROPERTY INSPECTIONS.—Section 226(b) of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12756(b)) is amended—

(A) by striking “Each participating jurisdiction” and inserting the following:

“(1) IN GENERAL.—Each participating jurisdiction”; and

(B) by striking “Such review shall include” and all that follows and inserting the following:

“(2) ON-SITE INSPECTIONS.—

“(A) INSPECTIONS BY UNITS OF GENERAL LOCAL GOVERNMENT.—A review conducted under paragraph (1) by a participating jurisdiction that is a unit of general local government shall include an on-site inspection to determine compliance with housing codes and other applicable regulations.

“(B) INSPECTIONS BY STATES.—A review conducted under paragraph (1) by a participating jurisdiction that is a State shall include an on-site inspection to determine compliance with a national standard as determined by the Secretary.

“(3) INCLUSION IN PERFORMANCE REPORT AND PUBLICATION.—A participating jurisdiction shall include in the performance report of the participating jurisdiction submitted to the Secretary under section 108(a), and make available to the public, the results of each review conducted under paragraph (1).”

(4) REVISIONS TO STRENGTHEN ENFORCEMENT AND PENALTIES FOR NONCOMPLIANCE.—Section 223 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12753) is amended—

(A) in the section heading, by striking “PENALTIES FOR MISUSE OF FUNDS” and inserting “PROGRAM ENFORCEMENT AND PENALTIES FOR NONCOMPLIANCE”;

(B) in the matter preceding paragraph (1), by inserting after “any provision of this subtitle” the following: “, including any provision applicable throughout the period required by section 215(a)(1)(E) and applicable regulations.”;

(C) in paragraph (2), by striking “or” at the end;

(D) in paragraph (3), by striking the period at the end and inserting “; or”; and

(E) by adding at the end the following:

“(4) reduce payments to the participating jurisdiction under this subtitle by an amount equal to the amount of such payments that were not expended by the participating jurisdiction in accordance with this title.”

(s) MINIMUM ALLOCATIONS.—Section 217(b) of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12747 (b)) is amended—

(1) in paragraph (2), by striking “\$500,000” each place that term appears and inserting “\$750,000”;

(2) in paragraph (3)—

(A) by striking “jurisdictions that are allocated an amount of \$500,000 or more” and inserting “jurisdictions that are allocated an amount of \$750,000 or more”;

(B) by striking “that are allocated an amount less than \$500,000” and inserting “that are allocated an amount less than \$500,000 before the date of enactment of the 21st Century ROAD to Housing Act or less than \$750,000 on or after the date of enact-

ment of the 21st Century ROAD to Housing Act”; and

(C) by striking “, except as provided in paragraph (4)”; and

(3) by striking paragraph (4).

(t) TECHNICAL AND CONFORMING AMENDMENTS.—The Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12701 et seq.) is amended—

(1) by striking “Stewart B. McKinney Homeless Assistance Act” each place that term appears and inserting “McKinney-Vento Homeless Assistance Act”;

(2) by striking “Committee on Banking, Finance and Urban Affairs” each place that term appears and inserting “Committee on Financial Services”;

(3) in the table of contents in section 1(b) (Public Law 101–625; 104 Stat. 4079)—

(A) by striking the item relating to section 205 and inserting the following:

“Sec. 205. Authorization of program.”;

(B) by striking the item relating to section 223 and inserting the following:

“Sec. 223. Program enforcement and penalties for noncompliance.”; and

(C) by inserting after the item relating to section 290 the following:

“Sec. 291. Nonapplicability of certain requirements for small projects.”;

(4) in section 104 (42 U.S.C. 12704)—

(A) by redesignating paragraph (23) (relating to the definition of the term “to demonstrate to the Secretary”) as paragraph (22); and

(B) by redesignating paragraph (24) (relating to the definition of the term “insular area”, as added by section 2(2) of Public Law 102–230) as paragraph (23);

(5) in section 105(b)(8) (42 U.S.C. 12705(b)(8)), by striking “subparagraphs” and inserting “paragraphs”;

(6) in section 108(a)(1) (42 U.S.C. 12708(a)(1)), by striking “section 105(b)(15)” and inserting “section 105(b)(18)”;

(7) in section 212 (42 U.S.C. 12742)—

(A) in subsection (a)(3)(A)(ii), by inserting “United States” before “Housing Act”;

(B) in subsection (d)(5), by inserting “United States” before “Housing Act”; and

(C) in subsection (e)(1)—

(i) by striking “section 221(d)(3)(ii)” and inserting “section 221(d)(4)”;

(ii) by striking “not to exceed 140 percent” and inserting “as determined by the Secretary”;

(8) in section 215(a)(6)(B) (42 U.S.C. 12745(a)(6)(B)), by striking “grand children” and inserting “grandchildren”;

(9) in section 217 (42 U.S.C. 12747)—

(A) in subsection (a)—

(i) in paragraph (1), by striking “(3)” and inserting “(2)”;

(ii) by striking paragraph (3), as added by section 211(a)(2)(D) of the Housing and Community Development Act of 1992 (Public Law 102–550; 106 Stat. 3756); and

(iii) by redesignating the remaining paragraph (3), as added by the matter under the heading “HOME INVESTMENT PARTNERSHIPS PROGRAM” under the heading “HOUSING PROGRAMS” in title II of the Departments of Veterans Affairs and Housing and Urban Development, and Independent Agencies Appropriations Act, 1993 (Public Law 102–389; 106 Stat. 1581), as paragraph (2); and

(B) in subsection (b)(1)—

(i) in subparagraph (A), in the first sentence—

(I) by striking “in regulation” and inserting “, by regulation.”; and

(II) by striking “eligible jurisdiction” and inserting “eligible jurisdictions”; and

(ii) in subparagraph (F), in the first sentence—

(I) in clause (i), by striking “Subcommittee on Housing and Urban Affairs”

and inserting “Subcommittee on Housing, Transportation, and Community Development”; and

(II) in clause (ii), by striking “Subcommittee on Housing and Community Development of the Committee on Banking, Finance and Urban Affairs” and inserting “Subcommittee on Housing and Insurance of the Committee on Financial Services”;

(10) in section 220(c) (42 U.S.C. 12750(c))—

(A) in paragraph (3), by striking “Secretary” and all that follows and inserting “Secretary”;

(B) in paragraph (4), by striking “under this title” and all that follows and inserting “under this title.”; and

(C) by redesignating paragraphs (6), (7), and (8) as paragraphs (5), (6), and (7), respectively;

(11) in section 225(d)(4)(B) (42 U.S.C. 12755(d)(4)(B)), by striking “for” the first place that term appears; and

(12) in section 233 (42 U.S.C. 12773)—

(A) in subsection (b)(6), by striking “to community land trusts (as such term is defined in subsection (f))” and inserting “to community land trusts (as such term is defined in section 104)”;

(B) by striking subsection (f).

SEC. 503. RURAL HOUSING SERVICE REFORM ACT.

(a) APPLICATION OF MULTIFAMILY MORTGAGE FORECLOSURE PROCEDURES TO MULTIFAMILY MORTGAGES HELD BY THE SECRETARY OF AGRICULTURE AND PRESERVATION OF THE RENTAL ASSISTANCE CONTRACT UPON FORECLOSURE.—

(1) MULTIFAMILY MORTGAGE PROCEDURES.—Section 363(2) of the Multifamily Mortgage Foreclosure Act of 1981 (12 U.S.C. 3702(2)) is amended—

(A) in subparagraph (D), by striking “and” at the end;

(B) in subparagraph (E), by striking the period at the end and inserting “; or”; and

(C) by adding at the end the following:

“(F) section 514, 515, or 538 of the Housing Act of 1949 (42 U.S.C. 1484, 1485, 1490p–2).”

(2) PRESERVATION OF CONTRACT.—Section 521(d) of the Housing Act of 1949 (42 U.S.C. 1490a(d)) is amended by adding at the end the following:

“(3) Notwithstanding any other provision of law, in managing and disposing of any multifamily property that is owned or has a mortgage held by the Secretary, and during the process of foreclosure on any property with a contract for rental assistance under this section—

“(A) the Secretary shall maintain any rental assistance payments that are attached to any dwelling units in the property; and

“(B) the rental assistance contract may be used to provide further assistance to existing projects under 514, 515, or 516.”

(b) STUDY ON RURAL HOUSING LOANS FOR HOUSING FOR LOW- AND MODERATE-INCOME FAMILIES.—Not later than 6 months after the date of enactment of this Act, the Secretary of Agriculture shall conduct a study and submit to Congress a publicly available report on the loan program under section 521 of the Housing Act of 1949 (42 U.S.C. 1490a), including—

(1) the total amount provided by the Secretary in subsidies under such section 521 to borrowers with loans made pursuant to section 502 of such Act (42 U.S.C. 1472);

(2) how much of the subsidies described in paragraph (1) are being recaptured; and

(3) the amount of time and costs associated with recapturing those subsidies.

(c) STAFFING AND INFORMATION TECHNOLOGY UPGRADES.—Utilizing funds appropriated for such purposes, the Secretary of Agriculture may increase staffing capacity and upgrade

information technology to support all Rural Housing Service programs.

(d) TECHNICAL IMPROVEMENTS.—

(1) AUTHORIZATION OF APPROPRIATIONS.—Utilizing funds appropriated for such purposes, the Secretary of Agriculture may make improvements to the technology of the Rural Housing Service of the Department of Agriculture used to process and manage housing loans.

(2) AVAILABILITY.—Amounts appropriated pursuant to paragraph (1) shall remain available until the date that is 5 years after the date of the appropriation.

(3) TIMELINE.—The Secretary of Agriculture shall make the improvements described in paragraph (1) during the 5-year period beginning on the date on which amounts are appropriated under paragraph (1).

(e) PERMANENT ESTABLISHMENT OF HOUSING PRESERVATION AND REVITALIZATION PROGRAM.—Title V of the Housing Act of 1949 (42 U.S.C. 1471 et seq.) is amended by adding at the end the following:

“SEC. 545. HOUSING PRESERVATION AND REVITALIZATION PROGRAM.

“(a) ESTABLISHMENT.—The Secretary shall carry out a program under this section for the preservation and revitalization of multifamily rental housing projects financed under section 514, 515, or 516.

“(b) NOTICE OF MATURING LOANS.—

“(1) TO OWNERS.—On an annual basis, the Secretary shall provide written notice to each owner of a property financed under section 514, 515, or 516 that will mature within the 4-year period beginning upon the provision of the notice, setting forth the options and financial incentives that are available to facilitate the extension of the loan term or the option to decouple a rental assistance contract pursuant to subsection (f).

“(2) TO TENANTS.—

“(A) IN GENERAL.—On an annual basis, for each property financed under section 514, 515, or 516, not later than the date that is 2 years before the date that the loan will mature, the Secretary shall provide written notice to each household residing in the property that informs them of—

“(i) the date of the loan maturity;

“(ii) the possible actions that may happen with respect to the property upon that maturity; and

“(iii) how to protect their right to reside in federally assisted housing, or how to secure housing voucher, after that maturity.

“(B) LANGUAGE.—Notice under this paragraph shall be provided in plain English and shall be translated to other languages in the case of any property located in an area in which a significant number of residents speak such other languages.

“(c) LOAN RESTRUCTURING.—Under the program under this section, in any circumstance in which the Secretary proposes a restructuring to an owner or an owner proposes a restructuring to the Secretary, the Secretary may restructure such existing housing loans, as the Secretary considers appropriate, for the purpose of ensuring that those projects have sufficient resources to preserve the projects to provide safe and affordable housing for low-income residents and farm laborers, by—

“(1) reducing or eliminating interest;

“(2) deferring loan payments;

“(3) subordinating, reducing, or reamortizing loan debt;

“(4) providing other financial assistance, including advances, payments, and incentives (including the ability of owners to obtain reasonable returns on investment) required by the Secretary; and

“(5) permanently removing a portion of the housing units from income restrictions when sustained vacancies have occurred.

“(d) RENEWAL OF RENTAL ASSISTANCE.—

“(1) IN GENERAL.—When the Secretary proposes to restructure a loan or agrees to the proposal of an owner to restructure a loan pursuant to subsection (c), the Secretary shall offer to renew the rental assistance contract under section 521(a)(2) for a term that is the shorter of 20 years and the term of the restructured loan, subject to annual appropriations, provided that the owner agrees to bring the property up to such standards that will ensure maintenance of the property as decent, safe, and sanitary housing for the full term of the rental assistance contract.

“(2) ADDITIONAL RENTAL ASSISTANCE.—With respect to a project described in paragraph (1), if rental assistance is not available for all households in the project for which the loan is being restructured pursuant to subsection (c), the Secretary may extend such additional rental assistance to unassisted households at that project as is necessary to make the project safe and affordable to low-income households.

“(e) RESTRICTIVE USE AGREEMENTS.—

“(1) REQUIREMENT.—As part of the preservation and revitalization agreement for a project, the Secretary shall obtain a restrictive use agreement that is recorded and obligates the owner to operate the project in accordance with this title.

“(2) TERM.—

“(A) NO EXTENSION OF RENTAL ASSISTANCE CONTRACT.—Except when the Secretary enters into a 20-year extension of the rental assistance contract for a project, the term of the restrictive use agreement for the project shall be consistent with the term of the restructured loan for the project.

“(B) EXTENSION OF RENTAL ASSISTANCE CONTRACT.—If the Secretary enters into a 20-year extension of the rental assistance contract for a project, the term of the restrictive use agreement for the project shall be for the longer of—

“(i) 20 years; or

“(ii) the remaining term of the loan for that project.

“(C) TERMINATION.—The Secretary may terminate the 20-year use restrictive use agreement for a project before the end of the term of the agreement if the 20-year rental assistance contract for the project with the owner is terminated at any time for reasons outside the control of the owner.

“(f) DECOUPLING OF RENTAL ASSISTANCE.—

“(1) RENEWAL OF RENTAL ASSISTANCE CONTRACT.—If the Secretary determines that a loan maturing during the 4-year period beginning upon the provision of the notice required under subsection (b)(1) for a project cannot reasonably be restructured in accordance with subsection (c) because it is not financially feasible or the owner does not agree with the proposed restructuring, and the project was operating with rental assistance under section 521 and the recipient is a borrower under section 514 or 515, the Secretary may renew the rental assistance contract, notwithstanding any requirement under section 521 that the recipient be a current borrower under section 514 or 515, for a term of 20 years, subject to annual appropriations.

“(2) ADDITIONAL RENTAL ASSISTANCE.—With respect to a project described in paragraph (1), if rental assistance is not available for all households in the project for which the loan is being restructured pursuant to subsection (c), the Secretary may extend such additional rental assistance to unassisted households at that project as is necessary to make the project safe and affordable to low-income households.

“(3) RENTS.—

“(A) IN GENERAL.—Any agreement to extend the term of the rental assistance contract under section 521 for a project shall ob-

ligate the owner to continue to maintain the project as decent, safe, and sanitary housing and to operate the development as affordable housing in a manner that meets the goals of this title.

“(B) RENT AMOUNTS.—Subject to subparagraph (C), in setting rents, the Secretary—

“(i) shall determine the maximum initial rent based on current fair market rents established under section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f); and

“(ii) may annually adjust the rent determined under clause (i) by the operating cost adjustment factor as provided under section 524 of the Multifamily Assisted Housing Reform and Affordability Act of 1997 (42 U.S.C. 1437f note).

“(C) HIGHER RENT.—

“(i) IN GENERAL.—Subparagraph (B) shall not apply if the Secretary determines that the budget-based needs of a project require a higher rent than the rent described in subparagraph (B).

“(ii) RENT.—If the Secretary makes a positive determination under clause (i), the Secretary may approve a budget-based rent level for the project.

“(4) CONDITIONS FOR APPROVAL.—Before the approval of a rental assistance contract authorized under this section, the Secretary shall require, through an annual notice in the Federal Register, the owner to submit to the Secretary a plan that identifies financing sources and a timetable for renovations and improvements determined to be necessary by the Secretary to maintain and preserve the project.

“(g) MULTIFAMILY HOUSING TRANSFER TECHNICAL ASSISTANCE.—Under the program under this section, the Secretary may provide grants to qualified nonprofit organizations and public housing agencies to provide technical assistance, including financial and legal services, to borrowers under loans under this title for multifamily housing to facilitate the acquisition or preservation of such multifamily housing properties in areas where the Secretary determines there is a risk of loss of affordable housing.

“(h) ADMINISTRATIVE EXPENSES.—Of any amounts made available for the program under this section for any fiscal year, the Secretary may use not more than \$1,000,000 for administrative expenses for carrying out such program.

“(i) RULEMAKING.—

“(1) IN GENERAL.—Not later than 180 days after the date of enactment of the 21st Century ROAD to Housing Act, the Secretary shall—

“(A) publish an advance notice of proposed rulemaking; and

“(B) consult with appropriate stakeholders.

“(2) INTERIM FINAL RULE.—Not later than 1 year after the date of enactment of the 21st Century ROAD to Housing Act, the Secretary shall publish an interim final rule to carry out this section.”.

(f) RENTAL ASSISTANCE CONTRACT AUTHORITY.—Section 521(d) of the Housing Act of 1949 (42 U.S.C. 1490a(d)), as amended by this section, is amended—

(1) in paragraph (1)—

(A) by redesignating subparagraphs (B) and (C) as subparagraphs (C) and (D), respectively;

(B) by inserting after subparagraph (A) the following:

“(B) upon request of an owner of a project financed under section 514 or 515, the Secretary is authorized to enter into renewal of such agreements for a period of 20 years or the term of the loan, whichever is shorter, subject to amounts made available in appropriations Acts;”;

(C) in subparagraph (C), as so redesignated, by striking “subparagraph (A)” and inserting “subparagraphs (A) and (B)”;

(D) in subparagraph (D), as so redesignated, by striking “subparagraphs (A) and (B)” and inserting “subparagraphs (A), (B), and (C)”;

(2) in paragraph (2), by striking “shall” and inserting “may”;

(3) by adding at the end the following:
 “(4) In the case of any rental assistance contract authority that becomes available because of the termination of assistance on behalf of an assisted family—

“(A) at the option of the owner of the rental project, the Secretary shall provide the owner a period of not more than 6 months before unused assistance is made available pursuant to subparagraph (B) during which the owner may use such authority to provide assistance on behalf of an eligible unassisted family that—

“(i) is residing in the same rental project in which the assisted family resided before the termination; or

“(ii) newly occupies a dwelling unit in the rental project during that 6-month period; and

“(B) except for assistance used as provided in subparagraph (A), the Secretary shall use such remaining authority to provide assistance on behalf of eligible families residing in other rental projects originally financed under section 514, 515, or 516.”

(g) MODIFICATIONS TO LOANS AND GRANTS FOR MINOR IMPROVEMENTS TO FARM HOUSING AND BUILDINGS; INCOME ELIGIBILITY.—Section 504(a) of the Housing Act of 1949 (42 U.S.C. 1474(a)) is amended—

(1) in the first sentence, by inserting “and may make a loan to an eligible low-income applicant” after “applicant”;

(2) by inserting “Not less than 60 percent of loan funds made available under this section shall be reserved and made available for very low-income applicants.” after the first sentence; and

(3) by striking “\$7,500” and inserting “\$15,000”.

(h) RURAL COMMUNITY DEVELOPMENT INITIATIVE.—Subtitle E of the Consolidated Farm and Rural Development Act (7 U.S.C. 2009 et seq.) is amended by adding at the end the following:

“SEC. 3810. RURAL COMMUNITY DEVELOPMENT INITIATIVE.

“(a) DEFINITIONS.—In this section:

“(1) ELIGIBLE ENTITY.—The term ‘eligible entity’ means—

“(A) a private, nonprofit community-based housing or community development organization;

“(B) a rural community; or

“(C) a federally recognized Indian tribe.

“(2) ELIGIBLE INTERMEDIARY.—The term ‘eligible intermediary’ means a qualified—

“(A) private, nonprofit organization; or

“(B) public organization.

“(b) ESTABLISHMENT.—The Secretary shall establish a Rural Community Development Initiative, under which the Secretary shall provide grants, subject to the availability of appropriations, to eligible intermediaries to carry out programs to provide financial and technical assistance to eligible entities to develop the capacity and ability of eligible entities to carry out projects to improve housing, community facilities, and community and economic development projects in rural areas.

“(c) AMOUNT OF GRANTS.—The amount of a grant provided to an eligible intermediary under this section shall be not more than \$500,000.

“(d) MATCHING FUNDS.—

“(1) IN GENERAL.—An eligible intermediary receiving a grant under this section shall provide matching funds from other sources,

including Federal funds for related activities, in an amount not less than the amount of the grant.

“(2) WAIVER.—The Secretary may waive paragraph (1) with respect to a project that would be carried out in a persistently poor rural region, as determined by the Secretary.”

(i) ANNUAL REPORT ON RURAL HOUSING PROGRAMS.—Title V of the Housing Act of 1949 (42 U.S.C. 1471 et seq.), as amended by this section, is amended by adding at the end the following:

“SEC. 546. ANNUAL REPORT.

“(a) IN GENERAL.—The Secretary shall submit to the appropriate committees of Congress and publish on the website of the Department of Agriculture an annual report on rural housing programs carried out under this title, which shall include significant details on the health of Rural Housing Service programs, including—

“(1) raw data sortable by programs and by region regarding loan performance;

“(2) the housing stock of those programs, including information on why properties end participation in those programs, such as for maturation, prepayment, foreclosure, or other servicing issues; and

“(3) risk ratings for properties assisted under those programs.

“(b) PROTECTION OF INFORMATION.—The data included in each report required under subsection (a) may be aggregated or anonymized to protect participant financial or personal information.”

(j) GAO REPORT ON RURAL HOUSING SERVICE TECHNOLOGY.—Not later than 1 year after the date of enactment of this Act, the Comptroller General of the United States shall submit to Congress a report that includes—

(1) an analysis of how the outdated technology used by the Rural Housing Service impacts participants in the programs of the Rural Housing Service;

(2) an estimate of the amount of funding that is needed to modernize the technology used by the Rural Housing Service; and

(3) an estimate of the number and type of new employees the Rural Housing Service needs to modernize the technology used by the Rural Housing Service.

(k) ADJUSTMENT TO RURAL DEVELOPMENT VOUCHER AMOUNT.—

(1) IN GENERAL.—Not later than 2 years after the date of enactment of this Act, the Secretary of Agriculture shall issue regulations to establish a process for adjusting the voucher amount provided under section 542 of the Housing Act of 1949 (42 U.S.C. 1490r) after the issuance of the voucher following an interim or annual review of the amount of the voucher.

(2) INTERIM REVIEW.—The interim review described in paragraph (1) shall, at the request of a tenant, allow for a recalculation of the voucher amount when the tenant experiences a reduction in income, change in family composition, or change in rental rate.

(3) ANNUAL REVIEW.—

(A) IN GENERAL.—The annual review described in paragraph (1) shall require tenants to annually recertify the family composition of the household and that the family income of the household does not exceed 80 percent of the area median income at a time determined by the Secretary of Agriculture.

(B) CONSIDERATIONS.—If a tenant does not recertify the family composition and family income of the household within the time frame required under subparagraph (A), the Secretary of Agriculture—

(i) shall consider whether extenuating circumstances caused the delay in recertification; and

(ii) may alter associated consequences for the failure to recertify based on those circumstances.

(C) EFFECTIVE DATE.—Following the annual review of a voucher under paragraph (1), the updated voucher amount shall be effective on the 1st day of the month following the expiration of the voucher.

(4) DEADLINE.—The process established under paragraph (1) shall require the Secretary of Agriculture to review and update the voucher amount described in paragraph (1) for a tenant not later than 60 days before the end of the voucher term.

(1) ELIGIBILITY FOR RURAL HOUSING VOUCHERS.—Section 542 of the Housing Act of 1949 (42 U.S.C. 1490r) is amended by adding at the end the following:

“(c) ELIGIBILITY OF HOUSEHOLDS IN SECTIONS 514, 515, AND 516 PROJECTS.—The Secretary may provide rural housing vouchers under this section for any low-income household (including those not receiving rental assistance) residing for a term longer than the remaining term of their lease that is in effect on the date of prepayment, foreclosure, or mortgage maturity, in a property financed with a loan under section 514 or 515 or a grant under section 516 that has—

“(1) been prepaid with or without restrictions imposed by the Secretary pursuant to section 502(c)(5)(G)(ii)(I);

“(2) been foreclosed; or

“(3) matured after September 30, 2005.”

(m) AMOUNT OF VOUCHER ASSISTANCE.—Notwithstanding any other provision of law, in the case of any rural housing voucher provided pursuant to section 542 of the Housing Act of 1949 (42 U.S.C. 1490r), the amount of the monthly assistance payment for the household on whose behalf the assistance is provided shall be determined as provided in subsection (a) of such section 542, including providing for interim and annual review of the voucher amount in the event of a change in household composition or income or rental rate.

(n) TRANSFER OF MULTIFAMILY RURAL HOUSING PROJECTS.—Section 515 of the Housing Act of 1949 (42 U.S.C. 1485) is amended—

(1) in subsection (h), by adding at the end the following:

“(3) TRANSFER TO NONPROFIT ORGANIZATIONS.—A nonprofit or public body purchaser, including a limited partnership with a general partner with the principal purpose of providing affordable housing, may purchase a property for which a loan is made or insured under this section that has received a market value appraisal, without addressing rehabilitation needs at the time of purchase, if the purchaser—

“(A) makes a commitment to address rehabilitation needs during ownership and long-term use restrictions on the property; and

“(B) at the time of purchase, accepts long-term use restrictions on the property.”; and

(2) in subsection (w)(1), in the first sentence in the matter preceding subparagraph (A), by striking “9 percent” and inserting “25 percent”.

(o) EXTENSION OF LOAN TERM.—

(1) IN GENERAL.—Section 502(a)(2) of the Housing Act of 1949 (42 U.S.C. 1472(a)(2)) is amended—

(A) by inserting “(A)” before “The Secretary”;

(B) in subparagraph (A), as so designated, by striking “paragraph” and inserting “subparagraph”; and

(C) by adding at the end the following:

“(B) The Secretary may refinance or modify the period of any loan, including any refinanced loan, made under this section in accordance with terms and conditions as the Secretary shall prescribe, but in no event shall the total term of the loan from the date of the refinance or modification exceed 40 years.”

(2) APPLICATION.—The amendment made under paragraph (1) shall apply with respect

to loans made under section 502 of the Housing Act of 1949 (42 U.S.C. 1472) before, on, or after the date of enactment of this Act.

(p) RELEASE OF LIABILITY FOR SECTION 502 GUARANTEED BORROWER UPON ASSUMPTION OF ORIGINAL LOAN BY NEW BORROWER.—Section 502(h) of the Housing Act of 1949 (42 U.S.C. 1472(h)) is amended—

(1) by striking paragraph (10) and inserting the following:

“(10) TRANSFER AND ASSUMPTION.—Upon the transfer of property for which a guaranteed loan under this subsection was made and the assumption of the guaranteed loan by an approved eligible borrower, the original borrower of a guaranteed loan under this subsection shall be relieved of liability with respect to the loan.”;

(2) by redesignating paragraph (16) as paragraph (17); and

(3) by inserting after paragraph (15) the following:

“(16) FEE.—

(A) IN GENERAL.—The mortgagee may charge an assuming borrower a reasonable and customary processing fee for an assumption request made under this subsection.

(B) MAXIMUM FEE.—The Secretary shall set a maximum allowable fee described in subparagraph (A), which may be indexed for inflation.”.

(q) DEPARTMENT OF AGRICULTURE LOAN RESTRICTIONS.—

(1) DEFINITIONS.—In this subsection, the terms “State” and “tribal organization” have the meanings given those terms in section 658P of the Child Care and Development Block Grant Act of 1990 (42 U.S.C. 9858n).

(2) REVISION.—The Secretary of Agriculture shall revise section 3555.102(c) of title 7, Code of Federal Regulations, to exclude from the restriction under that section—

(A) a home-based business that is a licensed, registered, or regulated child care provider under State law or by a tribal organization; and

(B) an applicant that has applied to become a licensed, registered or regulated child care provider under State law or by a tribal organization.

(r) LOAN GUARANTEES.—Section 502(h)(4) of the Housing Act of 1949 (42 U.S.C. 1472(h)(4)) is amended—

(1) by redesignating subparagraphs (A), (B), and (C) as clauses (i), (ii), and (iii), respectively, and adjusting the margins accordingly;

(2) by striking “Loans may be guaranteed” and inserting the following:

“(A) DEFINITION.—In this paragraph, the term ‘accessory dwelling unit’ means a single, habitable living unit—

“(i) with means of separate ingress and egress;

“(ii) that is usually subordinate in size;

“(iii) that can be added to, created within, or detached from a primary 1-unit, single-family dwelling; and

“(iv) in combination with a primary 1-unit, single family dwelling, constitutes a single interest in real estate.

(B) SINGLE FAMILY REQUIREMENT.—Loans may be guaranteed”;

(3) by adding at the end the following:

“(C) RULE OF CONSTRUCTION.—Nothing in this paragraph shall be construed to prohibit the leasing of an accessory dwelling unit or the use of rental income derived from such a lease to qualify for a loan guaranteed under this subsection—

“(i) after the date of enactment of the 21st Century ROAD to Housing Act; and

“(ii) if the property that is the subject of the loan was constructed before the date of enactment of the 21st Century ROAD to Housing Act.”.

(s) APPLICATION REVIEW.—

(1) SENSE OF CONGRESS.—It is the sense of Congress, not later than 90 days after the date on which the Secretary of Agriculture receives an application for a loan, grant, or combined loan and grant under section 502 or 504 of the Housing Act of 1949 (42 U.S.C. 1472, 1474), the Secretary of Agriculture should—

(A) review the application;

(B) complete the underwriting;

(C) make a determination of eligibility with respect to the application; and

(D) notify the applicant of determination.

(2) REPORT.—

(A) IN GENERAL.—Not later than 90 days after the date of enactment of this Act, and annually thereafter until the date described in subparagraph (B), the Secretary of Agriculture shall submit to the Committee on Banking, Housing, and Urban Affairs of the Senate and the Committee on Financial Services of the House of Representatives a report—

(i) detailing the timeliness of eligibility determinations and final determinations with respect to applications under sections 502 and 504 of the Housing Act of 1949 (42 U.S.C. 1472, 1474), including justifications for any eligibility determinations taking longer than 90 days; and

(ii) that includes recommendations to shorten the timeline for notifications of eligibility determinations described in clause (i) to not more than 90 days.

(B) DATE DESCRIBED.—The date described in this subparagraph is the date on which, during the preceding 5-year period, the Secretary of Agriculture provides each eligibility determination described in subparagraph (A) during the 90-day period beginning on the date on which each application is received.

SEC. 504. NEW MOVING TO WORK COHORT.

(a) DEFINITIONS.—In this section:

(1) MOVING TO WORK DEMONSTRATION.—The term “Moving to Work demonstration” means the Moving to Work demonstration authorized under section 204 of the Departments of Veterans Affairs and Housing and Urban Development, and Independent Agencies Appropriations Act, 1996 (42 U.S.C. 1437f note).

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

(b) AUTHORIZATION OF ADDITIONAL PUBLIC HOUSING AGENCIES.—

(1) IN GENERAL.—After the completion of the initial report required under subsection (h)(2), the Secretary may add up to an additional 25 public housing agencies that are designated as high performing agencies under the Public Housing Assessment System or the Section 8 Management Assessment Program to participate in a new cohort as part of the Moving to Work demonstration.

(2) NAME.—The new cohort authorized under paragraph (1) shall be entitled the “Economic Opportunity and Pathways to Independence Cohort”.

(c) WAIVER AUTHORITY.—

(1) IN GENERAL.—Subject to this subsection, the authority of the Secretary to grant waivers to agencies admitted to the Moving to Work demonstration under this section or to designate policy changes as part of a cohort design under this section shall be limited to the Moving to Work waivers codified as of January 2025 in Appendix I of the document of the Department of Housing and Urban Development entitled “Operations Notice for the Expansion of the Moving to Work Demonstration Program” (FR-5994-N-05) published in the Federal Register on August 28, 2020, as amended by the notice entitled “Operations Notice for Expansion of the Moving to Work Demonstration Program

Technical Revisions” (FR-5994-N-06) published in the Federal Register on March 20, 2025.

(2) MODIFICATIONS.—The Secretary may not waive the safe harbor requirements that apply to the Moving to Work waivers described in paragraph (1) or modify those waivers in any other way for the purposes of the new cohort under this section.

(3) EXCEPTIONS.—

(A) IN GENERAL.—Under paragraph (1), the Secretary may not grant waiver 1c, 1d, 1e, 1f, 1k, 1l, 1o, 1p, 1q, 6, 7, 9a, 9h, or 12 in the document described in paragraph (1), including modifications of or safe harbor requirement waivers for such waivers.

(B) SPECIFIC WAIVERS.—If the Secretary grants waiver 10 or 11 in the document described in paragraph (1), resident participation in any program administered pursuant to those waivers shall be optional for purposes of the new cohort under this section.

(4) POLICY OPTIONS.—In carrying out the Moving to Work demonstration cohort established under this section, the Secretary may consider policy options to provide opt-out savings or escrow accounts and report positive rental payments to consumer reporting agencies (as defined in section 603 of the Fair Credit Reporting Act (15 U.S.C. 1681a)) with resident consent.

(d) FUNDING AND USE OF FUNDS.—

(1) IN GENERAL.—Public housing agencies in the cohort authorized under this section may expend not more than 5 percent of the amounts those public housing agencies receive in any fiscal year for housing assistance payments under section 8(o) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)) for purposes other than such housing assistance payments.

(2) OTHER USES.—Such other uses of amounts described in paragraph (1) shall comply with all other applicable requirements.

(3) FORMULA.—

(A) RENEWAL.—The amount of funding public housing agencies receive for renewal of housing assistance payments under section 8(o) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)) shall be determined according to the same funding formula applicable to public housing agencies that do not participate in the Moving to Work demonstration, except that the Secretary shall provide public housing agencies funding to renew any funds expended under this subsection, with an adjustment for inflation.

(B) ADMINISTRATIVE FEES.—The amount of funding public housing agencies receive for administrative fees under section 8(q) of the United States Housing Act of 1937 (42 U.S.C. 1437f(q)), public housing operating subsidies under section 9(e) of the United States Housing Act of 1937 (42 U.S.C. 1437g(e)), and public housing capital funding under section 9(d) of the United States Housing Act of 1937 (42 U.S.C. 1437g(d)) shall be determined according to the same funding formula applicable to public housing agencies that do not participate in the Moving to Work demonstration.

(e) SELECTION REQUIREMENTS.—The Secretary shall select public housing agencies designated under this section through a competitive process, as determined by the Secretary, with the following parameters:

(1) No public housing agency shall be granted this designation under this section that administers more than 27,000 aggregate housing vouchers and public housing units.

(2) Of the public housing agencies selected under this section, not more than 12 shall administer 1,000 or fewer aggregate housing vouchers and public housing units, not more than 8 shall administer between 1,001 and 6,000 aggregate housing vouchers and public

housing units, and not more than 5 shall administer between 6,001 and 27,000 aggregate housing vouchers and public housing units.

(3) Selection of public housing agencies under this section shall be based on ensuring the geographic diversity of Moving to Work demonstration public housing agencies.

(4) Within the requirements under paragraphs (1) through (3), the Secretary shall prioritize selecting public housing agencies that serve families with children and youth aging out of foster care at a rate above the national average.

(f) REQUIREMENTS FOR SELECTED PUBLIC HOUSING AGENCIES.—Consistent with section 204(c)(3) of the Departments of Veterans Affairs and Housing and Urban Development, and Independent Agencies Appropriations Act, 1996 (42 U.S.C. 1437f note), public housing agencies selected for the Moving to Work demonstration under this section shall—

(1) ensure that not less than 75 percent of the families assisted are very low-income families, as defined in section 3(b)(2)(B) of the United States Housing Act of 1937 (42 U.S.C. 1437a(b)(2)(B));

(2) establish a reasonable rent policy, which shall be designed to encourage employment and self-sufficiency by participating families, consistent with the purpose of the Moving to Work demonstration, such as by excluding some or all of a family's earned income for purposes of determining rent;

(3) continue to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined;

(4) maintain a comparable mix of families (by family size) as would have been provided had the amounts not been used under the Moving to Work demonstration; and

(5) assure that housing assisted under the Moving to Work demonstration meets housing quality standards established or approved by the Secretary.

(g) NONCOMPLIANCE.—

(1) IN GENERAL.—If the Secretary finds that a public housing agency participating in the cohort authorized under this section is not in compliance with the requirements under this section, the Secretary shall make a determination of noncompliance.

(2) COMPLIANCE.—Upon making a determination under paragraph (1), the Secretary shall develop a process to bring the public housing agency into compliance.

(3) REMOVAL.—If a public housing agency cannot be brought into compliance under the process developed under paragraph (2), the Secretary shall remove the participating public housing agency from the cohort and replace it with a similarly qualified public housing agency currently not in the cohort chosen in the manner described in subsection (e).

(4) NOTIFICATION.—Upon removing a public housing agency under paragraph (3), the Secretary shall immediately submit to the Committee on Banking, Housing, and Urban Affairs of the Senate and the Committee on Financial Services of the House of Representatives—

(A) a notification of the removal; and

(B) a report on the active steps the Secretary is taking to replace the public housing agency with a new public housing agency.

(h) COMPREHENSIVE MOVING TO WORK REPORTING AND OVERSIGHT REQUIREMENTS.—

(1) COHORT RESEARCH.—

(A) IN GENERAL.—The Secretary shall continue ongoing research investigations commenced as part of the assessment of the cohorts established under section 239 of the Department of Housing and Urban Development Appropriations Act, 2016 (42 U.S.C. 1437f note; Public Law 114-113), make public all products

completed as part of those investigations, and keep such products online for at least 5 years.

(B) COORDINATION.—The Secretary shall coordinate with the advisory committee established under section 239 of the Department of Housing and Urban Development Appropriations Act, 2016 (42 U.S.C. 1437f note; Public Law 114-113) to establish a research program to evaluate the outcomes and efficacy of the following for all Moving to Work demonstration agencies designated under the authority under such section and this section:

(i) The waivers granted to each cohort and whether those waivers accomplish the goals of achieving greater cost effectiveness and administrative capacity, incentivizing families to become economically self-sufficient, and increasing housing choice.

(ii) The additional flexibilities granted to individual public housing agencies under each cohort.

(iii) How the flexibilities described in clause (ii) were used for local, non-traditional activities.

(2) COMPREHENSIVE REPORTING REQUIREMENT.—Not later than 180 days after the date of enactment of this Act, and annually thereafter, the Secretary shall submit to the Committee on Banking, Housing, and Urban Affairs of the Senate and the Committee on Financial Services of the House of Representatives a report that contains the following for each Moving to Work demonstration cohort under section 204 of the Departments of Veterans Affairs and Housing and Urban Development, and Independent Agencies Appropriations Act, 1996 (42 U.S.C. 1437f note), section 239 of the Department of Housing and Urban Development Appropriations Act, 2016 (42 U.S.C. 1437f note; Public Law 114-113), and this section:

(A) The annual administrative plans of each Moving to Work demonstration public housing agency.

(B) Assessments of longitudinal data, including data on units, households, and outcomes, which shall be evaluated to compare changes in the following trends before and after Moving to Work demonstration designation:

(i) Impacts on tenants based on the following, disaggregated by the public housing program and the housing choice voucher program:

(I) Eviction rates.

(II) Hardship policy usage.

(III) Share of rent covered by a household.

(IV) Turnover, including the number of household moves with or without continued assistance.

(V) Reasons for exit from the program.

(VI) The number and characteristics of households served, including households with a non-elderly family member with a disability, households with 3 or more minors, homelessness status at the time of admission, and average and median income as a percent of area median income.

(ii) Impacts on public housing agency operations based on the following:

(I) The number of units, broken down by type.

(II) The size, including the number of bedrooms per unit, accessibility, affordability, and quality of units.

(III) The length of each waitlist maintained and average wait times.

(IV) Changes in capital backlog needs and surplus fund and reserve levels.

(V) The number of public housing units undergoing a conversion under the rental assistance demonstration program authorized under the Department of Housing and Urban Development Appropriations Act, 2012 (Public Law 112-55; 125 Stat. 673) or demolition or disposition projects under section 18 of the United States Housing Act of 1937 (42 U.S.C.

1437p), including the number of units lost and the location of any replacement housing resulting from demolition or disposition.

(VI) The share of project-based vouchers compared to tenant-based vouchers.

(VII) The following annual housing choice voucher data:

(aa) Voucher unit utilization rates.

(bb) Voucher budget utilization rates.

(cc) Annualized voucher success rate.

(dd) Demographic composition of households issued vouchers compared to utilized vouchers.

(ee) Average time to lease-up.

(ff) Average cost per voucher.

(gg) Average cost per landlord incentive.

(hh) Ratio of the proportion of voucher households living in concentrated low-income areas to the proportion of renter-occupied units in concentrated low-income areas.

(i) Characteristics of census tracts where voucher recipients reside.

(VIII) How the public housing agency met each of the statutory requirements in section 204(c)(3) of the Departments of Veterans Affairs and Housing and Urban Development, and Independent Agencies Appropriations Act, 1996 (42 U.S.C. 1437f note).

(iii) Impacts on public housing staffing and capacity, including the average public housing agency operating, administrative, and housing assistance payment expenditures per household per month.

(C) Legislative recommendations for flexibilities that could be expanded to all public housing agencies and how each flexibility enhances housing choice, affordability, and administrative capacity and efficiency for public housing agencies.

(3) PUBLIC AVAILABILITY.—

(A) IN GENERAL.—The Secretary shall maintain all reports submitted pursuant to this section in a manner that is publicly available, accessible, and searchable on the website of the Department of Housing and Urban Development for not less than 5 years.

(B) OTHER INFORMATION.—

(i) IN GENERAL.—The Secretary shall make the annual plan of the Moving to Work demonstration, the Section 8 administrative plan, and the admission and continued occupancy policy for each year publicly available in 1 location on the website of the Department of Housing and Urban Development for not less than 5 years.

(ii) DATABASE.—The Secretary may establish a searchable database on the website of the Department of Housing and Urban Development to track the types of flexibilities into which Moving to Work demonstration public housing agencies have opted or for which a waiver was approved by the Secretary, disaggregated by the year such flexibilities were adopted or approved.

SEC. 505. INCENTIVIZING LOCAL SOLUTIONS TO HOMELESSNESS.

Section 414 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11373) is amended by adding at the end the following:

“(f) FUNDING CAP WAIVER AUTHORITY.—

“(1) IN GENERAL.—Notwithstanding any other provision of law or regulation, a recipient may request a waiver to the expenditure limit established pursuant to section 415(b) for amounts provided for each of fiscal years 2027 through 2030.

“(2) WAIVER REQUEST.—

“(A) IN GENERAL.—A recipient seeking a waiver described in paragraph (1) shall submit to the Secretary a waiver request that includes not more than the following:

“(i) A demonstration of local needs and circumstances that necessitate a waiver.

“(ii) A detailed plan for how the recipient intends to use funds.

“(iii) A justification for how the proposed use of funds supports the most recent Consolidated Plan submitted by the recipient.

“(iv) Any public input solicited under subparagraph (B)(ii).

“(B) NOTIFICATION.—Each recipient shall—

“(i) notify all subrecipients and local Continuums of Care that serve the recipient’s geographic area of the availability of waivers under this subsection; and

“(ii) prior to the submission of a waiver request under subparagraph (A), solicit public input regarding the potential need for and proposed uses of such waiver.

“(C) APPROVAL; PUBLICATION.—The Secretary shall—

“(i) make all waiver requests submitted under subparagraph (A) publicly available on the website of the Department of Housing and Urban Development;

“(ii) not later than 60 days after the date on which the Secretary receives a waiver request under subparagraph (A), approve or deny the request; and

“(iii) deny any waiver request submitted under subparagraph (A) by a recipient that relocates or threatens to relocate individuals or their property without providing emergency shelter, rapid rehousing, transitional housing, permanent supportive housing, or other permanent housing options.

“(3) REVOCATION.—

“(A) IN GENERAL.—A waiver approved under this subsection shall remain in effect for the duration of the period of performance of fiscal year 2027 through 2030 grants unless the recipient notifies the Secretary in writing that the recipient wishes to revoke the waiver.

“(B) NOTIFICATION.—If a recipient intends to revoke a waiver under subparagraph (A), the recipient shall—

“(i) solicit input from subrecipients regarding the revocation before submitting the revocation; and

“(ii) provide subrecipients with a summary of the input and the justification for the revocation in its submittal prior to notifying the Secretary in writing.

“(C) PUBLICATION.—The Secretary shall publish any revocation of a waiver under subparagraph (A) and the justification of the recipient for the waiver on the website of the Department of Housing and Urban Development.”

TITLE VI—VETERANS AND HOUSING

SEC. 601. VA HOME LOAN AWARENESS ACT.

(a) IN GENERAL.—Subpart A of part 2 of the Federal Housing Enterprises Financial Safety and Soundness Act of 1992 (12 U.S.C. 4541 et seq.) is amended by adding at the end the following:

“SEC. 1329. UNIFORM RESIDENTIAL LOAN APPLICATION.

“Not later than 6 months after the date of enactment of this section, the Director shall, by regulation or order, require each enterprise to include a disclaimer below the military service question on the form known as the Uniform Residential Loan Application stating, ‘If yes, you may qualify for a VA Home Loan. Consult your lender regarding eligibility.’”

(b) GAO STUDY.—Not later than 18 months after the date of enactment of this Act, the Comptroller General of the United States shall conduct a study and submit to Congress a report on whether not less than 80 percent of lenders using the Uniform Residential Loan Application have included on that form the disclaimer required under section 1329 of the Federal Housing Enterprises Financial Safety and Soundness Act of 1992, as added by subsection (a).

SEC. 602. VETERANS AFFAIRS LOAN INFORMED DISCLOSURE (VALID) ACT.

(a) FHA INFORMED CONSUMER CHOICE DISCLOSURE.—

(1) INCLUSION OF INFORMATION RELATING TO VA LOANS.—Subparagraph (A) of section

203(f)(2) of the National Housing Act (12 U.S.C. 1709(f)(2)(A)) is amended—

(A) by striking “ratio in” and inserting “ratio—

“(i) in”; and

(B) by adding at the end the following:

“(ii) in connection with a loan guaranteed or insured under chapter 37 of title 38, United States Code, assuming prevailing interest rates; and”.

(2) RULE OF CONSTRUCTION.—Nothing in the amendments made by paragraph (1) shall be construed to require an original lender to determine whether a prospective borrower is eligible for any loan included in the notice required under section 203(f) of the National Housing Act (12 U.S.C. 1709(f)).

(b) MILITARY SERVICE QUESTION.—

(1) IN GENERAL.—Subpart A of part 2 of subtitle A of the Federal Housing Enterprises Financial Safety and Soundness Act of 1992 (12 U.S.C. 4541 et seq.), as amended by section 601(a) of this Act, is amended by adding at the end the following:

“SEC. 1330. UNIFORM RESIDENTIAL LOAN APPLICATION.

“Not later than 6 months after the date of enactment of this section, the Director shall require each enterprise to—

“(1) include a military service question on the form known as the Uniform Residential Loan Application; and

“(2) position the question described in paragraph (1) above the signature line of the Uniform Residential Loan Application.”

(2) RULEMAKING.—Not later than 6 months after the date of enactment of this Act, the Director of the Federal Housing Finance Agency shall issue a rule to carry out the amendment made by this section.

SEC. 603. HOUSING UNHOUSED DISABLED VETERANS ACT.

(a) EXCLUSION OF CERTAIN DISABILITY BENEFITS.—Section 3(b)(4)(B) of the United States Housing Act of 1937 (42 U.S.C. 1437a(b)(4)(B)) is amended—

(1) by redesignating clauses (iv) and (v) as clauses (vi) and (vii), respectively; and

(2) by inserting after clause (iii) the following:

“(iv) for the purpose of determining income eligibility with respect to the supported housing program under section 8(o)(19), any disability benefits received under chapter 11 or chapter 15 of title 38, United States Code, received by a veteran, except that this exclusion shall not apply to the income in the definition of adjusted income;

“(v) for the purpose of determining income eligibility with respect to any household receiving rental assistance under the supported housing program under section 8(o)(19) as it relates to eligibility for other types of housing assistance, any disability benefits received under chapter 11 or chapter 15 of title 38, United States Code, received by a veteran, but such amounts shall not be excluded from income when determining adjusted income;”.

(b) TREATMENT OF CERTAIN DISABILITY BENEFITS.—

(1) IN GENERAL.—When determining the eligibility of a veteran to rent a residential dwelling unit constructed on Department property on or after the date of the enactment of this Act, for which assistance is provided as part of a housing assistance program administered by the Secretary, the Secretary shall exclude from income any disability benefits received under chapter 11 or chapter 15 of title 38, United States Code by such person.

(2) DEFINITIONS.—In this subsection:

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

(B) DEPARTMENT PROPERTY.—The term “Department property” has the meaning given the term in section 901 of title 38, United States Code.

TITLE VII—OVERSIGHT AND ACCOUNTABILITY

SEC. 701. REQUIRING ANNUAL TESTIMONY AND OVERSIGHT FROM HOUSING REGULATORS.

(a) REQUIREMENT TO TESTIFY.—Section 7 of the Department of Housing and Urban Development Act (42 U.S.C. 3535) is amended by adding at the end the following:

“(u) ANNUAL TESTIMONY.—The Secretary shall appear before the Committee on Banking, Housing, and Urban Affairs of the Senate and the Committee on Financial Services of the House of Representatives at an annual hearing and present testimony regarding the operations of the Department during the preceding year, including—

“(1) the current programs and operations of the Department;

“(2) the physical condition of all public housing and other housing assisted by the Department;

“(3) the financial health of the mortgage insurance funds of the Federal Housing Agency;

“(4) oversight by the Department of grantees and subgrantees for purposes of preventing waste, fraud, and abuse;

“(5) the progress made by the Federal Government in ending the affordable housing and homelessness crises;

“(6) the capacity of the Department to deliver on its statutory mission; and

“(7) other ongoing activities of the Department, as appropriate.”

(b) GOVERNMENT GUARANTEED OR INSURED MORTGAGES.—On an annual basis, the following individuals shall testify before the appropriate committees of Congress with respect to mortgage loans made, guaranteed, or insured by the Federal Government:

(1) The President of the Government National Mortgage Association.

(2) The Federal Housing Commissioner.

(3) The Administrator of the Rural Housing Service.

(4) The Executive Director of the Loan Guaranty Service of the Department of Veterans Affairs.

(5) The Director of the Federal Housing Finance Agency.

(c) MORTGAGEE REVIEW BOARD.—Section 202(c)(8) of the National Housing Act (12 U.S.C. 1708(c)(8)) is amended—

(1) by striking “, in consultation with the Federal Housing Administration Advisory Board,”; and

(2) by inserting “and to Congress” after “the Secretary”.

SEC. 702. FHA REPORTING REQUIREMENTS ON SAFETY AND SOUNDNESS.

(a) MONTHLY REPORTING ON MUTUAL MORTGAGE INSURANCE FUND CAPITAL RATIO.—Section 202(a) of the National Housing Act (12 U.S.C. 1708(a)) is amended by adding at the end the following:

“(8) OTHER REQUIRED REPORTING.—The Secretary shall—

“(A) submit to Congress monthly reports on the capital ratio required under section 205(f)(2); and

“(B) notify Congress as soon as practicable after the Fund falls below the capital ratio required under section 205(f)(2).”

(b) ANNUAL INDEPENDENT ACTUARIAL STUDY.—Section 202(a)(4) of the National Housing Act (12 U.S.C. 1708(a)(4)) is amended—

(1) by striking “The Secretary” and inserting the following:

“(A) DEFINITION.—In this paragraph, the term ‘first-time homebuyer’ means a borrower for whom no consumer report (as defined in section 603 of the Fair Credit Reporting Act (15 U.S.C. 1681a)) indicates that the borrower has or had a loan with a consumer purpose that is secured by a 1- to 4-unit residential real property.

“(B) STUDY AND REPORT.—The Secretary”; and

(2) in subparagraph (B), as so designated, in the fourth sentence, by striking “also” and inserting “detail how many loans were originated in each census tract to first-time homebuyers, and”.

(c) ANNUAL REPORT.—Section 203(w)(2) of the National Housing Act (12 U.S.C. 1709(w)(2)) is amended by inserting “and covered and first-time homebuyers (as defined in section 202(a)(4)(A))” after “minority borrowers”.

SEC. 703. UNITED STATES INTERAGENCY COUNCIL ON HOMELESSNESS OVERSIGHT.

Section 203(a) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11313(a)) is amended—

(1) in paragraph (1)—

(A) by striking “Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009” and inserting “Renewing Opportunity in the American Dream to Housing Act”; and

(B) by striking “update such plan annually” and inserting “submit to the President and Congress a report every year thereafter that includes—

“(A) the status of completion of the plan; and

“(B) any modifications that were made to the plan and the reasons for those modifications;”;

(2) by redesignating paragraphs (10) through (13) as paragraphs (11) through (14), respectively;

(3) by redesignating the second paragraph (9) (relating to collecting and disseminating information) as paragraph (10);

(4) in paragraph (13), as so redesignated, by striking “and” at the end;

(5) in paragraph (14), as so redesignated, by striking the period at the end and inserting “; and

(6) by adding at the end the following:

“(15) testify annually before Congress.”.

SEC. 704. APPRAISAL MODERNIZATION ACT.

(a) RECONSIDERATION OF VALUE.—

(1) FEDERALLY BACKED MORTGAGE LOAN DEFINED.—In this subsection, the term “Federally backed mortgage loan” has the meaning given the term in section 4022 of the CARES Act (15 U.S.C. 9056).

(2) REQUIREMENT.—The Secretary of Agriculture, the Secretary of Veterans Affairs, the Commissioner of the Federal Housing Administration, and the Director of the Federal Housing Finance Agency shall each implement and maintain requirements that creditors of a federally backed mortgage loan have a review and resolution procedure for a consumer-initiated reconsideration of value or subsequent appraisal in connection with a consumer credit transaction secured by a consumer’s principal dwelling.

(b) PUBLIC APPRAISAL DATABASE.—

(1) COVERED AGENCIES DEFINED.—In this subsection, the term “covered agencies” means—

(A) the Federal Housing Finance Agency, on behalf of the Federal National Mortgage Association and the Federal Home Loan Mortgage Corporation;

(B) the Department of Housing and Urban Development, including the Federal Housing Administration;

(C) the Department of Agriculture; and

(D) the Department of Veterans Affairs.

(2) FEASIBILITY REPORT.—No later than 240 days after the date of enactment of this Act,

the Comptroller General of the United States shall submit to Congress a public report assessing the feasibility of creating a publicly available appraisal database that consists of a searchable and downloadable appraisal-level public use file that consolidates appraisal data held or aggregated by covered agencies, including—

(A) the costs and benefits associated with establishing and maintaining the public database;

(B) the benefits and risks associated with the Federal Housing Finance Agency or the Bureau of Consumer Financial Protection being responsible for the public database and whether there is another Federal agency best suited for implementing and administering such database;

(C) any safety and soundness, antitrust, or consumer privacy-related risks associated with making certain appraisal data factors publicly available, including whether—

(i) there are any existing legal requirements, including under the Home Mortgage Disclosure Act of 1975 (12 U.S.C. 2801 et seq.) and section 552 of title 5, United States Code (commonly known as the “Freedom of Information Act”), or additional actions Federal agencies could take to mitigate such risks, such as modifying or aggregating data or eliminating personally identifiable information; and

(ii) there are any data factors that, if made public, may violate conduct, ethics, or other professional standards as they relate to appraisals and appraisal or valuation professionals;

(D) the feasibility of consolidating or matching appraisal data held by covered agencies with corresponding data that is required and made public under the Home Mortgage Disclosure Act of 1975 (12 U.S.C. 2801 et seq.);

(E) whether the publication of any appraisal data factors may pose unfair business advantages within the valuation industry;

(F) the feasibility of including all valuation data held by covered agencies, including data produced by automated valuation models;

(G) the feasibility and benefits of making the full appraisal dataset, including any modified fields, available to—

(i) Federal agencies, including for purposes related to enforcement and supervision responsibilities;

(ii) relevant State licensing, supervision, and enforcement agencies and State attorneys general;

(iii) approved researchers, including academics and nonprofit organizations that, in connection with their mission, work to ensure the fairness and consistency of home valuations, including appraisals; and

(iv) any other entities identified by the Comptroller General as having a compelling use for disaggregated data;

(H) what appraisal data is already available in the public domain; and

(I) the feasibility of incorporating legacy data held by covered agencies during the period beginning on January 1, 2017 and ending on the date of enactment of this Act, and whether there are specific data points not easily consolidated or matched, as described in subparagraph (D), with more recent data.

(3) PURPOSE.—The database described in paragraph (2) shall be used to provide the public, the Federal Government, and State governments with residential real estate appraisal data to help determine whether financial institutions, appraisal management companies, appraisers, valuation technologies, such as automated valuation models, and other valuation professionals are effectively serving the entire housing market.

(4) CONSULTATION.—As part of the information used in the report required under para-

graph (2), the Comptroller General of the United States shall conduct interviews with—

(A) relevant Federal agencies;

(B) relevant State licensing, supervision, and enforcement agencies and State attorneys general;

(C) appraisers and other home valuation industry professionals;

(D) mortgage lending institutions;

(E) fair housing and fair lending experts; and

(F) any other relevant stakeholders as determined by the Comptroller General.

(5) HEARING.—Upon the completion of the report under paragraph (2), the Committee on Banking, Housing, and Urban Affairs of the Senate and the Committee on Financial Services of the House of Representatives shall each hold a hearing on the findings of the report and the feasibility of establishing a public appraisal-level appraisal database.

TITLE VIII—COORDINATION, STUDIES, AND REPORTING

SEC. 801. HUD-USDA-VA INTERAGENCY COORDINATION ACT.

(a) MEMORANDUM OF UNDERSTANDING.—The Secretary of Housing and Urban Development, the Secretary of Agriculture, and the Secretary of Veterans Affairs shall establish a memorandum of understanding, or other appropriate interagency agreement, to share relevant housing-related research and market data that facilitates evidence-based policymaking.

(b) INTERAGENCY REPORT.—

(1) REPORT.—Not later than 180 days after the date of enactment of this Act, the Secretary of Housing and Urban Development, the Secretary of Agriculture, and the Secretary of Veterans Affairs shall jointly submit to the Committee on Banking, Housing, and Urban Affairs of the Senate and the Committee on Financial Services of the House of Representatives a report containing—

(A) a description of opportunities for increased collaboration between the Secretary of Housing and Urban Development, the Secretary of Agriculture, and the Secretary of Veterans Affairs to reduce inefficiencies in housing programs;

(B) a list of Federal laws (including regulations) that adversely affect the availability and affordability of new construction of assisted housing and single family and multifamily residential housing subject to mortgages insured under title II of the National Housing Act (12 U.S.C. 1707 et seq.), insured, guaranteed, or made by the Secretary of Agriculture under title V of the Housing Act of 1949 (42 U.S.C. 1471 et seq.), or insured, guaranteed, or made by the Secretary of Veterans Affairs under chapter 37 of title 38, United States Code; and

(C) recommendations for Congress regarding the Federal laws (including regulations) described in subparagraph (B).

(2) PUBLICATION.—The report required under paragraph (1) shall, prior to submission under that subsection, be published in the Federal Register and open for comment for a period of 30 days.

SEC. 802. STREAMLINING RURAL HOUSING ACT.

(a) IN GENERAL.—Not later than 180 days after the date of enactment of this Act, the Secretary of Housing and Urban Development and the Secretary of Agriculture shall enter into a memorandum of understanding to—

(1) evaluate categorical exclusions under the environmental review process for housing projects funded by amounts from the Department of the Housing and Urban Development and the Department of Agriculture;

(2) develop a process to designate a lead agency and streamline adoption of Environmental Impact Statements and Environmental Assessments approved by the other Department to construct housing projects funded by both agencies;

(3) maintain compliance with environmental regulations under part 58 of title 24, Code of Federal Regulations, as in effect on January 1, 2025, except as required to amend, add, or remove categorical exclusions identified under sections 58.35 of title 24, Code of Federal Regulations, through standard rule-making procedures; and

(4) evaluate the feasibility of a joint physical inspection process for housing projects funded by amounts from the Department of the Housing and Urban Development and the Department of Agriculture.

(b) REPORT.—Not later than 1 year after the date of enactment of this Act, the Secretary of Housing and Urban Development and the Secretary of Agriculture shall submit to the Committee on Banking, Housing, and Urban Affairs of the Senate and the Committee on Financial Services of the House of Representatives a report that includes recommendations for legislative, regulatory, or administrative actions—

(1) to improve the efficiency and effectiveness of housing projects funded by amounts from the Department of the Housing and Urban Development and the Department of Agriculture; and

(2) that do not materially, with respect to residents of housing projects described in paragraph (1)—

(A) reduce the safety of those residents;

(B) shift long-term costs onto those residents; or

(C) undermine the environmental standards of those residents.

SEC. 803. IMPROVING SELF-SUFFICIENCY OF FAMILIES IN HUD-SUBSIDIZED HOUSING.

(a) IN GENERAL.—

(1) STUDY.—Subject to subsection (b), the Secretary of Housing and Urban Development shall conduct a study on the implementation of work requirements implemented prior to the date of enactment of this Act by public housing agencies described in paragraph (4) participating in the Moving to Work demonstration authorized under section 204 of the Departments of Veterans Affairs and Housing and Urban Development, and Independent Agencies Appropriations Act, 1996 (42 U.S.C. 1437f note).

(2) SCOPE.—The study required under paragraph (1) shall—

(A) consider the short-, medium-, and long-term benefits and challenges of work requirements on public housing agencies described in paragraph (4) and on program participants who are subject to such requirements, including the effects work requirements have on homelessness rates, poverty rates, asset building, earnings growth, job attainment and retention, and public housing agencies' administrative capacity; and

(B) include quantitative and qualitative evidence, including interviews with program participants described in subparagraph (A) and their respective resident councils.

(3) REPORT.—Not later than 1 year after the date of enactment of this Act, the Secretary shall submit to the Committee on Banking, Housing, and Urban Affairs of the Senate and the Committee on Financial Services of the House of Representatives a report on the initial findings of the study required under paragraph (1).

(4) PUBLIC HOUSING AGENCIES DESCRIBED.—The public housing agencies described in this paragraph are public housing agencies that, as part of an application to participate in the demonstration authorized under section 204 of the Departments of Veterans Affairs

and Housing and Urban Development, and Independent Agencies Appropriations Act, 1996 (42 U.S.C. 1437f note), submit a proposal identifying work requirements as an innovative proposal.

(b) DETERMINATION.—The requirement under subsection (a) shall apply if the Secretary of Housing and Urban Development determines that—

(1) there are a sufficient number of public housing agencies described in subsection (a)(4) such that the Secretary of Housing and Urban Development can rigorously evaluate the impact of the implementation of work requirements described in that subsection; and

(2) the study would not negatively impact low-income families receiving assistance through a public housing agency described in subsection (a)(4).

TITLE IX—HOMEOWNERSHIP FOR MAIN STREET AMERICA

SEC. 901. HOMES ARE FOR PEOPLE, NOT CORPORATIONS.

(a) DEFINITIONS.—In this section:

(1) CONSUMER REPORTING AGENCY.—The term “consumer reporting agency” has the meaning given the term in section 603 of the Fair Credit Reporting Act (15 U.S.C. 1681a).

(2) EXCEPTED PURCHASE.—The term “excepted purchase” means any purchase of a single-family home that is—

(A) newly constructed, renovated, or a rental conversion for sale by a large institutional investor and not as a residence rented pending sale;

(B) pursuant to a build-to-rent program where the large institutional investor purchases newly constructed single-family homes to be managed as rental properties, whether as communities exclusively of renter-occupied single-family homes or as communities of single-family homes that are both owner- and renter-occupied;

(C) pursuant to a renovate-to-rent program that—

(i) substantially rehabilitates single-family homes that do not meet structural or core system elements of local building codes; and

(ii) makes improvements in an aggregate dollar amount of not less than 15 percent of the purchase price of the single-family home;

(D) pursuant to a homeownership program that—

(i) requires rental payments and any other fees that are not greater than those collected by the large institutional investor on other similarly situated single-family homes not covered by the eligible homeownership program;

(ii) is subject to a contract between the large institutional investor and renter that shall be considered a consumer credit transaction secured by a dwelling or real property;

(iii) provides for positive reporting of rental payments to consumer reporting agencies for any renter, who shall be informed of and opts into such reporting; and

(iv) requires contribution of meaningful financial support from the large institutional investor, including price concessions, for the purchase of the single-family home by the renter;

(E) pursuant to a program to boost homeownership that—

(i) provides for positive reporting of rental payments to consumer reporting agencies for any renter, who shall be informed of and opts into such reporting;

(ii) provides for the right of first refusal and a 30-day “first look” period; and

(iii) may entail the meaningful financial support from the large institutional investor, including price concessions, for the purchase of a single-family home by the renter

(whether it is the home the renter occupies or another home);

(F) in connection with the satisfaction of debts previously contracted in good faith and where the large institutional investor has the right to repossess the single-family home under such contract;

(G) undertaken by a mortgage servicer, lender, or other entity that has a legal right to a single-family home, for the purpose of loss mitigation or compliance with servicing or investor obligations, and not as a long-term investment strategy, and is solely as a result of—

(i) a foreclosure;

(ii) a deed-in-lieu of foreclosure;

(iii) enforcement of a mortgage, deed of trust, or other security interest; or

(iv) operation of law following borrower default;

(H) purchased from another large institutional investor that either owned the single-family home on the date of enactment of this Act or purchased the single-family home in compliance with this section;

(I) purchased from an investor not covered under this section, so long as the purchase occurred not more than 2 years after the effective date under subsection (f);

(J) newly constructed, renovated, or a rental conversion that is intended and operated for occupancy as part of a community for households with 1 or more members aged 55 years or older, and satisfies visitability standards established by the Secretary of Housing and Urban Development; or

(K) purchased through a single purchase or combination or series of purchases described in subparagraphs (A) through (J).

(3) SINGLE-FAMILY HOME.—The term “single-family home”—

(A) means a structure that contains 2 or fewer dwelling units that are each intended for residential occupancy by a single household; and

(B) does not include a manufactured home, as defined in section 603 of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5402).

(4) LARGE INSTITUTIONAL INVESTOR.—

(A) IN GENERAL.—The term “large institutional investor”—

(i) means an investment fund, corporation, general or limited partnership, limited liability company, joint venture, association, or other for-profit entity that is a legal entity structured in a manner that is not aforementioned that—

(I) is engaged, in whole or in part, in the business of investing in, owning, renting, managing, or holding single-family homes; and

(II) alone or in concert with 1 or more other entities, beginning after the date of enactment of this Act, directly or indirectly has investment control of not less than 350 single-family homes in the aggregate, not including any single-family home purchased in an excepted purchase made after the date of enactment of this Act; and

(ii) does not include any local, State, Tribal, or Federal government entity or instrumentality thereof.

(B) RULE OF CONSTRUCTION.—For purposes of this paragraph, an entity has direct or indirect investment control over a single-family home if the entity—

(i) owns, or has primary authority or fiduciary responsibility to make material investment or management decisions relating to, the single-family home;

(ii) is, or directly or indirectly controls, the general partner or managing member of the entity that owns the single-family home;

(iii) is or controls the investment manager, management company, or investment advisor of the entity that owns the single-family home;

(iv) owns or controls more than 25 percent of any class of equity interests of the entity that owns the single-family home, unless such entity is a passive investor; or

(v) otherwise controls the entity that owns the single-family home.

(5) **PURCHASE.**—The term “purchase” includes any purchase, transfer, or other acquisition of a single family home, including through mergers, acquisitions, construction, foreclosures, or bulk purchases, whether or not for cash consideration.

(b) **PROHIBITION ON PURCHASES BY LARGE INSTITUTIONAL INVESTORS.**—

(1) **IN GENERAL.**—No large institutional investor may purchase, or enter into a contract to directly or indirectly purchase, any single-family home.

(2) **EXCEPTIONS.**—The prohibition under paragraph (1) shall not apply to—

(A) any excepted purchase; or

(B) any purchase of a single-family home in connection with a restructuring or other reorganization of ownership of single-family homes that were owned or purchased on or before the date of enactment of this Act.

(3) **RULE OF CONSTRUCTION.**—Nothing in this section may be construed to—

(A) require any large institutional investor to divest or otherwise sell any single-family home purchased before the date of enactment of this Act; or

(B) prevent the filing of a petition, or otherwise affect any bankruptcy proceeding, under title 11, United States Code.

(4) **IMPLEMENTATION.**—

(A) **IN GENERAL.**—In consultation with the Secretary of Housing and Urban Development, the Director of Federal Housing Finance Agency, and the Chair of the Securities and Exchange Commission, the Secretary of the Treasury may issue regulations in accordance with the notice and comment rulemaking procedures under section 553 of title 5, United States Code, to carry out the purposes of this section, including regulations to—

(i) minimize market disruptions upon identifying a risk of material negative impact on the housing market, including an impact on the ability of market participants to dispose of single-family homes in an orderly fashion;

(ii) mitigate, to the extent possible, negative impacts on consumers and communities; and

(iii) further clarify the application of the terms “large institutional investor”, “single-family home”, and “excepted purchase”, if the Secretary of the Treasury determines that such regulations will advance the availability of single-family homes for purchase by individual households.

(B) **RULE OF CONSTRUCTION.**—For the avoidance of doubt, no regulation issued under subparagraph (A) may amend the definitions of the terms defined under subsection (a), including to—

(i) alter the scope of excepted purchases in a manner that would undermine the goal of expanding the number of single-family homes available to individual households for purchase;

(ii) alter any type of excepted purchase in a manner that would undermine the goal of expanding the number of single-family homes available to individual households for purchase;

(iii) add any category of large institutional investor as an eligible class if not determined by this section; or

(iv) alter the quantitative threshold in the definition of “large institutional investor”.

(c) **DISPOSAL OF HOMES UNDER EXCEPTED PURCHASES.**—

(1) **REQUIREMENT TO DISPOSE.**—

(A) **IN GENERAL.**—With respect to the purchase by a large institutional investor of a single-family home described in subpara-

graph (A), (B), or (C) of subsection (a)(2), or with respect to the purchase by a large institutional investor of a single-family home described in subparagraph (J) of subsection (a)(2) that ceases to meet the requirements of such subparagraph, the large institutional investor shall dispose of the single-family home to an individual homebuyer not later than 7 years after the date of purchase.

(B) **SUBSEQUENT PURCHASE.**—For the avoidance of doubt, any purchase of a single-family home described in subparagraph (A), (B), (C), or (J) of subsection (a)(2) shall remain subject to the terms of this section notwithstanding a subsequent purchase by a large institutional investor pursuant to another subparagraph of subsection (a)(2).

(2) **APPLICATION.**—

(A) Paragraph (1) shall not apply in the case of any large institutional investor which is a real estate investment trust if the disposal of such property would be a prohibited transaction that would lead to a 100 percent tax under the statute governing such types of entities.

(B) In the case of a large institutional investor that has an active leasing contract with the renter of a single-family home described in paragraph (1) that went into effect not later than 6 months before the date of disposal under that paragraph, nothing in that paragraph shall be construed to require the large institutional investor to dispose of the single-family home subject to this subsection until the date on which such contract expires.

(3) **REQUIREMENTS FOR DISPOSAL.**—

(A) **RENTER ACCOMMODATIONS.**—In the case of a renter described in paragraph (2)(B)—

(i) the large institutional investor may provide the renter with the option to renew the active leasing contract in such subsection, except that the aggregate leasing period of renewals shall not exceed 36 consecutive months;

(ii) the large institutional investor shall confirm whether the renter opts to renew the leasing contract, within the limitations of clause (i), through a written attestation; and

(iii) the large institutional investor shall advertise the home pursuant to subparagraph (C) beginning on the earlier of—

(I) the date on which the renter declines to renew the leasing contract; or

(II) the date on which the leasing contract expires.

(B) **RENTER OPTION TO PURCHASE.**—Before the large institutional investor disposes of a single-family home described in paragraph (1), the renter of the single-family home described in paragraph (2)(B) shall have the right of first refusal and a 30-day “first look” period to purchase the single-family home.

(C) **ADVERTISEMENT OF PROPERTY.**—

(i) **IN GENERAL.**—On the date that a renter described in paragraph (2)(B) declines to renew an active leasing contract with a large institutional investor under subparagraph (A), or declines a single-family home under subparagraph (B), the single-family home shall be—

(I) widely advertised and free to access, and listed in publications, which may include internet platforms or a national Multiple Listing Service, by the large institutional investor; and

(II) made broadly accessible to individual homebuyers and the general public, including any licensed real estate agents representing potential buyers.

(ii) **COMPLIANCE.**—If a single-family home described in paragraph (1) is not purchased, or no offer to purchase is made, by an individual homebuyer within 60 days of the date on which the single-family home is advertised under clause (i), the large institutional investor shall be considered to be in compli-

ance with the disposal requirements under paragraph (1).

(D) **RULE OF CONSTRUCTION.**—Nothing in this paragraph shall be construed to require a renter to renew a lease or to affect State or local tenant-landlord laws regarding requirements related to lease renewal processes or leasing periods.

(d) **ENFORCEMENT.**—

(1) **CIVIL PENALTIES.**—Any large institutional investor that violates subsection (b) or paragraph (1) or (2)(B) of subsection (c) shall be subject to a civil penalty of not more than \$1,000,000 per violation, or 3 times the purchase price of the property involved, whichever is greater, enforced by the Secretary of the Treasury.

(2) **TRANSFER TO HUD FOR HOMEOWNERSHIP EXPANSION ACTIVITIES.**—For fiscal year 2027 and each fiscal year thereafter, to the extent and in the amounts provided in advance in appropriations Acts, civil penalties assessed under this section shall be transferred to and available to the Secretary of Housing and Urban Development to provide additional funding for the HOME Investment Partnerships program under subtitle A of title II of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12741 et seq.), to be allocated in accordance with the formula under that program, for new construction, acquisition, and rehabilitation of single-family homes and to provide assistance grants to first-time homebuyers, which may be for downpayments, closing costs, and interest rate buydowns.

(e) **STUDIES ON LARGE INSTITUTIONAL INVESTORS.**—

(1) **GAO REPORT.**—Not later than 2 years after the date on which the prohibition under subsection (b)(1) takes effect, and again not later than 10 years after that date, the Comptroller General of the United States shall submit to the Senate Committee on Banking, Housing and Urban Affairs and the House Committee on Financial Services a report on—

(A) the impact of the ownership by large institutional investors of single-family homes on housing availability and affordability for renters and homebuyers; and

(B) the effectiveness of this section in reducing demand by large institutional investors for single-family homes and expanding homeownership for renters and homebuyers.

(2) **HUD REPORT.**—Not later than 2 years after the date on which the prohibition under subsection (b)(1) takes effect, and again not later than 10 years after that date, the Secretary of the Housing and Urban Development, in consultation with the Secretary of the Treasury, the Administrator of the Rural Housing Service, the Executive Director of the Loan Guaranty Service of the Department of Veterans Affairs, the Chair of Securities and Exchange Commission, and the Director of the Federal Housing Finance Agency, shall submit to the Committee on Banking, Housing and Urban Affairs of the Senate and the Committee on Financial Services of the House of Representatives a report on—

(A) whether there should be adjustments to the definition of the term “large institutional investor”;

(B) the financial impact of this section on large institutional investors, renters, and homebuyers; and

(C) any legislative recommendations regarding ways to improve the authorities provided under this section to increase the supply and affordability of single-family homes for purchase by individual homebuyers.

(3) **SENSE OF CONGRESS.**—It is the sense of Congress that—

(A) this section is intended to expand the number of single-family homes available to

individuals for purchase and is aimed at preserving and expanding the supply of single-family homes available to individuals; and

(B) any further study on the effectiveness of this section and any legislative recommendations therefrom should consider this sense of Congress.

(f) EFFECTIVE DATE.—The requirements and prohibitions under subsections (b), (c), and (d) of this section—

(1) shall take effect on the date that is 180 days after the date of enactment of this Act; and

(2) are repealed on the date that is 15 years after the effective date under paragraph (1).

TITLE X—CENTRAL BANK DIGITAL CURRENCY

SEC. 1001. CENTRAL BANK DIGITAL CURRENCY.

The Federal Reserve Act (12 U.S.C. 221 et seq.) is amended by inserting after section 16 (12 U.S.C. 411 et seq.) the following:

“SEC. 16A. CENTRAL BANK DIGITAL CURRENCY.

“(a) DEFINITIONS.—In this section:

“(1) CENTRAL BANK DIGITAL CURRENCY.—The term ‘central bank digital currency’ means a digital asset that—

“(A) is denominated in United States dollars;

“(B) is a United States currency;

“(C) is a direct liability of the Federal Reserve System; and

“(D) is widely available to the general public.

“(2) DIGITAL ASSET.—The term ‘digital asset’ has the meaning given the term in section 2 of the GENIUS Act (12 U.S.C. 5901).

“(b) PROHIBITION.—Except as provided in subsection (c), the Board of Governors of the Federal Reserve System or a Federal reserve bank may not issue or create a central bank digital currency or any digital asset that is substantially similar to a central bank digital currency directly or indirectly through a financial institution or other intermediary.

“(c) EXCEPTION.—Subsection (b) shall not prohibit any dollar-denominated currency that is open, permissionless, and private, and fully preserves the privacy protections of United States coins and physical currency.

“(d) SUNSET.—This provisions of this section shall cease to be effective on December 31, 2030.”

TITLE XI—MISCELLANEOUS

SEC. 1101. SEVERABILITY.

If any provision of this Act, or the application thereof to any person or circumstance, is held invalid, the remainder of the Act, and the application of such provisions to other persons or circumstances, shall not be affected thereby.

SEC. 1102. NO ADDITIONAL FUNDS AUTHORIZED.

No additional funds are authorized to be appropriated to carry out the requirements of this Act or any amendment made by this Act.

SA 4309. Mr. HAWLEY (for himself and Mr. MERKLEY) submitted an amendment intended to be proposed by him to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; which was ordered to lie on the table; as follows:

At the appropriate place, insert the following:

SEC. ____ . HOMES FOR AMERICAN FAMILIES.

(a) IN GENERAL.—The Sherman Act (15 U.S.C. 1 et seq.) is amended by adding at the end the following:

“SEC. 9. RESIDENTIAL REAL ESTATE CONTRACTS IN RESTRAINT OF TRADE.

“(a) DEFINITIONS.—In this section:

“(1) COVERED ENTITY.—

“(A) IN GENERAL.—The term ‘covered entity’ means—

“(i) real estate investment trust;

“(ii) an insurance company; or

“(iii) an investment company or private fund—

“(I) with assets under management of not less than \$150,000,000; or

“(II) that is directly or indirectly owned or controlled by a person that directly or indirectly owns or controls 1 or more investment companies or private funds with total assets under management of not less than \$150,000,000.

“(B) AGGREGATION RULES.—For purposes of determining the assets under management of an entity under subparagraph (A)(iii), all persons which are treated as a single employer under subsection (b) or (c) of section 414 of the Internal Revenue Code of 1986 shall be treated as one entity. For purposes of this subsection, in applying section 414(b) of such Code, section 1563 of such Code shall be applied without regard to subsection (b)(2) thereof.

“(2) INSURANCE COMPANY.—The term ‘insurance company’ has the meaning given the term in section 2(a) of the Investment Company Act of 1940 (15 U.S.C. 80a-2(a)).

“(3) INVESTMENT COMPANY.—The term ‘investment company’ has the meaning given the term in section 3 of the Investment Company Act of 1940 (15 U.S.C. 80a-3).

“(4) PRIVATE FUND.—The term ‘private fund’ means a corporation that would be considered an investment company under section 3 of the Investment Company Act of 1940 (15 U.S.C. 80a-3) but for the application of paragraph (1) or (7) of subsection (c) of such section 3.

“(5) REAL ESTATE INVESTMENT TRUST.—The term ‘real estate investment trust’ has the meaning given the term in section 856 of the Internal Revenue Code of 1986.

“(6) RESIDENTIAL REAL ESTATE.—The term ‘residential real estate’ means—

“(A) a single-family home;

“(B) a condominium;

“(C) a townhouse; and

“(D) any land that has been zoned by a local government for the development of a property described in subparagraphs (A) through (C).

“(b) CONTRACTS IN RESTRAINT OF TRADE.—

“(1) IN GENERAL.—Except as provided in paragraph (2), any purchase by a covered entity of residential real estate shall be deemed a contract in restraint of trade in violation of section 1, except that the violation shall be civil only and no criminal penalty under that section, including a term of imprisonment, shall apply.

“(2) EXCEPTIONS.—Paragraph (1) shall not apply to a homebuilder, developer, or redeveloper if the units of residential real estate are being or have been constructed for ownership by a person or entity that is not prohibited from purchasing residential real estate under this subsection.

“(3) APPLICATION.—Paragraph (1) shall only apply to the purchase of residential real estate on or after the date of enactment of this section.

“(c) PRIORITIZED ANTITRUST SCRUTINY AND ENFORCEMENT.—The Assistant Attorney General in charge of the Antitrust Division of the Department of Justice shall prioritize the review of purchases of residential real estate by a covered entity for anti-competitive effects and prioritize enforcement of antitrust laws, as appropriate, against coordinated vacancy, pricing strategies, and other anticompetitive practices by covered entities in local residential real estate markets.”

(b) EFFECTIVE DATE.—This section and the amendments made by this section shall take effect on the date that is 90 days after the date of enactment of this Act.

SA 4310. Mr. THUNE proposed an amendment to amendment SA 4307 proposed by Mr. THUNE (for Mr. SCOTT of South Carolina (for himself and Ms. WARREN)) to the amendment SA 4308 proposed by Mr. SCOTT of South Carolina (for himself and Ms. WARREN) to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; as follows:

At the end add the following:

“This Act shall take effect 1 day after the date of enactment.”

SA 4311. Mr. THUNE proposed an amendment to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; as follows:

At the end add the following:

“This Act shall take effect 2 days after the date of enactment.”

SA 4312. Mr. THUNE proposed an amendment to amendment SA 4311 proposed by Mr. THUNE to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; as follows:

Strike “2 days” and insert “3 days”

SA 4313. Mr. THUNE proposed an amendment to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; as follows:

At the end add the following:

“This Act shall take effect 4 days after the date of enactment.”

SA 4314. Mr. THUNE proposed an amendment to amendment SA 4313 proposed by Mr. THUNE to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; as follows:

Strike “4 days” and insert “5 days”

SA 4315. Mr. THUNE proposed an amendment to amendment SA 4314 proposed by Mr. THUNE to the amendment SA 4313 proposed by Mr. THUNE to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; as follows:

Strike “5 days” and insert “6 days”

SA 4316. Ms. HASSAN submitted an amendment intended to be proposed by her to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; which was ordered to lie on the table; as follows:

At the appropriate place, insert the following:

SEC. ____ . HOUSING AND ECONOMIC DEVELOPMENT ACT.

(a) MEMORANDUM OF UNDERSTANDING.—The Secretary of Housing and Urban Development and the Assistant Secretary of Commerce for Economic Development shall establish a memorandum of understanding, or other appropriate interagency agreement, to—

(1) increase collaboration related to projects approved by and funded by amounts from both the Department of Housing and Urban Development and the Economic Development Administration to construct housing and implement economic development projects, which, where practicable, may include—

(A) coordinating timelines for application review and award decisions;

(B) standardizing terminology and definitions used in notices of funding opportunities;

(C) issuing joint guidance to reduce any duplicative reporting and administrative burden for applicants and grantees; and

(D) establishing clear points of contact at each agency to resolve questions for applicants and grantees regarding jointly funded projects;

(2) identify barriers preventing the Department of Housing and Urban Development and the Economic Development Administration from further coordination and identify future opportunities to promote jointly funded projects that advance shared goals; and

(3) share relevant housing-related research and market data that facilitate evidence-based policymaking.

(b) INTERAGENCY REPORT.—Not later than 1 year after the date of enactment of this Act, the Secretary of Housing and Urban Development and the Assistant Secretary of Commerce for Economic Development shall jointly submit to the Committee on Banking, Housing, and Urban Affairs and the Committee on Commerce, Science, and Transportation of the Senate and the Committee on Financial Services and the Committee on Energy and Commerce of the House of Representatives a report that includes recommendations for legislative, regulatory, or administrative actions to improve the efficiency of, and reduce barriers to future collaboration on, construction projects jointly funded by amounts from the Department of Housing and Urban Development and the Economic Development Administration.

SA 4317. Mr. YOUNG (for himself and Mr. SCHATZ) submitted an amendment intended to be proposed to amendment SA 4308 proposed by Mr. SCOTT of South Carolina (for himself and Ms. WARREN) to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; which was ordered to lie on the table; as follows:

At the appropriate place, insert the following:

SEC. ____ IDENTIFYING REGULATORY BARRIERS TO HOUSING SUPPLY.

Section 104 of the Housing and Community Development Act of 1974 (42 U.S.C. 5304) is amended by adding at the end the following:

“(n) PLAN TO TRACK AND REDUCE OVERLY BURDENSOME LAND USE POLICIES.—

“(1) IN GENERAL.—Beginning 1 year after the date of enactment of this subsection, prior to receipt in any fiscal year of a grant from the Secretary under subsection (b), (d)(1), or (d)(2)(B) of section 106, each recipient shall have prepared and submitted, not less frequently than once during the preceding 5-year period, a description of—

“(A) whether the jurisdiction served by the recipient has adopted any of the types of land use policies described in paragraph (2) during the preceding 5-year period;

“(B) the plans the jurisdiction served by the recipient has to adopt and implement any of the types of land use policies described in paragraph (2); and

“(C) any ways in which the jurisdiction served by the recipient expects the planned adoption of any of the types of land use policies described in paragraph (2) would benefit the jurisdiction.

“(2) TYPES OF LAND USE POLICIES.—The types of policies to be considered for the purposes of the submission of information required under paragraph (1) include the following:

“(A) Expanding by-right multifamily zoned areas.

“(B) Allowing duplexes, triplexes, or fourplexes in areas zoned primarily for single-family residential homes.

“(C) Allowing manufactured homes in areas zoned primarily for single-family residential homes.

“(D) Allowing multifamily development in retail, office, and light manufacturing zones.

“(E) Allowing single-room occupancy development wherever multifamily housing is allowed.

“(F) Reducing minimum lot size.

“(G) Ensuring historic preservation requirements and other land use policies or requirements are coordinated to encourage creation of housing in historic buildings and historic districts.

“(H) Increasing the allowable floor area ratio by allowing a higher ratio of total floor area in a building in comparison to its lot size.

“(I) Creating transit-oriented development zones.

“(J) Streamlining or shortening permitting processes and timelines, including through one-stop and parallel-process permitting.

“(K) Eliminating or reducing off-street parking requirements.

“(L) Ensuring impact and utility investment fees accurately reflect required infrastructure needs and related impacts on housing affordability are otherwise mitigated.

“(M) Allowing off-site construction, including prefabricated construction.

“(N) Reducing or eliminating minimum unit square footage requirements.

“(O) Allowing the conversion of office units to apartments.

“(P) Allowing the subdivision of single-family homes into duplexes.

“(Q) Allowing accessory dwelling units, including detached accessory dwelling units, on all lots with single-family homes.

“(R) Establishing density bonuses.

“(S) Eliminating or relaxing residential property height limitations.

“(T) Using property tax abatements to enable higher density and mixed-income communities.

“(U) Donating vacant land for affordable housing development.

“(V) Enacting other relevant high-density, single-family, and multifamily zoning policies that the recipient chooses to report.

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

“(4) ACCEPTANCE OR NONACCEPTANCE OF PLAN.—The acceptance or nonacceptance of any plan submitted under this subsection in which the information required under this subsection is provided may not be considered an endorsement or approval of the plan, policies, or methodologies, or lack thereof.

“(5) NON-PREEMPTION.—Nothing in this subsection shall be construed to authorize the Secretary to mandate, supersede, or preempt any local zoning or land use policy.

“(6) PROHIBITION ON USE OF INFORMATION FOR ENFORCEMENT.—Information provided by a recipient to the Secretary under this subsection may not be used as the basis for any enforcement action.”.

SA 4318. Mr. CRUZ submitted an amendment intended to be proposed to amendment SA 4308 proposed by Mr. SCOTT of South Carolina (for himself and Ms. WARREN) to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; which was ordered to lie on the table; as follows:

On page 302 of the amendment, strike lines 15 and 16.

SA 4319. Ms. SLOTKIN submitted an amendment intended to be proposed by her to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; which was ordered to lie on the table; as follows:

At the appropriate place, insert the following:

TITLE ____—NATIONAL HOUSING EMERGENCY ACT

SEC. ____ 1. SHORT TITLE.

This title may be cited as the “National Housing Emergency Act of 2026”.

SEC. ____ 2. SENSE OF CONGRESS.

It is the sense of Congress that—

(1) the President should declare a national emergency with respect to housing under section 201 of the National Emergencies Act (50 U.S.C. 1621); and

(2) to address that emergency, the President should use the authorities provided by the Defense Production Act of 1950 (50 U.S.C. 4531 et seq.) to increase the supply of materials produced in the United States that support the construction and rehabilitation of housing.

SEC. ____ 3. FINDINGS.

Congress finds that—

(1) housing is the largest expenditure for most households and accounts for 45 percent of the Consumer Price Index;

(2) approximately 75 percent of households in the United States are unable to afford a median-priced home with housing demand outpacing available supply;

(3) there is a shortage of at least 4,000,000 housing units due to low levels of residential construction and compounding regulations;

(4) the housing unit deficit is projected to increase to nearly 10,000,000 units by 2035;

(5) the median sales price for existing single-family homes has risen over 50 percent since the onset of the COVID-19 pandemic;

(6) rapid increases in rents, combined with slower income growth, worsen housing affordability in metro and nonmetro areas;

(7) the share of first-time homebuyers has decreased to a record low of 21 percent in 2025, with the average age of a first-time homebuyer increasing to a record high of 40 years old;

(8) Federal, State, and local overregulation accounts for approximately 25 percent of the cost to build a new single-family home;

(9) the housing supply shortage compromises the economic and national security of the United States; and

(10) investing in closing the housing unit shortfall can unlock nearly 2,000,000 jobs, including over 700,000 construction jobs, and add nearly \$2,000,000,000 to the gross domestic product through 2035.

SEC. ____ 4. EXPANSION OF DEFENSE PRODUCTION ACT OF 1950 TO ADDRESS HOUSING.

The Defense Production Act of 1950 (50 U.S.C. 4501 et seq.) is amended—

(1) in section 2(a)(5) (50 U.S.C. 4502(a)(5)), by inserting “and residential construction and rehabilitation” after “domestic energy”; and

(2) in section 702(14) (50 U.S.C. 4552(14)), by inserting “, housing,” after “programs for military”.

SEC. ____ 5. REMOVING REGULATORY BARRIERS TO HOUSING PRODUCTION.

During the period that a national emergency described in section ____ 2 is in effect—

(1) sections 212(d), 218(g), and 220 of the Cranston-Gonzalez National Affordable Housing Act of 1990 (42 U.S.C. 12742(d), 12748(g), 12750), and any regulation or guidance implementing those sections, shall have no force or effect;

(2) section 108(e) of the Community Development Banking and Financial Institutions Act of 1994 (12 U.S.C. 4707(e)), and any regulation or guidance implementing that section related to housing development, shall have no force or effect;

(3) no housing preservation or infill project funded by the Department of Housing and Urban Development shall be subject to any Federal environmental review requirements;

(4) notwithstanding any other provision of law, if more than 1 Federal program is used for the development or rehabilitation of housing, including any Federal agency action that contributes to the development or rehabilitation of housing, only 1 environmental review shall be carried out for the project pursuant to the National Environmental Policy Act of 1969 (42 U.S.C. 4321 et seq.);

(5) a choice limiting action described in section 58.22 of title 24, Code of Federal Regulations, or any successor regulation, shall be permitted for any housing project funded by the Department of Housing and Urban Development;

(6) any provision of law (including regulations) or guidance that prohibits the duplication of benefits under community development block grant disaster recovery grants for the development or rehabilitation of housing, including section 312 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5155), shall have no force or effect; and

(7) the Secretary of Housing and Urban Development and the Director of the Office and Management and Budget shall expedite the waiver process under section 70914 of the Build America, Buy America Act (Public Law 117–58; 135 Stat. 1298) such that the Secretary is required to complete the waiver process within 30 days of publishing a written justification under subsection (c) of such section 70914, and if the Secretary does not complete the review within that timeframe, the waiver shall be deemed to be issued.

SEC. 6. MINIMUM RESIDENTIAL CODE STANDARD.

During the period that a national emergency described in section 2 is in effect, housing constructed or rehabilitated shall meet the requirements of—

(1) the 2009 International Residential Code, or an equivalent code, including amendments adopted by State, local, Indian tribal, or territorial governments for site-built housing; or

(2) part 3280 of title 24, Code of Federal Regulations, for manufactured housing.

SEC. 7. PRO-GROWTH REQUIREMENT.

(a) IN GENERAL.—Not later than 30 days after the date of enactment of this Act, the Undersecretary for Policy Development and Research at the Department of Housing and Urban Development and the Undersecretary for Policy at the Department of Transportation shall establish a funding condition to be known as the “Pro-Growth Requirement”, which shall be applied as a required funding condition in order for a State or unit of general local government to receive Federal block grant funding, such as surface transportation block grant program funding under section 133 of title 23, United States Code, during the period that a national emergency described in section 2 is in effect.

(b) FACTORS.—The following factors shall be met in order for a grantee to be in compliance with the Pro-Growth Requirement described in subsection (a):

(1) A positive level of housing growth measured against the previous year based on the Building Permit Survey and the Address Count Listing Files published by the Bureau of the Census within the jurisdiction of the grantee.

(2) The grantee has taken action to remove barriers to housing development and rehabilitation, such as—

(A) reducing minimum lot size requirements;

(B) allowing manufactured homes in areas zoned for single-family residential homes;

(C) eliminating or reducing off-street parking requirements;

(D) allowing duplexes, triplexes, or fourplexes in areas zoned for single-family residential homes;

(E) establishing density bonuses;

(F) allowing a single staircase for residential structures up to 5 stories;

(G) enacting high-density single-family and multifamily zoning;

(H) streamlining or shortening permitting processes and timelines;

(I) allowing the conversion of office units into residential units;

(J) donating vacant public land for affordable housing development;

(K) allowing accessory dwelling units, including detached accessory dwelling units, on all lots with single-family homes;

(L) establishing transit-oriented development zones;

(M) using property tax abatements to enable higher residential density; or

(N) enacting and implementing other laws or rules with a positive anticipated impact on housing supply.

(3) The comprehensive housing affordability strategy and community development plan issued by the grantee under part 91 of title 24, Code of Federal Regulations, or any successor regulation (commonly referred to as a “consolidated plan”) identifies clear, measurable objectives for housing growth.

(c) APPEAL PROCESS.—A grantee described in subsection (a) is allowed an appeal process relating to compliance with the Pro-Growth Requirement described in that subsection with the agency distributing an applicable grant if the recipient can display measurable actions taken to increase housing supply and growth within their jurisdiction.

SEC. 8. PROHIBITION.

During the period that a national emergency described in section 2 is in effect, no State or unit of general local government shall impose or implement a land-use regulation in a manner that imposes a substantial burden on the construction or rehabilitation of residential housing.

SEC. 9. TERMINATION.

A national emergency described in section 2 shall terminate on the earlier of—

(1) the date on which 4,000,000 additional residential housing units, as compared to the date of enactment of this Act, are constructed or rehabilitated in the United States; or

(2) October 1, 2031.

SA 4320. Mrs. MOODY (for herself, Mr. OSSOFF, Mr. CASSIDY, Mr. RISCH, Mr. LANKFORD, and Mr. WARNOCK) submitted an amendment intended to be proposed by her to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; which was ordered to lie on the table; as follows:

At the appropriate place, insert the following:

SEC. __. FHA MORTGAGE INSURANCE PROGRAM FOR MORTGAGES FOR FIRST RESPONDERS.

Section 203 of the National Housing Act (12 U.S.C. 1709) is amended by adding at the end the following:

“(z) **FHA MORTGAGE INSURANCE PROGRAM FOR MORTGAGES FOR FIRST RESPONDERS.**—

“(1) **DEFINITIONS.**—In this subsection:

“(A) **FIRST RESPONDER.**—The term ‘first responder’ means an individual who is, as attested by the individual—

“(i)(I) employed full-time by a law enforcement agency of the Federal Government, a State, a Tribal government, or a unit of general local government; and

“(II) in carrying out such full-time employment, sworn to uphold, and make arrests for violations of, Federal, State, county, township, municipal, or Tribal laws, or authorized by law to supervise sentenced criminal offenders or individuals with pending criminal charges;

“(ii) employed full-time as a firefighter, paramedic, or emergency medical technician by a fire department or emergency medical services responder unit of the Federal Government, a State, a Tribal government, or a unit of general local government; or

“(iii) employed as a full-time teacher by a State-accredited public school or private school that provides direct services to students in grades pre-kindergarten through 12.

“(B) **FIRST-TIME HOMEBUYER.**—The term ‘first-time homebuyer’ has the meaning given the term in section 104 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12704).

“(C) **STATE.**—The term ‘State’ has the meaning given the term in section 201.

“(D) **TRIBAL GOVERNMENT.**—The term ‘Tribal government’ means the recognized governing body of any Indian or Alaska Native tribe, band, nation, pueblo, village, community, component band, or component reservation, individually identified (including parenthetically) in the list published most recently pursuant to section 104 of the Federally Recognized Indian Tribe List Act of 1994 (25 U.S.C. 5131).

“(2) **AUTHORITY.**—The Secretary may, upon application by a mortgagee, insure any mortgage eligible for insurance under this subsection to an eligible mortgagor and, upon such terms and conditions as the Secretary may prescribe, make commitments for the insurance of such mortgages prior to the date of their execution or disbursement.

“(3) **MORTGAGE TERMS; MORTGAGE INSURANCE PREMIUM.**—

“(A) **TERMS.**—

“(i) **IN GENERAL.**—A mortgage insured under this subsection shall—

“(I) be made to an eligible mortgagor;

“(II) comply with the requirements established under paragraphs (1) through (7) of subsection (b); and

“(III) be used only to—

“(aa) purchase or repair a 1-family residence, including a 1-family dwelling unit in a condominium project, to serve as a principal residence of the mortgagor, as attested by the mortgagor; or

“(bb) purchase a principal residence of the mortgagor, as attested by the mortgagor, which is—

“(AA) a manufactured home to be permanently affixed to a lot that is owned by the mortgagor and titled as real property; or

“(BB) a manufactured home and a lot to which the home will be permanently affixed that is titled as real property.

“(ii) **NO DOWN PAYMENT.**—Notwithstanding any provision to the contrary in the matter following subsection (b)(2)(B) with respect to first-time homebuyers—

“(I) the Secretary may insure any mortgage that involves an original principal obligation (including allowable charges and fees and the premium pursuant to subparagraph (B) of this paragraph) in an amount not to exceed 100 percent of the appraised value of the property involved; and

“(II) the mortgagor of a mortgage described in subclause (I) shall not be required to pay any amount, in cash or its equivalent, on account of the property.

“(B) MORTGAGE INSURANCE PREMIUM.—
 “(i) UP-FRONT PREMIUM.—The Secretary shall establish and collect an insurance premium in connection with mortgages insured under this subsection that is a percentage of the original insured principal obligation of the mortgage amount, which shall be collected at the time and in the manner provided under subsection (c)(2)(A), except that the premiums collected under this subparagraph—
 “(I) may be in an amount that exceeds 3 percent of the amount of the original insured principal obligation of the mortgage; and
 “(II) may be adjusted by the Secretary from time to time by increasing or decreasing such percentages as the Secretary considers necessary, based on the performance of mortgages insured under this subsection and market conditions.
 “(ii) PROHIBITION OF MONTHLY PREMIUMS.—A mortgage insured under this subsection shall not be subject to a monthly insurance premium, including a premium under subsection (c)(2)(B).
 “(4) ELIGIBLE MORTGAGORS.—The mortgagor for a mortgage insured under this subsection shall, at the time the mortgage is executed—
 “(A) be a first-time homebuyer;
 “(B) have completed a program of housing counseling provided through a housing counseling agency approved by the Secretary;
 “(C) as attested by the mortgagor—
 “(i) be employed as a first responder;
 “(ii) have been—
 “(I) employed as a first responder for not less than 4 of the 5 years preceding the date on which the mortgagor submitted an application to insure the mortgage under this section; or
 “(II) released from employment as a first responder due to an occupation-connected disability resulting from such duty or employment;
 “(iii) be in good standing as a first responder and not on probation or under investigation for conduct that, if determined to have occurred, is grounds for termination of employment;
 “(iv) in good faith intend to continue as a first responder for not less than 1 year following the date of closing on the mortgage; and
 “(v) have previously never been the mortgagor under a mortgage insured under this subsection;
 “(D) meet such requirements as the Secretary shall establish to ensure that insurance of the mortgage represents an acceptable risk to the Mutual Mortgage Insurance Fund; and
 “(E) meet such underwriting requirements as the Secretary shall establish to meet actuarial objectives identified by the Secretary, which may include avoiding a positive subsidy rate or complying with the capital ratio requirement under section 205(f)(2).
 “(5) AUTHORIZATION OF APPROPRIATIONS.—There is authorized to be appropriated to carry out the program under this subsection—
 “(A) \$660,000 for fiscal year 2027, to remain available until expended; and
 “(B) \$160,000 for each of fiscal years 2028 through 2033, to remain available until expended.
 “(6) REAUTHORIZATION REQUIRED.—The authority to enter into new commitments to insure mortgages under this subsection shall expire on the date that is 5 years after the date on which the Secretary first makes available insurance for mortgages under this subsection.”.

SA 4321. Mr. WARNOCK submitted an amendment intended to be proposed by him to the bill H.R. 6644, a bill to in-

crease the supply of housing in America, and for other purposes; which was ordered to lie on the table; as follows:

At the appropriate place, insert the following:

SEC. ——. REFUNDABLE CREDIT FOR RENT PAID FOR PRINCIPAL RESIDENCE.

(a) IN GENERAL.—Subpart C of part IV of subchapter A of chapter 1 of the Internal Revenue Code of 1986 is amended by inserting after section 36B the following new section:

“SEC. 36C. RENT PAID FOR PRINCIPAL RESIDENCE.

“(a) IN GENERAL.—In the case of an individual who leases the individual’s principal residence (within the meaning of section 121) during the taxable year and who pays rent with respect to such residence in excess of 30 percent of the taxpayer’s gross income for such taxable year, there shall be allowed as a credit against the tax imposed by this subtitle for such taxable year an amount equal to the applicable percentage of such excess.
 “(b) CREDIT LIMITED BY 100 PERCENT OF SMALL AREA FAIR MARKET RENT.—Solely for purposes of determining the amount of the credit allowed under subsection (a) with respect to a residence for the taxable year, there shall not be taken into account rent in excess of an amount equal to 100 percent of the small area fair market rent (including the utility allowance) applicable to the residence involved (as most recently published, as of the beginning of the taxable year, by the Department of Housing and Urban Development).

“(c) DEFINITIONS AND SPECIAL RULES.—For purposes of this section—

“(1) APPLICABLE PERCENTAGE.—
 “(A) IN GENERAL.—Except as provided in subparagraph (B), the applicable percentage shall be determined in accordance with the following table:

“If gross income is:	The applicable percentage is:
Not over \$25,000	100 percent
Over \$25,000, but not over \$50,000	75 percent
Over \$50,000, but not over \$75,000	50 percent
Over \$75,000, but not over \$100,000	25 percent
Over \$100,000	0 percent.

“(B) HIGH-COST AREAS.—In the case of an individual whose principal residence is located in an area designated by the Secretary of Housing and Urban Development as an area which has high construction, land, or utility costs relative to area median gross income for purposes of section 42(d)(5), each of the dollar amounts in the table contained in subparagraph (A) shall be increased by \$25,000.

“(2) PARTIAL YEAR RESIDENCE.—The Secretary shall prescribe such rules as are necessary to carry out the purposes of this section for taxpayers with respect to whom a residence is a principal residence for only a portion of the taxable year.
 “(3) SPECIAL RULE FOR INDIVIDUALS RESIDING IN GOVERNMENT-SUBSIDIZED HOUSING.—In the case of a principal residence—
 “(A) the rent with respect to which is subsidized under a Federal, State, local, or tribal program, and
 “(B) with respect to which the taxpayer elects the application of this paragraph, in lieu of the credit determined under subsection (a), there shall be allowed as a credit against the tax imposed by this subtitle for such taxable year an amount equal to ½ of the amount of rent paid by the taxpayer (and not subsidized under any such program) during the taxable year with respect to such residence.
 “(4) RENT.—The term ‘rent’ includes any amount paid for utilities of a type taken into

account for purposes of determining the utility allowance under section 42(g)(2)(B)(ii).

“(d) RECONCILIATION OF CREDIT AND ADVANCE PAYMENTS.—The amount of the credit allowed under this section for any taxable year shall be reduced (but not below zero) by the aggregate amount of any advance payments of such credit under section 7527B for such taxable year.”.

(b) ADVANCE PAYMENT.—Chapter 77 of the Internal Revenue Code of 1986 is amended by inserting after section 7527A the following new section:

“SEC. 7527B. ADVANCE PAYMENT OF RENT CREDIT.

“(a) IN GENERAL.—Not later than 6 months after the date of the enactment of this section, the Secretary shall establish a program for making advance payments of the credit allowed under section 36C on a monthly basis to any taxpayer who—
 “(1) the Secretary has determined will be allowed such credit for the taxable year, and
 “(2) has made an election under subsection (c).
 “(b) AMOUNT OF ADVANCE PAYMENT.—
 “(1) IN GENERAL.—For purposes of subsection (a), the amount of the monthly advance payment of the credit provided to a taxpayer during the applicable period shall be equal to the lesser of—
 “(A) an amount equal to—
 “(i) the amount of the credit which the Secretary has determined will be allowed to such taxpayer under section 36C for the taxable year ending in such applicable period, divided by
 “(ii) 12, or
 “(B) such other amount as is elected by the taxpayer.
 “(2) APPLICABLE PERIOD.—For purposes of this section, the term ‘applicable period’ means the 12-month period from the month of July of the taxable year through the month of June of the subsequent taxable year.
 “(c) ELECTION OF ADVANCE PAYMENT.—A taxpayer may elect to receive an advance payment of the credit allowed under section 36C for any taxable year by including such election on a timely filed return for the preceding taxable year.
 “(d) INTERNAL REVENUE SERVICE NOTIFICATION.—The Internal Revenue Service shall take such steps as may be appropriate to ensure that taxpayers who are eligible to receive the credit under section 36C are aware of the availability of the advance payment of such credit under this section.
 “(e) AUTHORITY.—The Secretary may prescribe such regulations or other guidance as may be appropriate or necessary for the purposes of carrying out this section.”.

(c) CONFORMING AMENDMENTS.—
 (1) Section 6211(b)(4)(A) of the Internal Revenue Code of 1986 is amended by inserting “, 36C” after “36B”.
 (2) Paragraph (2) of section 1324(b) of title 31, United States Code, is amended by inserting “, 36C” after “36B”.
 (d) CLERICAL AMENDMENTS.—
 (1) IN GENERAL.—The table of sections for subpart C of part IV of subchapter A of chapter 1 of the Internal Revenue Code of 1986 is amended by inserting after the item relating to section 36B the following new item:
 “Sec. 36C. Rent paid for principal residence.”.

(2) ADVANCE PAYMENT.—The table of sections for chapter 77 of such Code is amended by inserting after the item relating to section 7527A the following new item:
 “Sec. 7527B. Advance payment of middle class tax credit.”.

(e) EFFECTIVE DATE.—The amendments made by this section shall apply to taxable years beginning after December 31, 2025.

SA 4322. Mr. WARNOCK (for himself, Ms. BALDWIN, and Mr. HEINRICH) submitted an amendment intended to be proposed by him to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; which was ordered to lie on the table; as follows:

At the appropriate place, insert the following:

SEC. ____ DISALLOWANCE OF INTEREST DEDUCTION FOR DISQUALIFIED SINGLE FAMILY PROPERTY OWNERS.

(a) IN GENERAL.—Section 163 of the Internal Revenue Code of 1986 is amended by redesignating subsection (n) as subsection (o) and by inserting after subsection (m) the following new subsection:

“(n) INTEREST PAID BY CERTAIN DISQUALIFIED SINGLE FAMILY PROPERTY OWNERS.—

“(1) IN GENERAL.—In the case of a disqualified single family property owner, no deduction shall be allowed under this chapter for any interest paid or accrued in connection with any single family residential rental property owned (directly or indirectly) by such disqualified single family property owner.

“(2) EXCEPTION.—

“(A) IN GENERAL.—Paragraph (1) shall not apply with respect to interest paid or accrued in the taxable year in which such single family residential rental property is sold.

“(B) EXCEPTION.—Subparagraph (A) shall not apply unless the sale described in such subparagraph is—

“(i) a sale to an individual for use as the principal residence of the individual (within the meaning of section 121), or

“(ii) a sale to any qualified nonprofit organization.

“(C) QUALIFIED NONPROFIT ORGANIZATION.—

“(i) IN GENERAL.—For purposes of this paragraph, the term ‘qualified nonprofit organization’ means any organization which—

“(I) is not organized for profit, and

“(II) has as a principal purpose the creation, development, or preservation of affordable housing.

“(ii) CERTAIN ORGANIZATIONS INCLUDED.—The term ‘qualified nonprofit organization’ shall include—

“(I) any community development corporation (as defined in section 204(b) of the Department of Veterans Affairs and Housing and Urban Development, and Independent Agencies Appropriations Act, 1997 (12 U.S.C. 1715z–11a(b))),

“(II) any community housing development organization (as defined in section 104 of the Cranston-Gonzales National Affordable Housing Act (42 U.S.C. 12704)),

“(III) any community-based development organization qualified under section 570.204 of title 24, Code of Federal Regulations, as in effect on the date of the enactment of this subsection,

“(IV) any land bank,

“(V) any resident-owned cooperative or community land trust, and

“(VI) any subsidiary of a public housing agency (as defined in section 3(b)(6) of the United States Housing Act of 1937 (42 U.S.C. 1437a(b)(6))).

“(iii) LAND BANK.—For purposes of this subparagraph, the term ‘land bank’ means a government entity, agency, or program, or a special purpose nonprofit entity formed by one or more units of government in accordance with State or local land bank enabling law, that has been designated by one or more State or local governments to acquire, steward, and dispose of vacant, abandoned, or other problem properties in accordance with locally-determined priorities and goals.

“(iv) COMMUNITY LAND TRUST.—For purposes of this subparagraph, the term ‘com-

munity land trust’ means a nonprofit organization or State or local government or instrumentality that—

“(I) use a ground lease or deed covenant with an affordability period of at least 30 years or more to—

“(aa) make rental and homeownership units affordable to households; and

“(bb) stipulate a preemptive option to purchase the affordable rentals or homeownership units so that the affordability of the units is preserved for successive income-eligible households; and

“(II) monitors properties to ensure affordability is preserved.

“(3) DISQUALIFIED SINGLE FAMILY PROPERTY OWNER.—For purposes of this subsection—

“(A) IN GENERAL.—The term ‘disqualified single family property owner’ means, with respect to any taxable year, any taxpayer who owns (directly or indirectly) 50 or more single family residential rental properties.

“(B) AGGREGATION RULES.—All persons treated as a single employer under subsection (a) or (b) of section 52, or subsection (m) or (o) of section 414, shall be treated as one taxpayer for purposes of this section.

“(C) MODIFICATIONS.—

“(i) IN GENERAL.—For purposes of applying subparagraph (B)—

“(I) section 52(a) shall be applied by substituting ‘component members’ for ‘members’, and

“(II) for purposes of applying section 52(b), the term ‘trade or business’ shall include any activity treated as a trade or business under paragraph (5) or (6) of section 469(c) (determined without regard to the phrase ‘To the extent provided in regulations’ in such paragraph (6)).

“(ii) COMPONENT MEMBER.—For purposes of this paragraph, the term ‘component member’ has the meaning given such term by section 1563(b), except that the determination shall be made without regard to section 1563(b)(2).

“(iii) NO INFERENCE.—The modifications made by clause (i) shall not be construed to create any inference with respect to the proper application of section 52 with respect to any other provision of this title.

“(4) SINGLE FAMILY RESIDENTIAL RENTAL PROPERTY.—For purposes of this subsection—

“(A) IN GENERAL.—The term ‘single family residential rental property’ means—

“(i) any residential rental property (as defined in section 168(e)(2)(A)(i)) which contains 4 or fewer dwelling units (as defined in section 168(e)(2)(A)(ii)(I)), and

“(ii) improvements to real property directly related to such dwelling units located on the site of such dwelling units.

For purposes of clause (i), each townhouse or rowhouse shall be treated as a separate building.

“(B) EXCEPTION FOR CERTAIN PROPERTIES.—Such term shall not include any residential rental property (as so defined)—

“(i) with respect to which a credit is allowed under section 42 for such taxable year or any property, or

“(ii) which—

“(I) was constructed by the taxpayer, or

“(II) acquired by the taxpayer after its construction but before the first date on which any dwelling unit in such property was occupied by a resident.

“(5) REGULATIONS.—The Secretary shall prescribe such regulations as may be necessary or appropriate to carry out the purposes of this subsection, including regulations to prevent the avoidance of the purposes of this subsection.”.

(b) APPLICATION TO CAPITALIZED AMOUNTS.—

(1) IN GENERAL.—Section 263A(f)(2) of the Internal Revenue Code of 1986 is amended by

adding at the end the following new subparagraph:

“(D) EXCEPTION FOR CERTAIN INTEREST OF DISQUALIFIED SINGLE FAMILY PROPERTY OWNERS.—Subparagraph (A) shall not apply to any interest for which a deduction would be disallowed under section 163(n).”.

(2) CARRYING CHARGES.—Section 266 of such Code is amended—

(A) by striking “No deduction” and inserting the following:

“(a) IN GENERAL.—No deduction”, and

(B) by adding at the end the following new subsection:

“(b) SPECIAL RULE FOR CERTAIN INTEREST OF DISQUALIFIED SINGLE FAMILY PROPERTY OWNERS.—No election may be made under this section to treat as chargeable to capital account any interest for which a deduction would be disallowed under section 163(n).”.

(c) EFFECTIVE DATE.—The amendments made by this section shall apply to indebtedness incurred in taxable years beginning after the date of the enactment of this Act.

SEC. ____ DISALLOWANCE OF DEPRECIATION IN CONNECTION WITH PROPERTY USED BY DISQUALIFIED SINGLE FAMILY PROPERTY OWNERS.

(a) IN GENERAL.—Section 167 of the Internal Revenue Code of 1986 is amended by redesignating subsection (i) as subsection (j) and by inserting after subsection (h) the following new subsection:

“(i) DEDUCTION DISALLOWED FOR DISQUALIFIED SINGLE FAMILY PROPERTY OWNERS.—

“(1) IN GENERAL.—In the case of a disqualified single family property owner, no deduction shall be allowed under this section for any single family residential rental property owned by such disqualified single family property owner.

“(2) EXCEPTION.—

“(A) IN GENERAL.—Paragraph (1) shall not apply with respect to depreciation deduction which is allowable—

“(i) in connection with a single family residential rental property, and

“(ii) in the taxable year in which such single family residential rental property is sold.

“(B) EXCEPTION.—Subparagraph (A) shall not apply unless the sale described in clause (ii) thereof is—

“(i) a sale to an individual for use as the principal residence of the individual (within the meaning of section 121), or

“(ii) a sale to any qualified nonprofit organization (as defined in section 163(n)(2)(C)).

“(3) DEFINITIONS.—For purposes of this subsection, the terms ‘disqualified single family property owner’ and ‘single family residential rental property’ have the respective meanings given such terms under section 163(n).

“(4) REGULATIONS.—The Secretary shall prescribe such regulations as may be necessary or appropriate to carry out the purposes of this subsection, including regulations to prevent the avoidance of the purposes of this subsection.”.

(b) EFFECTIVE DATE.—The amendments made by this section shall apply to property placed in service in taxable years beginning after the date of the enactment of this Act.

SA 4323. Mr. WARNOCK (for himself, Mr. KAINE, and Mr. VAN HOLLEN) submitted an amendment intended to be proposed by him to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; which was ordered to lie on the table; as follows:

At the appropriate place, insert the following:

TITLE ____—DOWNPAYMENT TOWARD EQUITY ACT

SEC. 1. SHORT TITLE.

This title may be cited as the “Downpayment Toward Equity Act of 2026”

SEC. 2. DEFINITIONS.

In this title:

(1) **AFFIRMATIVELY FURTHER FAIR HOUSING.**—The term “affirmatively further fair housing” has the same meaning as defined by the Secretary to implement section 808(e)(5) of the Fair Housing Act (42 U.S.C. 3608(e)(5)).

(2) **ELIGIBLE ENTITY.**—The term “eligible entity” means—

(A) a minority depository institution, as defined in section 308 of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (12 U.S.C. 1463 note);

(B) a community development financial institution, as defined in section 103 of the Riegle Community Development and Regulatory Improvement Act of 1994 (12 U.S.C. 4702), that is certified by the Secretary of the Treasury and targets services to minority and low-income populations or provides services in neighborhoods having high concentrations of minority and low-income populations;

(C) any other nonprofit, mission-driven entity that the Secretary finds has a track record of providing assistance to homeowners, targets services to minority and low-income populations, or provides services in neighborhoods having high concentrations of minority and low-income populations; and

(D) a unit of general local government, as defined in section 102 of the Housing and Community Development Act of 1974 (42 U.S.C. 5302).

(3) **ELIGIBLE HOME.**—The term “eligible home” means a residential dwelling, including a unit in a condominium or cooperative project or a manufactured housing unit, that meets the requirements of section ____ 5.

(4) **ELIGIBLE MORTGAGE LOAN.**—The term “eligible mortgage loan” means a residential mortgage loan that meets the requirements of section ____ 6.

(5) **FIRST-GENERATION HOMEBUYER.**—The term “first-generation homebuyer” means a homebuyer that is—

(A) an individual—

(i) whose parents or legal guardians do not, or did not at the time of their death, to the best of the individual’s knowledge, have any present ownership interest in a residence in any State, excluding ownership of their property or ownership of chattel; and

(ii) whose spouse or domestic partner has not, during the 3-year period ending upon acquisition of the eligible home to be acquired using such assistance, had any present ownership interest in a residence in any State, excluding ownership of their property or ownership of chattel, whether the individual is a co-borrower on the loan or not; or

(B) an individual who has at any time been placed in foster care or institutional care whose spouse or domestic partner has not, during the 3-year period ending upon acquisition of the eligible home to be acquired using such assistance, had any ownership interest in a residence in any State, excluding ownership of their property or ownership of chattel, whether such individuals are co-borrowers on the loan or not.

(6) **HEIR PROPERTY.**—The term “heir property” means residential property for which title passed by operation of law through intestacy and is held by 2 or more heirs as tenants in common.

(7) **OWNERSHIP INTEREST.**—The term “ownership interest” means any ownership, excluding any interest in heir property, in—

(A) real estate in fee simple;

(B) a leasehold on real estate under a lease for not less than 99 years which is renewable; or

(C) a fee interest in, or long-term leasehold interest in, real estate consisting of a 1-family unit in a multifamily project, including a project in which the dwelling units are attached, or are manufactured housing units, semi-detached, or detached, and an undivided interest in the common areas and facilities which serve the project.

(8) **QUALIFIED HOMEBUYER.**—The term “qualified homebuyer”—

(A) means a homebuyer who meets the requirements of section ____ 4; and

(B) includes homebuyers consisting of multiple individuals, co-purchasers, and multi-member households.

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

(10) **SHARED EQUITY HOMEOWNERSHIP PROGRAM.**—The term “shared equity homeownership program” means affordable homeownership preservation through a resale restriction program administered by a community land trust, other nonprofit organization, or State or local government or instrumentalities.

(11) **SOCIALLY AND ECONOMICALLY DISADVANTAGED INDIVIDUAL.**—The term “socially and economically disadvantaged individual” means an individual who meets the following requirements:

(A) **SOCIAL DISADVANTAGE.**—

(i) **IN GENERAL.**—The individual is a member of a socially disadvantaged group, whose members have historically been subjected to racial or ethnic discrimination within the United States because of their identity as members of such group without regard to their individual qualities.

(ii) **PRESUMPTION; REBUTTAL.**—An individual identifying as Black, Hispanic, Native American, or Asian American, or any combination thereof, shall be presumed to be socially disadvantaged for purposes of clause (i). Such presumption may be rebutted with credible evidence to the contrary.

(iii) **BURDEN OF PROOF.**—An individual who does not identify as described in clause (ii) shall be required to establish individual social disadvantage for purposes of clause (i) by a preponderance of the evidence.

(iv) **RULES.**—The Secretary may issue regulations as necessary to establish procedures for complying with this subparagraph.

(B) **ECONOMIC DISADVANTAGE.**—The individual has an income that meets the requirements under section ____ 4(a).

(12) **STATE.**—The term “State” means any State of the United States, the District of Columbia, the Commonwealth of Puerto Rico, the United States Virgin Islands, Guam, the Commonwealth of the Northern Mariana Islands, American Samoa, and the tribal government of any Indian tribe, as defined in section 4 of the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4103).

SEC. 3. FIRST-GENERATION DOWNPAYMENT ASSISTANCE PROGRAM.

(a) **ESTABLISHMENT.**—The Secretary shall carry out a program under this title to provide grants to States and eligible entities to provide financial assistance under this section to first-generation homebuyers to assist them with acquiring owner-occupied primary residences.

(b) **ALLOCATION.**—After reserving amounts as required under sections ____ 7(d) and ____ 9(b), any remaining amounts made available to carry out this title shall be allocated as follows:

(1) **STATES.**—75 percent of such amounts shall be allocated among States in accordance with a formula established by the Secretary, which shall—

(A) take into consideration the best available data to provide more funding to States

with a higher approximate number of potential qualified homebuyers; and

(B) be adjusted to reflect median area home prices.

(2) **ELIGIBLE ENTITIES.**—25 percent of such amounts shall be made available only to eligible entities on a competitive basis.

(c) **ASSISTANCE.**—Amounts from a grant under this title shall be used only to provide assistance—

(1) on behalf of a qualified homebuyer; and

(2) for—

(A) costs in connection with the acquisition, involving an eligible mortgage loan, of an eligible home, including downpayment costs, closing costs, and costs to reduce the rates of interest on eligible mortgage loans;

(B) subsidies to make shared equity homes affordable to homebuyers by discounting the price for which the home will be sold and to preserve the affordability of the home for subsequent homebuyers; and

(C) pre-occupancy home modifications required to accommodate qualified homebuyers or members of their household with disabilities.

(d) **AMOUNT.**—A grant of assistance under this title—

(1) may be provided on behalf of any qualified homebuyer only once; and

(2) may not exceed the greater of \$20,000 or 10 percent of the purchase price in the case of a qualified homebuyer, not to include assistance received under subsection (c)(2)(C) for disability related home modifications, except that the Secretary may increase such maximum limitation amounts—

(A) for qualified homebuyers who are socially and economically disadvantaged; or

(B) in the case of qualified homebuyers acquiring residences located in high-cost areas, as determined based on median home prices or prices of residences under a shared equity homeownership program.

(e) **LAYERING OF ASSISTANCE.**—Assistance from grant amounts under this title may be provided on behalf of a qualified homebuyer who is receiving assistance from other sources, including other State, Federal, local, private, public, and nonprofit sources, for acquisition of an eligible home.

(f) **STATE ADMINISTRATION.**—

(1) **IN GENERAL.**—The Secretary shall require that each State receiving grant amounts under this title administer the program to provide assistance with such amounts through the State housing finance agency for the State or such other housing agency of the State as the Secretary finds appropriate, except that any such agency may, at the option of the agency, contract with a nonprofit entity, including a housing counseling agency approved by the Secretary, to administer such assistance.

(2) **AFFIRMATIVELY FURTHERING FAIR HOUSING.**—For a State to be eligible for a grant under this title, the State shall be in compliance with the Secretary’s regulations implementing the requirement to affirmatively further fair housing.

(3) **PROHIBITION OF PRIORITY OR RECOUPMENT OF FUNDS.**—In selecting qualified homebuyers for assistance with grant amounts under this title, a State or eligible entity may not—

(A) provide any priority or preference for homebuyers who are acquiring eligible homes with a mortgage loan made, insured, guaranteed, or otherwise assisted by the State housing finance agency for the State, any other housing agency of the State, or an eligible entity when applicable; or

(B) seek to recoup any funds associated with the provision of downpayment assistance to the qualified homebuyer, whether through premium pricing or otherwise, except as provided in subsection (g) or otherwise authorized by the Secretary.

(g) **RECAPTURE AND REALLOCATION.**—The Secretary shall require changes in a grantee's policy or distribution of funds or recapture any amounts remaining available to a grantee, and reallocate such funds among other States and eligible entities, if the Secretary determines in his or her sole discretion that—

(1) a State or eligible entity—

(A) has not demonstrated the capacity to expend grant funds in a timely manner that furthers the purposes under this title; or

(B) is distributing or plans to distribute grant funds in a manner that results or will predictably result in qualified homebuyers from racial or ethnic groups that have faced historic obstacles to homeownership failing to receive the benefits of such funds in proportion to their population among qualified homebuyers in the relevant area; or

(2) there is insufficient demand among qualified eligible entities to distribute funds.

(h) **UNIFORMITY AND PROGRAM STANDARDIZATION.**—The Secretary shall establish a uniform set of requirements to which each State and eligible entity receiving grant amounts under this title shall comply.

SEC. 4. QUALIFIED HOMEBUYERS.

(a) **REQUIREMENTS.**—Assistance from grant amounts under this title may be provided only on behalf of a homebuyer who meets all of the following requirements:

(1) **INCOME.**—The household of the homebuyer has an income that does not exceed—

(A) 120 percent of median income for the area (as determined by the Secretary) within which—

(i) the eligible home to be acquired using such assistance is located; or

(ii) the place of residence of the homebuyer is located; or

(B) in the case of a homebuyer acquiring an eligible home that is located in a high-cost area, as determined by the Secretary, 140 percent of the median income for the area within which the eligible home to be acquired using such assistance is located.

(2) **FIRST-TIME HOMEBUYER.**—The homebuyer, as self-attested by the homebuyer, is a first-time homebuyer, as defined in section 104 of the Cranston Gonzalez National Affordable Housing Act (42 U.S.C. 12704), except that—

(A) for the purposes of this title the reference in such section 104 to title II shall be considered to refer to this title; and

(B) ownership of heir property shall not be treated as owning a home for purposes of determining whether a borrower qualifies as a first-time homebuyer.

(3) **FIRST-GENERATION HOMEBUYER.**—The homebuyer, as self-attested by the homebuyer, is a first-generation homebuyer.

(b) **RELIANCE ON BORROWER ATTESTATIONS.**—No additional documentation beyond the borrower's attestation shall be required to demonstrate eligibility under paragraphs (2) and (3) of subsection (a), and no creditor shall be subject to liability, including monetary penalties or requirements to indemnify a Federal agency or repurchase a loan that has been sold or securitized, for the provision of downpayment assistance under this title to a borrower who does not meet the eligibility requirements if the creditor does so in good faith reliance on borrower attestations of eligibility required by this title or regulation.

SEC. 5. ELIGIBLE HOMES.

(a) **IN GENERAL.**—Assistance from grant amounts under this title may be provided only in connection with the acquisition by a qualified homebuyer of a residential property that—

(1) consists of 1 to 4 dwelling units; and

(2) will be occupied by the qualified homebuyer, in accordance with such assurances

and commitments as the Secretary shall require, as the primary residence of the homebuyer, subject to section 4.

(b) **REPAYMENT OF ASSISTANCE.**—

(1) **REQUIREMENT.**—The Secretary shall require that, if a homebuyer to or on behalf of whom assistance is provided from grant amounts under this title fails or ceases to occupy the property acquired using such assistance as the primary residence of the homebuyer, except in the case of assistance provided in connection with the purchase of a principal residence through a shared equity homeownership program, the homebuyer shall repay to the State or eligible entity, as applicable, in a proportional amount of the assistance the homebuyer receives based on the number of years they have occupied the eligible home up to 5 years, except that no assistance shall be repaid if the qualified homebuyer occupies the eligible home as a primary residence for 5 years or more.

(2) **LIMITATION.**—Notwithstanding subparagraph (A), a homebuyer to or on behalf of whom assistance is provided from grant amounts under this title shall not be liable to the State or eligible entity for the repayment of the amount of such shortage if the homebuyer fails or ceases to occupy the property acquired using such assistance as the principal residence of the homebuyer at least in part because of a hardship, or sells the property acquired with such assistance before the expiration of the 60-month period beginning on such date of acquisition and the capital gains from such sale to a bona fide purchaser in an arm's length transaction are less than the amount the homebuyer is required to repay the State or eligible entity under subparagraph (A).

SEC. 6. ELIGIBLE MORTGAGE LOANS.

Assistance from grant amounts under this title may be provided only in connection with the acquisition of an eligible home involving a residential mortgage loan that—

(1) meets the underwriting requirements and dollar amount limitations for acquisition by the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation;

(2) is made, insured, or guaranteed under any program administered by the Secretary;

(3) is made, insured, or guaranteed by the Department of Agriculture;

(4) is a qualified mortgage, as defined in section 129C(b)(2) of the Truth in Lending Act (15 U.S.C. 1639c(b)(2)); or

(5) is guaranteed for the benefit of a veteran.

SEC. 7. HOUSING COUNSELING REQUIREMENT.

(a) **IN GENERAL.**—Except as provided pursuant to section 4, assistance with grant amounts under this title may not be provided on behalf of qualified homebuyer unless such homebuyer has completed a program of counseling with respect to the responsibilities and financial management involved in homeownership before entering into a sales purchase agreement or loan application, except as provided under subsection (c), as the Secretary shall require, provided through a counseling agency approved by the Secretary. Such program may be delivered in-person, virtually, by telephone, or any other method the Secretary determines acceptable and shall include providing information on fair housing rights and on the availability of post-purchase housing counseling opportunities and instruction on how to file a fair housing complaint.

(b) **ALTERNATIVE REQUIREMENT.**—The Secretary shall provide that if a qualified homebuyer is unable to complete the requirement under subsection (a) within 30 days due to housing counseling agency capacity issues, a

State or eligible entity may allow such qualified homebuyer to complete alternative homebuyer education to fulfill the requirement under subsection (a), including homebuyer education that is provided through an online platform, and such qualified homebuyer shall be made aware of the availability of post-purchase housing counseling opportunities.

(c) **REFERRAL UPON MORTGAGE DENIAL.**—The Secretary shall require that any qualified homebuyer who has completed a counseling program referred to in subsection (a) or alternative requirement pursuant to subsection (b), who receives a commitment for assistance with grant amounts under this title and who applies for an eligible mortgage loan for acquisition of an eligible home and is denied such mortgage loan, shall be referred to a counseling agency described in subsection (a) for counseling relating to such denial and for re-qualification. An eligible homebuyer may be re-qualified at least 1 additional time in a calendar year, or more as determined by the Secretary.

(d) **FUNDING.**—Of any amounts appropriated to carry out this title, the Secretary shall use not less than 5 percent for costs of providing counseling referred to in subsection (a).

SEC. 8. ADMINISTRATIVE COSTS.

States and eligible entities receiving grant amounts under this title may use a portion of such amounts for administrative costs up to the limit specified by the Secretary.

SEC. 9. REPORTS.

(a) **ANNUAL REPORT.**—

(1) **IN GENERAL.**—For each fiscal year during which the Secretary makes grants under this title, the Secretary shall submit to Congress, and make publicly available online in an easily accessible location on the website of the Department of Housing and Urban Development, a report that shall include—

(A) demographic information regarding applicants for and recipients of assistance provided pursuant to this title, including race, ethnicity, and gender;

(B) information regarding the types and amount of assistance provided, including downpayment assistance, assistance with closing costs, and assistance to reduce mortgage loan interest rates; and

(C) information regarding properties acquired using such assistance, including location, property value, property type, and first mortgage type and investor.

(2) **DISAGGREGATION.**—All data included in an report required under paragraph (1) shall be disaggregated by ZIP Code or census tract level, whichever is most feasible, and demographic information, including race, ethnicity, and gender, and any other data points the Secretary deems appropriate especially to observe equitable outcomes to ensure the grant program is affirmatively furthering fair housing.

(b) **CAPACITY BUILDING.**—

(1) **IN GENERAL.**—Of any amounts appropriated to carry out this title, the Secretary shall use not more than 1 percent to assist States and eligible entities to develop capacity to meet the reporting requirements under subsection (a).

(2) **CONSULTATION.**—The Secretary shall encourage States and eligible entities to consult with community-based and nonprofit organizations that have as their mission to advance fair housing and fair lending.

(c) **PRIVACY REQUIREMENTS.**—

(1) **IN GENERAL.**—Each State and eligible entity that receives a grant under this title shall establish data privacy and security requirements for the information described in subsection (a) that—

(A) include appropriate measures to ensure that the privacy of the individuals and households is protected;

(B) provide that the information, including any personally identifiable information, is collected and used only for the purpose of submitting reports under subsection (a); and

(C) provide confidentiality protections for data collected about any individuals who are survivors of intimate partner violence, sexual assault, or stalking.

(2) STATISTICAL RESEARCH.—

(A) IN GENERAL.—The Secretary—

(i) may provide full and unredacted information provided under subsection (a), including personally identifiable information, for statistical research purposes in accordance with existing law; and

(ii) may collect and make available for statistical research, at the census tract level, information collected under paragraph (1).

(B) APPLICATION OF PRIVACY REQUIREMENTS.—A recipient of information under subparagraph (A) shall establish for such information the data privacy and security requirements described in paragraph (1).

SEC. 10. COMPELLING INTEREST STUDY.

(a) IN GENERAL.—The Secretary, in consultation with the Attorney General, shall survey and compile evidence to determine whether or not there is a sufficient history of discrimination in housing and, if so, the appropriate remedy to redress such historic discrimination.

(b) RECOMMENDATIONS.—The Secretary shall make conclusions and recommendations based on the evidence compiled under subsection (a) and provide States and eligible entities granted awards under this title an opportunity to modify their programs for assistance under this title according to such recommendations.

SEC. 11. IMPLEMENTATION.

The Secretary shall have the authority to establish by notice or mortgagee letter any requirements that the Secretary determines are necessary for timely and effective implementation of the grant program under this title and the expenditure of funds appropriated, which requirements shall take effect upon issuance.

SEC. 12. AUTHORIZATION OF APPROPRIATIONS.

There is authorized to be appropriated for grants under this title \$100,000,000,000, and any amounts appropriated pursuant to this section shall remain available until expended.

SA 4324. Mr. WARNOCK (for himself, Ms. BLUNT ROCHESTER, and Mr. BLUMENTHAL) submitted an amendment intended to be proposed by him to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; which was ordered to lie on the table; as follows:

At the appropriate place, insert the following:

SEC. PUBLIC APPRAISAL DATABASE AND CONSIDERATION OF VALUE.

(a) PUBLIC APPRAISAL DATABASE.—The Federal Housing Enterprises Safety and Soundness Act of 1992 (12 U.S.C. 4501 et seq.) is amended by inserting after section 1313B (12 U.S.C. 4513b) the following:

“SEC. 1313C. PUBLIC APPRAISAL DATABASE.

“(a) PURPOSE.—The purpose of this section is to provide the public, the Federal Government, and State governments with residential real estate appraisal data to help determine whether financial institutions, appraisal management companies, appraisers, and other valuation professionals are serving the housing market in a manner that is efficient and consistent for all mortgage loan applicants, borrowers, and communities.

“(b) DEFINITIONS.—In this section:

“(1) APPLICATION.—The term ‘application’ means the submission of a consumer’s finan-

cial information for the purposes of obtaining an extension of credit.

“(2) DWELLING.—The term ‘dwelling’—

“(A) means a 1-to-4 unit residential structure, whether or not attached to real property; and

“(B) includes a detached home, an individual condominium or cooperative unit, and a manufactured home or other factory-built home.

“(3) FINANCIAL INSTITUTION.—The term ‘financial institution’ means any partnership, company, corporation, association (incorporated or unincorporated), trust, estate, cooperative organization, or other entity that engages in financial activity.

“(4) MORTGAGE LOAN.—The term ‘mortgage loan’ means any extension of credit that is secured by a lien on a dwelling.

“(c) AGENCY APPRAISAL DATA SHARING.—

“(1) LEGACY APPRAISAL DATA.—Not later than 180 days after the date of enactment of this section, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Federal Housing Administration, the Department of Agriculture, and the Department of Veterans Affairs shall provide to the Agency—

“(A) the appraisal data collected in connection with mortgage loan applications and mortgage loans that financial institutions submitted to the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Federal Housing Administration, the Department of Agriculture, and the Department of Veterans Affairs, as applicable, during the period beginning on January 1, 2017, and ending on the date of enactment of this section; and

“(B) the corresponding census tract of the subject property, agency loan identifier, the Universal Loan Identifier required by the Home Mortgage Disclosure Act of 1975 (12 U.S.C. 2801 et seq.), the mortgage loan purpose, whether the property is owner occupied, the acquiring agency, and the race and ethnicity of the borrower as required by that Act.

“(2) MODERNIZED APPRAISAL DATA.—Not later than 1 year after the date of enactment of this section, and on a quarterly basis thereafter, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Federal Housing Administration, the Department of Agriculture, and the Department of Veterans Affairs shall provide to the Agency—

“(A) the appraisal data collected in connection with mortgage loan applications and mortgage loans that financial institutions submitted in the previous quarter to the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Federal Housing Administration, the Department of Agriculture, and the Department of Veterans Affairs, as applicable; and

“(B) the corresponding census tract of the subject property, agency loan identifier, the Universal Loan Identifier required by the Home Mortgage Disclosure Act of 1975 (12 U.S.C. 2801 et seq.), the mortgage loan purpose, whether the property is owner occupied, the acquiring agency, and the race and ethnicity of the borrower as required by that Act.

“(d) PUBLIC SEARCHABLE DATABASE.—

“(1) LEGACY APPRAISAL DATABASE.—Not later than 2 years after the date of enactment of this section, the Director, in consultation with the Secretary of Housing and Urban Development, the Secretary of Agriculture, and the Secretary of Veterans Affairs, shall make publicly available online a searchable and downloadable appraisal-level public use file of the data shared pursuant to subsection (c)(1).

“(2) MODERNIZED APPRAISAL DATABASE.—Not later than 2 years after the date of en-

actment of this section, and on a quarterly basis thereafter, the Director, in consultation with the Secretary of Housing and Urban Development, the Secretary of Agriculture, and the Secretary of Veterans Affairs, shall make publicly available online a searchable and downloadable appraisal-level public use file of the data shared pursuant to subsection (c)(2).

“(e) FORM AND MANNER OF VALUATION DATA.—

“(1) IN GENERAL.—Any appraisal data required to be disclosed under subsection (d) shall be itemized at the appraisal level to clearly and conspicuously disclose—

“(A) the assignment data, including the assignment reason, property valuation method, client or lender name, appraisal management company name, appraiser company name, appraiser credential level, appraiser identification number, and State, exterior scope of inspection, interior scope of inspection, and the inspection date;

“(B) the subject property data, including the physical address, zip code, county, State, neighborhood name, attachment type, number of units excluding accessory dwelling units, number of accessory dwelling units, special tax assessments, whether the subject property is a planned unit development, condominium, cooperative, property on Native American lands, subject site owned in common, homeowner responsible for all exterior maintenance of dwelling, or new construction, the property rights appraised, whether all rights are included in the appraisal, and the legal description;

“(C) the market data, including the market area boundary, search criteria description, number of active listings and their median days on market, lowest list price, median list price, and highest list price, the number of pending sales, the number of sales in the past 24 months and their lowest sale price, median sale price, and highest sale price, whether there is distressed market competition, the price trend source, the demand and supply trend, the marketing time, and the market commentary;

“(D) the project information, including the project information data source, the monthly amount of mandatory fees, the common amenities and services included, the utilities included, whether the developer or sponsor is in control, any known legal actions, unit special assessments, and unit tax abatements or exemptions;

“(E) the subject listing information, including the subject listing identification number, the start date, end date, days on market, starting list price, and current or final list price;

“(F) the sales contract data, including whether there is a sales contract, whether the contract was analyzed, and whether the transaction appears to be an arms length transaction, the contract price, the contract data, transfer terms, any personal property conveyed, any known sales concessions, total sales concessions and whether such concessions are typical for the market, and sales contract analysis;

“(G) for the subject property and each comparable property relied on for the opinion of value, as applicable—

“(i) the general data, including the property address, data source, proximity to the subject, list price, listing status, contract price or sale price, sales concessions, contract date, sale data, days on market, whether attached or detached, and property rights appraised;

“(ii) the site data, including the site size, neighborhood name, topography, site influence or location, site view, and site range;

“(iii) the dwelling data, including the year built, dwelling style, heating, and cooling;

“(iv) the energy efficient and green features, including the efficiency rating;

“(v) the unit data, including the number of bedrooms, number of full baths, number of half baths, finished area above grade, finished area below grade, unfinished area below grade, and below grade exterior access;

“(vi) the exterior quality and condition ratings data, including the quality rating, exterior walls and trim, roof, and condition rating;

“(vii) the interior quality and condition ratings data, including the quality rating, condition rating, kitchen, and overall flooring;

“(viii) the overall quality and condition ratings data, including the quality rating and the condition rating;

“(ix) the property amenities data, including the outdoor living, water features, and miscellaneous;

“(x) the vehicle storage data, including type, spaces, and detail; and

“(xi) for each comparable relied on for the opinion of value, any adjustments related to each of the above data fields;

“(H) the summary data for the comparable properties relied on for the opinion of value, including the list price, sale price, net adjustment total, price per finished area above grade, adjusted price, and comparable weight;

“(I) the reconciliation data, including the approaches to value, the contract price, opinion of market value, market value condition, reasonable exposure time, effective date of appraisal, and final value condition statement;

“(J) the corresponding census tract of the subject property, agency loan identifier, the Universal Loan Identifier required by the Home Mortgage Disclosure Act of 1975 (12 U.S.C. 2801 et seq.), the mortgage loan purpose, whether the property is owner occupied, the acquiring agency, and the race and ethnicity of the borrower as required by that Act, based on the data provided by the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Federal Housing Administration, the Department of Agriculture, and the Department of Veterans Affairs, as applicable, to the Agency and added to the public appraisal database by the Agency; and

“(K) such other information as the Agency may require by regulation, after notice and comment.

“(2) DISCRETION TO MODIFY PUBLICLY AVAILABLE DATA.—The Agency may modify data collected under this section, to be made publicly available, if the Agency determines by regulation, after notice and comment, that the release of the unmodified data creates risks to a mortgage loan applicant or mortgage loan borrower privacy interests that are not justified by the benefits of such release to the public in light of the statutory purposes.

“(f) ACCESS TO THE UNMODIFIED DATABASE.—For enforcement and other purposes, the Agency shall, upon request, provide access to all information collected for the database pursuant to this section, in unredacted form, to any Executive agency, as defined in section 105 of title 5, United States Code, the Board of Governors of the Federal Reserve System, the Office of the Comptroller of the Currency, the Federal Deposit Insurance Corporation, the National Credit Union Administration, the Appraisal Subcommittee of the Federal Financial Institutions Examination Council, the Bureau of Consumer Financial Protection, and any State attorney general, State appraiser regulator, or other State agency with responsibility for laws related to appraisals.

“(g) RULE OF CONSTRUCTION.—Nothing in this section shall be construed to encourage

unsafe or unsound lending, appraisal, or valuation practices.

“(h) RULES AND INTERPRETIVE GUIDELINES.—Not later than 1 year after the date of enactment of this section, the Agency shall issue a final rule after notice and comment and issue such guidance as may be necessary to carry out and enforce this section.”.

(b) RECONSIDERATION OF VALUE.—

(1) IN GENERAL.—Section 129E of the Truth In Lending Act (15 U.S.C. 1639e) is amended—

(A) by redesignating subsections (j) and (k) as subsections (k) and (l), respectively; and

(B) by inserting after subsection (i) the following:

“(j) CONSUMER RIGHT TO RECONSIDERATION OF VALUE OR SUBSEQUENT APPRAISAL.—

“(1) DEFINITIONS.—In this section:

“(A) UNACCEPTABLE APPRAISAL PRACTICE.—The term ‘unacceptable appraisal practice’ means an appraisal report that—

“(i) uses unsupported or subjective terms to assess or rate the property without providing a foundation for analysis and contextual information;

“(ii) uses inaccurate or incomplete data about the subject property, the neighborhood, the market area, or any comparable property;

“(iii) includes references, statements or comparisons about crime rates or crime statistics, whether objective or subjective;

“(iv) relies in the appraisal analysis on comparable properties that were not personally inspected by the appraiser when required by the appraisal’s scope of work;

“(v) relies in the appraisal analysis on inappropriate comparable properties;

“(vi) fails to use comparable properties that are more similar, or nearer, to the subject property without adequate explanation;

“(vii) uses comparable property data provided by any interested party to the transaction without verification by a disinterested party;

“(viii) uses inappropriate adjustments for differences between the subject property and the comparable properties that do not reflect the market’s reaction to such differences; or

“(ix) fails to make proper adjustments, including time adjustments for differences between the subject property and the comparable properties when necessary.

“(B) UNSUPPORTED.—The term ‘unsupported’ means, with respect to an appraisal report or an appraiser’s opinion of value, that the appraisal report or the opinion of value is not supported by relevant evidence and logic.

“(2) REVIEW.—In connection with a consumer credit transaction secured by a consumer’s principal dwelling, a creditor shall have a review and resolution procedure for a consumer-initiated reconsideration of value or subsequent appraisal that complies with the following requirements:

“(A) The creditor shall complete its own appraisal review before delivering the appraisal to the consumer.

“(B) The creditor shall have policies and procedures that provide the consumer with a process to submit one request for a reconsideration of value and subsequent appraisal prior to the loan closing or within 60 calendar days of denial of a credit application if the consumer believes the appraisal report may be unsupported, may be deficient due to an unacceptable appraisal practice, or may reflect discrimination.

“(C) At the time of application and upon delivery of the appraisal report to the consumer, the creditor shall provide a written disclosure to the consumer describing the process for requesting a reconsideration of value or subsequent appraisal, which written disclosure shall include a standardized for-

mat for the consumer to submit the request for a reconsideration of value, including—

“(i) the name of the borrower;

“(ii) the property address;

“(iii) the effective date of the appraisal;

“(iv) the appraiser’s name;

“(v) the date of the request;

“(vi) a description of why the consumer believes the appraisal report may be unsupported, may be deficient due to an unacceptable appraisal practice, or may reflect discrimination;

“(vii) any additional information, data, including not more than 5 alternative comparable properties and the related data sources that the consumer would like the appraiser to consider; and

“(viii) an explanation of why the new information, data, or comparable properties support the reconsideration of value.

“(D) The creditor shall obtain the necessary information from the consumer if the consumer’s request for reconsideration of value or subsequent appraisal is unclear or requires more information.

“(E) The creditor shall have a standardized format to communicate the reconsideration of value to the appraiser, which format shall include—

“(i) the name of the borrower;

“(ii) the property address;

“(iii) the effective date of the appraisal;

“(iv) the appraiser’s name;

“(v) the date of the request;

“(vi) a description of any area of the appraisal report that may be unsupported, may be deficient due to an unacceptable appraisal practice, or may reflect discrimination;

“(vii) any additional information, data, including not more than 5 alternative comparable properties and the related data sources that the consumer would like the appraiser to consider;

“(viii) an explanation of why the new information, data, or comparable properties support the reconsideration of value;

“(ix) a definition of turn-time expectations for the appraiser to communicate the reconsideration of value results back to the creditor;

“(x) instructions for delivering the reconsideration of value response as part of a revised appraisal report that includes commentary on conclusions regardless of the outcome; and

“(xi) a reference for appraisers on how to correct minor appraisal issues or non-material errors not related to the reconsideration of value process.

“(3) SUBSEQUENT APPRAISAL AND REFERRAL.—

“(A) IN GENERAL.—If the creditor identifies material deficiencies in the appraisal report that are not corrected or addressed by the appraiser upon request of the creditor, including through a consumer-initiated reconsideration of value, or if there is evidence of unsupported or unacceptable appraisal practices, the creditor shall—

“(i) at the request of the consumer, order a subsequent appraisal at the creditor’s own expense; and

“(ii) forward the appraisal report and the creditor’s summary of findings to the appropriate appraisal licensing agency or regulatory board.

“(B) DISCRIMINATION.—If the creditor has reason to believe that an appraisal report reflects discrimination, the creditor shall—

“(i) order a subsequent appraisal, at the creditor’s own expense;

“(ii) forward the appraisal report and the creditor’s summary of findings to the appropriate local, State, or Federal enforcement agency; and

“(iii) upon a final determination of discrimination by the appropriate local, State,

or Federal enforcement agency, receive a reimbursement from the appraiser covering the cost of the subsequent appraisal ordered by the creditor.

“(C) DEFINITION.—

“(i) IN GENERAL.—Except as provided in clause (ii), in this paragraph, the term ‘reason to believe’ means that the creditor has reviewed the applicable law and available evidence and determined that a potential violation of Federal or state antidiscrimination law exists. The available evidence may include the appraisal report, loan files, written communications, credible observations by persons with direct knowledge, statistical analysis, and the appraiser’s response to the request for a reconsideration of value.

“(ii) EXCEPTION.—The term ‘reason to believe’ does not mean that there is a final legal determination of discrimination.

“(4) DOCUMENT RETENTION.—The creditor shall retain all documentation and written communications related to the request for reconsideration of value or subsequent appraisal in the loan file during the seven-year period beginning on the date on which the consumer submitted the credit application.

“(5) RULE OF CONSTRUCTION.—This subsection is consistent with the exceptions to the appraiser independence requirements found in Section 129E(c) of the Truth in Lending Act (15 U.S.C. 1639e(c)). Nothing in this subsection shall be construed to require a creditor to submit a reconsideration of value to the original appraiser before ordering a subsequent appraisal from a subsequent appraiser.”

(2) RULES AND INTERPRETATIVE GUIDELINES.—Section 129E(g) of the Truth in Lending Act (15 U.S.C. 1639e(g)) is amended—

(A) in paragraph (1), by striking “paragraph (2), the Board” and inserting “paragraphs (2) and (3), the Bureau”; and

(B) by adding at the end the following:

“(3) FINAL RULE.—Not later than 1 year after the date of enactment of this paragraph, the Federal Housing Finance Agency shall issue a final rule after notice and comment and issue such guidance as may be necessary to carry out and enforce subsection (j).”

SA 4325. Mr. SCHIFF submitted an amendment intended to be proposed by him to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; which was ordered to lie on the table; as follows:

At the appropriate place, insert the following:

SEC. ____ . PROHIBITION ON SOLICITATION BY INSTITUTIONAL INVESTORS AFTER MAJOR DISASTERS.

Title IV of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5170) is amended by adding at the end the following:

“SEC. 431. PROHIBITION ON SOLICITATION BY INSTITUTIONAL INVESTORS.

“(a) INSTITUTIONAL INVESTOR DEFINED.—In this section, the term ‘institutional investor’ means, with respect to any taxable year, any individual or entity that owns, directly or indirectly, not less than 75 single-family homes.

“(b) PROHIBITION.—During the 6-month period following the declaration of a major disaster under section 401, an institutional investor may not make an offer to purchase a property, including any lot, parcel, or home, located within the area affected by the major disaster—

“(1) through the mail or any interstate wire; or

“(2) through any other type of solicitation or method of contact.

“(c) SEVERABILITY.—If any provision of this section or the application of such provi-

sion is held to be unconstitutional, the remainder of this section, and the application of the provision to any other person or circumstance, shall not be affected.”

SA 4326. Mr. SCHIFF (for himself and Ms. ERNST) submitted an amendment intended to be proposed by him to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; which was ordered to lie on the table; as follows:

At the appropriate place, insert the following:

SEC. ____ . BASE AND OVERTIME WAGES ASSOCIATED WITH REPAIR, RESTORATION AND REPLACEMENT OF DAMAGED FACILITIES.

Section 406(a)(2)(D) of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5172(a)(2)(D)) is amended to read as follows:

“(D) base and overtime wages for extra hires utilized for substantial damage determinations occurring within 180 days after the major disaster is declared or, for all other activities to facilitate the implementation and enforcement of adopted building codes, for a period of not more than 2 years after a date selected by the recipient of the relevant contribution.”

SA 4327. Ms. ERNST submitted an amendment intended to be proposed by her to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; which was ordered to lie on the table; as follows:

At the appropriate place, insert the following:

SEC. ____ . IDENTIFYING FRAUD IN HOUSING AND RENTAL ASSISTANCE.—

(a) DEFINITIONS.—In this section:

(1) DEPARTMENT.—The term “Department” means the Department of Housing and Urban Development.

(2) PROJECT-BASED ASSISTANCE; TENANT-BASED ASSISTANCE.—The terms “project-based assistance” and “tenant-based assistance” have the meanings given those terms in section 8(f) of the United States Housing Act of 1937 (42 U.S.C. 1437f(f)).

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

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

(b) MANDATORY COMPLIANCE DATE.—

(1) IN GENERAL.—Not later than December 1, 2027, the Secretary shall include, as part of the agency financial report for fiscal year 2027 required under OMB Circular No. A-36, a compliant improper payment assessment for project-based assistance and tenant-based assistance.

(2) DETAILED PLAN AND TIMELINE.—The Secretary shall develop and execute a detailed plan and timeline for testing and reporting improper payment estimates in the Office of Public and Indian Housing’s Tenant-Based Rental Assistance program and the Office of Multifamily Housing’s Project-Based Rental Assistance program, in full compliance with Federal law and applicable guidance issued by the Office of Management and Budget.

(c) IDENTIFYING FRAUD IN HOUSING AND RENTAL ASSISTANCE.—

(1) PUBLIC AND SECTION 8 HOUSING.—

(A) IN GENERAL.—Not later than 60 days after making a determination described in subparagraph (B), the Secretary shall notify the Inspector General of the Department of the determination.

(B) DETERMINATION.—A determination described in this subparagraph is a determination that—

(i) the aggregate amount of housing assistance payments or grants paid under the United States Housing Act of 1937 (42 U.S.C. 1437 et seq.) for a ZIP code and county or county equivalent increased by more than 100 percent in a single year; or

(ii) the number of owners, landlords, or public housing agencies receiving Federal rental assistance or operating subsidies increased in a ZIP code and county or county equivalent by more than 100 percent in a single year.

(2) COMMUNITY DEVELOPMENT AND DISASTER RECOVERY GRANTS.—

(A) IN GENERAL.—Not later than 60 days after making a determination described in subparagraph (B), the Secretary shall notify the Inspector General of the Department of the determination.

(B) DETERMINATION.—A determination described in this subparagraph is a determination that—

(i) the aggregate amount paid under the Community Development Block Grant program under title I of the Housing and Community Development Act of 1974 (42 U.S.C. 3601 et seq.) or funds paid under the Community Development Block Grant program for Disaster Recovery for a specific project or within a ZIP code and county equivalent increased by more than 100 percent in a single year; or

(ii) the number of sub-recipients or contractors receiving payments under the programs described in clause (i) in a specific jurisdiction increased by more than 100 percent in a single year.

(3) AUDIT BY THE INSPECTOR GENERAL OF HUD.—Not later than 2 years after the date of enactment of this Act, and annually thereafter, the Inspector General of the Department shall—

(A) identify, based on the results of notifications received under paragraph (1)(A) or (2)(A), any program or geographic area in which the aggregate amount paid or the number of participating housing providers increased by not less than 400 percent during the preceding 5-year period; and

(B) audit any such program, agency, or recipient to ensure compliance with improper payment testing requirements and to detect potential fraudulent activity.

(d) INSPECTOR GENERAL OVERSIGHT.—

(1) PRE-VALIDATION.—Not later than 180 days before the deadline described in subsection (b)(1), the Inspector General of the Department shall certify whether or not—

(A) the methodology chosen by the Secretary for the assessment described in that section is statistically sound and addresses all material findings from financial statement audits and program audits conducted by the Inspector General related to improper payment testing, eligibility tier verification, and validation of payments to property owners; and

(B) the Secretary made a serious effort to conduct a data draw and receive supporting documents needed to conduct the assessment described in subsection (b)(1).

(2) FRAUD RISK ASSESSMENT.—

(A) IN GENERAL.—The Inspector General of the Department shall conduct, and submit to the Committee on Banking, Housing, and Urban Affairs and the Committee on Homeland Security and Governmental Affairs of the Senate a report on, a separate fraud risk assessment specifically for the approximately \$50,000,000,000 expended annually for rental assistance, including tenant-based aid project-based assistance under section 8(o) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)), to identify high-risk nodes in the payment chain.

(B) DATA DRAW AND ANALYTICS.—In conducting the assessment under subparagraph (A), the Inspector General shall of the Department shall—

(i) execute a comprehensive data draw from all relevant departmental and third-party contract administrator systems to reconcile payments at the eligibility tier;

(ii) identify specific barriers preventing the Department from reestablishing computer matching agreements with the “Do Not Pay” database of the Department of the Treasury; and

(iii) include in the report an analysis on how system enhancement funding provided in previous fiscal years has been utilized to specifically address noncompliance with subchapter IV of chapter 33 of title 31, United States Code, and other provisions of law related to improper payments.

(e) NO ADDITIONAL FUNDS.—No additional funds are authorized to be appropriated to carry out this section.

SA 4328. Mr. RISCHE submitted an amendment intended to be proposed by him to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; which was ordered to lie on the table; as follows:

At the appropriate place, insert the following:

SEC. ____ . RECOMMENDATIONS FOR REVISIONS TO STANDARDS FOR MANUFACTURED HOUSING.

(a) IN GENERAL.—Section 413 of the Energy Independence and Security Act of 2007 (42 U.S.C. 17071) is amended by striking subsections (a) through (c) and inserting the following:

“(a) RECOMMENDATIONS FOR REVISIONS TO STANDARDS.—The Secretary may recommend to the Secretary of Housing and Urban Development revisions to the preemptive energy conservation standards established under section 604(g) of the Housing and Community Development Act of 1974 (42 U.S.C. 5403(g)).

“(b) CRITERIA FOR RECOMMENDATIONS.—Any recommendation for a revision to a standard under subsection (a) shall—

“(1) be based on a determination of the cost-effectiveness of the proposed revised standard, taking into consideration lifecycle construction and operating costs;

“(2) include estimates of the impact of the proposed revised standard on the initial purchase price of manufactured homes; and

“(3) take into consideration—

“(A) factory construction techniques and limitations unique to manufactured homes;

“(B) climate zones established by the Secretary of Housing and Urban Development;

“(C) alternative methods that achieve equivalent or improved energy performance as compared to the proposed revised standard; and

“(D) estimated payback periods for any added costs arising from the proposed revised standard.”.

(b) NO FORCE OR EFFECT.—The final rule of the Department of Energy entitled “Energy Conservation Program: Energy Conservation Standards for Manufactured Housing” (87 Fed. Reg. 32728 (May 31, 2022)), shall have no force or effect.

SA 4329. Ms. BLUNT ROCHESTER (for herself, Mr. CRAPO, Mr. FETTERMAN, Mr. TILLIS, Mr. CASSIDY, and Mrs. GILLIBRAND) submitted an amendment intended to be proposed to amendment SA 4308 proposed by Mr. SCOTT of South Carolina (for himself and Ms. WARREN) to the bill H.R. 6644, a bill to increase the supply of housing

in America, and for other purposes; which was ordered to lie on the table; as follows:

At the appropriate place, insert the following:

SEC. ____ . HOUSING SUPPLY FRAMEWORKS ACT.

(a) FINDINGS.—Congress finds the following:

(1) The United States is facing a housing supply shortage. This housing supply shortage has resulted in a record number of cost-burdened households across regions and spanning the large and small cities, towns, and coastal and rural communities of the United States.

(2) Several factors contribute to the under-supply of housing in the United States, particularly workforce housing, including rising costs of construction, a shortage of labor, supply chain disruptions, and a lack of reliable funding sources.

(3) Regulatory barriers at the State and local levels, such as zoning and land use regulations, also inhibit the creation of new housing to meet local and regional housing needs.

(4) State and local governments are proactively exploring solutions for reforming regulatory barriers, but additional resources, data, and models can help adequately address these challenges.

(5) While land use regulation is the responsibility of State and local governments, there is Federal support for necessary reforms, and there is an opportunity for the Federal Government to provide support and assistance to State and local governments that wish to undertake necessary reforms in a manner that fits their communities’ needs.

(6) Therefore, zoning ordinances or systems of land use regulation that have the intent or effect of restricting housing opportunities based on economic status or income without interests that are substantial, legitimate, and nondiscriminatory and that outweigh the regional need for housing are contrary to the regional and national interest.

(b) DEFINITIONS.—In this section:

(1) AFFORDABLE HOUSING.—The term “affordable housing” means housing for which the monthly payment is not more than 30 percent of the monthly income of the household.

(2) ASSISTANT SECRETARY.—The term “Assistant Secretary” means the Principal Deputy Assistant Secretary for Policy Development and Research of the Department of Housing and Urban Development.

(3) LOCAL ZONING FRAMEWORK.—The term “local zoning framework” means the local zoning codes and other ordinances, procedures, and policies governing zoning and land-use at the local level.

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

(5) STATE ZONING FRAMEWORK.—The term “State zoning framework” means the State legislation or State agency and department procedures, or such legislation or procedures in an insular area of the United States, enabling local planning and zoning authorities and establishing and guiding related policies and programs.

(c) GUIDELINES ON STATE AND LOCAL ZONING FRAMEWORKS.—

(1) ESTABLISHMENT.—Not later than 3 years after the date of enactment of this Act, the Assistant Secretary shall publish documents outlining guidelines and best practices to support production of adequate housing to meet the needs of communities and provide housing opportunities for individuals at every income level across communities with respect to—

(A) State zoning frameworks; and
(B) local zoning frameworks.

(2) CONSULTATION; PUBLIC COMMENT.—During the 2-year period beginning on the date of enactment of this Act, in developing the guidelines and best practices required under paragraph (1), the Assistant Secretary shall—

(A) publish draft guidelines in the Federal Register for public comment; and

(B) establish a task force for the purpose of providing consultation to draft guidelines published under subparagraph (A), the members of which shall include—

(i) planners and architects;

(ii) housing developers, including affordable, rehabilitation, and market-rate housing developers, manufactured housing developers, and other business interests;

(iii) community engagement experts and community members impacted by zoning decisions;

(iv) public housing authorities and transit authorities;

(v) members of local zoning and planning boards and local and regional transportation planning organizations;

(vi) State officials responsible for housing or land use, including members of State zoning boards of appeals and State Historic Preservation Officers;

(vii) academic researchers; and

(viii) home builders.

(3) CONTENTS.—The guidelines and best practices required under paragraph (1) shall—

(A) with respect to State zoning frameworks, outline potential models for updated State enabling legislation or State agency and department procedures;

(B) include recommendations regarding—

(i) the reduction or elimination of parking minimums;

(ii) the increase in maximum floor area ratio requirements and maximum building heights and the reduction in minimum lot sizes and set-back requirements;

(iii) the elimination of restrictions against accessory dwelling units;

(iv) increasing by-right uses, including duplex, triplex, or quadplex buildings, across cities or metropolitan areas;

(v) mechanisms, including proximity to transit, to determine the appropriate scope for rezoning and ensure development that does not disproportionately burden residents of economically distressed areas;

(vi) provisions regarding review of by-right development proposals to streamline review and reduce uncertainty, including—

(I) nondiscretionary, ministerial review; and

(II) entitlement and design review processes;

(vii) the reduction of obstacles, regulatory or otherwise, to a range of housing types at all levels of affordability, including manufactured and modular housing, and size, including units with 3 or more bedrooms;

(viii) State model zoning regulations for directing local reforms, including mechanisms to encourage adoption;

(ix) provisions to encourage transit-oriented development, including increased permissible units per structure and reduced minimum lot sizes near existing or planned public transit stations;

(x) potential reforms to strengthen the public engagement process;

(xi) reforms to protest petition statutes;

(xii) the standardization, reduction, or elimination of impact fees;

(xiii) cost effective and appropriate building codes;

(xiv) models for community benefit agreements;

(xv) mechanisms to preserve affordability, limit disruption of low-income communities, and prevent displacement of existing residents;

(xvi) with respect to State zoning frameworks—

(I) State model codes for directing local reforms, including mechanisms to encourage adoption;

(II) a model for a State zoning appeals process, which would—

(aa) create a process for developers or builders requesting a variance, conditional use, special permit, zoning district change, similar discretionary permit, or otherwise petitioning a local zoning or planning board for a project that includes a State-defined amount of affordable housing to appeal a rejection to a State body or regional body empowered by the State; and

(bb) establish qualifications for communities to be exempted from the appeals process based on their available stock of affordable housing; and

(III) streamlining of State environmental review policies;

(xvii) with respect to local zoning frameworks—

(I) the simplification and standardization of existing zoning codes;

(II) maximum review timelines;

(III) best practices for the disposition of land owned by local governments for affordable housing development;

(IV) differentiations between best practices for rural, suburban, and urban communities, and communities with different levels of density or population distribution; and

(V) streamlining of local environmental review policies; and

(xviii) other land use measures that promote access to new housing opportunities identified by the Secretary; and

(C) consider—

(i) the effects of adopting any recommendation on eligibility for Federal discretionary grants and tax credits for the purpose of housing or community development;

(ii) coordination between infrastructure investments and housing planning;

(iii) local housing needs, including ways to set and measure housing goals and targets;

(iv) a range of affordability for rental units, with a prioritization of units attainable to extremely low-, low-, and moderate-income residents;

(v) a range of affordability for homeowner-ship;

(vi) accountability measures;

(vii) the long-term cost to residents and businesses if more housing is not constructed;

(viii) barriers to individuals seeking to access affordable housing in growing communities and communities with economic opportunity;

(ix) with respect to State zoning frameworks—

(I) distinctions between States providing constitutional or statutory home rule authority to municipalities and States operating under the Dillon Rule, as articulated in *Hunter v. Pittsburgh*, 207 U.S. 161 (1907); and

(II) Statewide mechanisms to preserve existing affordability over the long term, including support for land banks and community land trusts;

(x) public comments elicited under paragraph (2)(A); and

(xi) other considerations, as identified by the Secretary.

(d) **ABOLISHMENT OF THE REGULATORY BARRIERS CLEARINGHOUSE.**—

(1) **IN GENERAL.**—The Regulatory Barriers Clearinghouse established pursuant to section 1205 of the Housing and Community Development Act of 1992 (42 U.S.C. 12705d) is abolished.

(2) **REPEAL.**—Section 1205 of the Housing and Community Development Act of 1992 (42 U.S.C. 12705d) is repealed.

(e) **REPORTING.**—

(1) **INITIAL REPORT.**—Not later than 5 years after the date on which the Assistant Secretary publishes the guidelines and best practices for State and local zoning frameworks, the Assistant Secretary shall submit to Congress a report that includes—

(A) the States that have adopted recommendations from the guidelines and best practices, pursuant to subsection (c);

(B) a summary of the localities that have adopted recommendations from the guidelines and best practices, pursuant to subsection (c);

(C) a list of States that adopted a State zoning framework;

(D) a summary of the modifications that each State has made in their State zoning framework;

(E) a general summary of the types of updates localities have made to their local zoning framework;

(F) in the case of the States that have adopted a State zoning framework or recommendations from the guidelines and best practices, a description of the effect of such adoptions; and

(G) a summary of recommendations that were routinely not adopted by States or by localities.

(2) **MONITORING.**—Two years after the date on which the Assistant Secretary submits to Congress the initial report required under paragraph (1), and biennially thereafter, the Secretary shall—

(A) publish a report that—

(i) provides the latest information regarding the information described in subparagraphs (A) through (G) of that paragraph;

(ii) identifies, to the greatest extent practicable, the adoption rates by States and localities of each guideline and best practice established under subsection (c);

(iii) requests and establishes a public comment period on the guidelines and best practices established under subsection (c) that are routinely not adopted or adopted at significantly lower rates by States and localities; and

(iv) includes other relevant information and criteria, as determined by the Secretary; and

(B) review and consider all public feedback to the report required under subparagraph (A) for the purpose of improving the guidelines or best practices under subsection (c) to further achieve the zoning goals stated in subsection (a).

(f) **GAO REPORT ON HOUSING SUPPLY.**—Not later than 18 months after the date of enactment of this Act, the Comptroller General of the United States shall submit to the Committee on Banking, Housing, and Urban Affairs of the Senate and the Committee on Financial Services of the House of Representatives a report that investigates barriers to housing supply, which shall include an assessment of—

(1) the current state of—

(A) the rental and homeowner housing supply shortage;

(B) geographic patterns of that shortage;

(C) shortages in housing at various levels of affordability; and

(D) shortages in housing appropriate for seniors, families with children, and people with disabilities;

(2) the key drivers of the shortages described in paragraph (1);

(3) regulatory, administrative, or procedural barriers that exist in Federal housing programs that inhibit housing development, and policy actions that can be taken to address those barriers;

(4) the extent to which jurisdictions have successfully implemented zoning or other policy reforms to increase housing production and supply; and

(5) opportunities for increasing coordination between the Department of Housing and Urban Development, the Federal Housing Finance Agency, the Department of Agriculture, the Department of the Treasury, and other agencies to address housing supply.

(g) **RULE OF CONSTRUCTION.**—Nothing in this section may be construed to permit the Department of Housing and Urban Development to take an adverse action against or fail to provide otherwise offered actions or services for any State or locality if the State or locality declines to adopt a guideline or best practice under subsection (c).

SA 4330. Mr. MERKLEY submitted an amendment intended to be proposed by him to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; which was ordered to lie on the table; as follows:

At the appropriate place, insert the following:

SEC. ____ HOME EQUITY CONTRACTS.

Section 137 of the Truth in Lending Act (15 U.S.C. 1647) is amended by adding at the end the following:

“(f) **APPLICATION TO HOME EQUITY CONTRACTS.**—The requirements under this section shall apply with respect to home equity contracts, which are contracts that—

“(1) require an upfront payment to the homeowner; and

“(2) include a requirement to pay back the payment in the future (either after a certain number of years or when the home is sold) that is based, in part on the value of the home.”.

SA 4331. Mr. MERKLEY submitted an amendment intended to be proposed by him to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; which was ordered to lie on the table; as follows:

At the appropriate place, insert the following:

SEC. ____ DIRECT HOUSING VOUCHER FUNDING PILOT PROGRAM.

(a) **DEFINITIONS.**—In this section:

(1) **COVERED AGENCY.**—The term “covered agency” means a public housing agency admitted to participate in the Moving to Work demonstration.

(2) **MOVING TO WORK DEMONSTRATION.**—The term “Moving to Work demonstration” means the Moving to Work demonstration authorized under section 204 of the Departments of Veterans Affairs and Housing and Urban Development, and Independent Agencies Appropriations Act, 1996 (42 U.S.C. 1437f note).

(3) **PILOT PROGRAM.**—The term “pilot program” means the pilot program established under subsection (b).

(4) **PUBLIC HOUSING AGENCY.**—The term “public housing agency” has the meaning given the term in section 3(b)(6) of the United States Housing Act of 1937 (42 U.S.C. 1437a(b)(6)).

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

(b) **ESTABLISHMENT OF PILOT PROGRAM.**—The Secretary shall identify and enter into a contract with 10 covered agencies to participate in a pilot program under which the covered agencies shall send preexisting rent subsidies directly to low-income individuals to pay their rent, without the involvement of a landlord.

(c) **REQUIREMENTS.**—Under the pilot program, the following requirements shall apply:

(1) A household selected from existing housing voucher waitlists would be offered

the opportunity to receive either a traditional voucher or a monthly payment for the equivalent value of the voucher.

(2) A household selecting the monthly payment under paragraph (1) (hereinafter referred to as the "subsidy") shall receive funds by direct deposit from a covered agency, and the household would be responsible for transmitting the full rent payment to their landlord.

(3) A covered agency participating in the pilot program would calculate the subsidy using a method similar to the one used for the housing choice voucher program, under which the covered agency would subtract the tenant's contribution from a rent standard, such as the fair market rent, and the subsidy would be capped at the gross rent for the household's chosen unit.

(4) A covered agency shall measure household income and calculate the tenant total payment at enrollment and again every 2 years thereafter. During that 2-year reexamination period, the tenant total payment would not increase, but a household could request an interim reexamination if their income declines.

(5) There shall be no housing assistance payment contract between the landlord and the covered agency. The tenant would bear primary responsibility for inspecting the unit and assessing housing quality using a checklist provided by the covered agency. After the tenant moves into a unit, the covered agency could coordinate with the tenant to arrange a remote video inspection or conduct a full in-person inspection.

(6) A household receiving a subsidy under paragraph (1) shall be required to provide the covered agency with a copy of their lease. To remain eligible for the program, the household shall notify the covered agency before moving. If the gross rent for a household participating in the pilot program changes, the covered agency shall recalculate their subsidy under the pilot program.

SA 4332. Mr. MERKLEY submitted an amendment intended to be proposed by him to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; which was ordered to lie on the table; as follows:

At the appropriate place, insert the following:

SEC. ____ . COMBINING SITING AND PURCHASE OF LOANS FOR MANUFACTURED HOUSING.

(a) DEFINITIONS.—In this section:

(1) COMMUNITY DEVELOPMENT FINANCIAL INSTITUTION.—The term "community development financial institution" has the meaning given the term in section 103 of the Community Development Banking and Financial Institutions Act of 1994 (12 U.S.C. 4702).

(2) MANUFACTURED HOME.—The term "manufactured home" has the meaning given the term in section 603 of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5402).

(b) LOAN PRODUCT.—

(1) IN GENERAL.—The Federal National Mortgage Association and the Federal Home Loan Mortgage Corporation shall consult with mortgage lending institutions, including community development financial institutions, to research and develop either a new product or modify an existing loan product to serve people purchasing and siting a new manufactured home on land owned by the purchaser either individually or as part of a resident cooperative.

(2) REQUIREMENTS.—The loan product developed or modified under paragraph (1) should—

(A) serve nonprofit producers of manufactured homes seeking to sell manufactured

homes directly to subprime credit rated borrowers; and

(B) cover the cost of the manufactured home, transportation and siting for the manufactured home, and any insurance relating to the transportation and siting.

SA 4333. Ms. SLOTKIN submitted an amendment intended to be proposed by her to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; which was ordered to lie on the table; as follows:

At the appropriate place, insert the following:

SEC. ____ . EXPANSION OF DEFENSE PRODUCTION ACT OF 1950 TO ADDRESS HOUSING.

The Defense Production Act of 1950 (50 U.S.C. 4501 et seq.) is amended—

(1) in section 2(a)(5) (50 U.S.C. 4502(a)(5)), by inserting "and residential construction and rehabilitation" after "domestic energy"; and

(2) in section 702(14) (50 U.S.C. 4552(14)), by inserting ", housing," after "programs for military".

SA 4334. Mr. SCHATZ submitted an amendment intended to be proposed by him to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; which was ordered to lie on the table; as follows:

At the appropriate place, insert the following:

SEC. ____ . AFFORDABLE HOUSING INCENTIVES IN CAPITAL INVESTMENT GRANTS.

Section 5309 of title 49, United States Code, is amended—

(1) in subsection (a)—

(A) by redesignating paragraph (6) as paragraph (7); and

(B) by inserting after paragraph (5) the following:

"(6) PRO-HOUSING POLICY.—The term 'pro-housing policy'—

"(A) means any State or local action that will remove regulatory barriers to the construction or preservation of housing units, including affordable housing units; and

"(B) shall include any State or local action that—

"(i) reduces or eliminates parking minimums;

"(ii) establishes a by-right approval process for multi-family housing under which land use development approval is limited to determining that the development meets objective zoning and design standards that—

"(I) involve no subjective judgment by a public official;

"(II) are uniformly verifiable by reference to an external and uniform benchmark or criterion available to both the land use developer and the public official prior to submission; and

"(III) include only such standards as are published and adopted by ordinance or resolution by a jurisdiction before submission of a development application;

"(iii) reduces or eliminates minimum lot sizes;

"(iv) commits substantial publicly-held real property to the development or preservation of housing that includes a substantial number of dwelling units affordable to low-income households; or

"(v) eliminates or raises residential property height limits or increases the number of dwelling units permitted to be constructed under a by-right approval process; and

"(vi) carries out other policies as determined by the Secretary, in consultation with the Secretary of Housing and Urban Development."

(2) in subsection (g)(2), by adding at the end the following:

"(D) ELIGIBILITY FOR ADJUSTMENT OF RATING FOR PROJECT JUSTIFICATION CRITERIA FOR PRO-HOUSING POLICIES.—In evaluating and rating a project as a whole for project justification under subparagraph (A), the Secretary may increase by 1 point on the 5-point scale (high, medium-high, medium, medium-low, or low) the rating of a project if the applicant submits documented evidence of pro-housing policies for areas located within walking distance of, and accessible to, transit facilities along the project route.

"(E) CONSULTATION.—In awarding the increased rating described in subparagraph (D), the Secretary shall consult with the Secretary of Housing and Urban Development to develop the methodology to evaluate, as feasible, the extent to which the pro-housing policies documented by the applicant will result, through new production and preservation, in an amount of housing units, including housing units affordable below the area median income, that is appropriate to expected housing demand in the project area over the life of the project."; and

(3) in subsection (o)—

(A) in paragraph (1)—

(i) in subparagraph (B), by striking "and" at the end;

(ii) in subparagraph (C), by striking the period at the end and inserting "; and"; and

(iii) by adding at the end the following:

"(D) information concerning projects for which the applicant submitted pro-housing policies under subsection (g)(2)(D) and received an adjustment of rating for project justification, including the pro-housing policies submitted and the amount of housing units expected through new production and preservation, including affordable housing, as a result of the expected results of the policies, as measured under subsection (g)(2)(E)."

SA 4335. Mr. SULLIVAN (for himself and Ms. MURKOWSKI) submitted an amendment intended to be proposed by him to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; which was ordered to lie on the table; as follows:

At the appropriate place, insert the following:

SEC. ____ . REPORT ON HOUSING IN ALASKA.

The Secretary of Housing and Urban Development shall direct the Tribal Intergovernmental Advisory Committee of the Department of Housing and Urban Development to, not later than 180 days after the date of enactment of this Act—

(1) extract and compile all background, issues, recommendations, and other information relevant for the State of Alaska from reports of the Advisory Committee; and

(2) submit to the Committee on Banking, Housing, and Urban Affairs of the Senate, the Committee on Indian Affairs of the Senate, and the Committee on Financial Services of the House of Representatives, and make publicly available, a report entitled "The Alaska Housing Task Force Report", which shall contain the information described in paragraph (1),

SA 4336. Mr. SULLIVAN (for himself and Ms. MURKOWSKI) submitted an amendment intended to be proposed by him to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; which was ordered to lie on the table; as follows:

At the appropriate place, insert the following:

SEC. ____ HOMELESS EMERGENCY ASSISTANCE RULE.

(a) PUBLIC COMMENT.—Not later than 30 days after the date of enactment of this Act, the Secretary of Housing and Urban Development shall re-open, for a period of not less than 60 days, the public comment period regarding the interim rule entitled “Homeless Emergency Assistance and Rapid Transition to Housing: Continuum of Care Program” (77 Fed. Reg. 45422; July 31, 2012).

(b) FINAL RULE.—Not later than 1 year after the closure of the public comment period described in subsection (a) for the interim rule described in that subsection, the Secretary of Housing and Urban Development shall publish in the Federal Register the final rule, which shall take effect not later than 30 days after the date of publication.

SA 4337. Mr. SULLIVAN (for himself and Ms. MURKOWSKI) submitted an amendment intended to be proposed by him to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; which was ordered to lie on the table; as follows:

At the appropriate place, insert the following:

SEC. ____ HOUSING SUPPLY CHAIN CHALLENGES.

The Secretary of Housing and Urban Development shall direct the Tribal Intergovernmental Advisory Committee of the Department of Housing and Urban Development to, not later than 1 year after the date of enactment of this Act, submit to the Committee on Banking, Housing, and Urban Affairs of the Senate, the Committee on Indian Affairs of the Senate, and the Committee on Financial Services of the House of Representatives, and make publicly available, a report on—

- (1) housing supply chain challenges; and
- (2) recommended actions for Congress and the Department of Housing and Urban Development.

SA 4338. Mr. MERKLEY submitted an amendment intended to be proposed to amendment SA 4308 proposed by Mr. SCOTT of South Carolina (for himself and Ms. WARREN) to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; which was ordered to lie on the table; as follows:

On page 287 of the amendment, strike lines 12 through 15.

On page 287, line 16 of the amendment, strike “(J)” and insert “(I)”.

On page 287, line 23 of the amendment, strike “(J)” and insert “(I)”.

On page 293, line 21 of the amendment, strike “(J)” and insert “(I)”.

On page 294, line 6 of the amendment, strike “(J)” and insert “(I)”.

SA 4339. Mr. MERKLEY submitted an amendment intended to be proposed to amendment SA 4308 proposed by Mr. SCOTT of South Carolina (for himself and Ms. WARREN) to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; which was ordered to lie on the table; as follows:

On page 301, between lines 6 and 7, insert the following:

(g) DISALLOWANCE OF CERTAIN DEDUCTIONS FOR LARGE INSTITUTIONAL INVESTORS.—

(1) MORTGAGE INTEREST.—

(A) IN GENERAL.—Section 163 of the Internal Revenue Code of 1986 is amended by re-

designating subsection (n) as subsection (o) and by inserting after subsection (m) the following new subsection:

“(n) NO DEDUCTION FOR LARGE INSTITUTIONAL INVESTORS.—No deduction shall be allowed under this chapter with respect to interest paid or accrued by a large institutional investor (as defined in section 901(a)(4) of the 21st Century ROAD to Housing Act).”.

(2) DEPRECIATION.—Section 167 of the Internal Revenue Code of 1986 is amended by redesignating subsection (i) as subsection (j) and by inserting after subsection (h) the following new subsection:

“(i) NO DEDUCTION FOR LARGE INSTITUTIONAL INVESTORS.—No deduction shall be allowed under this section with respect to any property held by a large institutional investor (as defined in section 901(a)(4) of the 21st Century ROAD to Housing Act).”.

(3) EFFECTIVE DATE.—The amendments made by this subsection shall apply to taxable years beginning after the date that is 5 years after the date of the enactment of this Act.

SA 4340. Ms. MURKOWSKI (for herself, Mr. SCHATZ, and Mr. SULLIVAN) submitted an amendment intended to be proposed by her to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; which was ordered to lie on the table; as follows:

At the appropriate place, insert the following:

SEC. ____ CONSOLIDATION OF ENVIRONMENTAL REQUIREMENTS.

(a) DEFINITIONS.—In this section:

(1) INDIAN TRIBE.—The term “Indian tribe” has the meaning given the term in section 4 of the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4103).

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

(3) TRIBALLY DESIGNATED HOUSING ENTITY.—The term “tribally designated housing entity” has the meaning given the term in section 4 of the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4103).

(b) CONSOLIDATION OF ENVIRONMENTAL REVIEW REQUIREMENTS.—

(1) IN GENERAL.—Notwithstanding any other provision of law, and in accordance with paragraph (2), with respect to a project carried out by an Indian tribe or a tribally designated housing entity using amounts provided under any program administered by the Secretary, the environmental review conducted pursuant to the applicable procedures established by the Secretary shall be deemed to satisfy—

(A) the requirements of the National Environmental Policy Act of 1969 (42 U.S.C. 4321 et seq.); and

(B) any other applicable environmental review, decisionmaking, or action requirements that would otherwise apply to a Federal agency by reason of the use of additional Federal financial assistance for such project.

(2) APPLICABILITY.—Paragraph (1) shall apply only if—

(A) the Indian tribe or tribally designated housing entity uses 1 or more other sources of Federal funds in addition to amounts provided under a program administered by the Secretary;

(B) the aggregate amount of such additional Federal funds does not exceed 49 percent of the total Federal share of the project cost; and

(C) the Indian tribe has assumed, in accordance with procedures established by the

Secretary, as applicable, all responsibilities for environmental review, decisionmaking, and action with respect to the project.

(3) EFFECT.—Upon completion of an environmental review for a project described in paragraphs (1) and (2) in accordance with procedures established by the Secretary, as applicable, no other Federal agency providing additional Federal funds for the project shall be required to conduct a separate or supplemental environmental review for purposes of compliance with the National Environmental Policy Act of 1969 (42 U.S.C. 4321 et seq.) or any other provision of Federal law described in paragraph (1)(B), except to the extent that the project is materially changed in a manner that was not analyzed in the consolidated review.

(c) ENVIRONMENTAL STREAMLINING.—With respect to a project carried out by an Indian tribe or a tribally designated housing entity using amounts provided under any program administered by the Secretary, the following shall apply:

(1) GENERAL EXEMPTION.—Notwithstanding any other provision of law, the following activities shall be exempt from environmental review requirements under the relevant law administered by the Secretary, the National Environmental Policy Act of 1969 (42 U.S.C. 4321 et seq.), and under any other provision of Federal law requiring environmental review by a Federal agency with respect to the use of Federal financial assistance for the activity:

(A) An activity for which a similar statutory exemption applies to comparable activities carried out by another Federal agency.

(B) An affordable housing activity with a total development cost of not more than \$250,000.

(C) An activity consisting solely of the acquisition of real property or long-term equipment using non-Federal funds.

(D) An activity consisting of the rehabilitation of an existing structure, if—

(i) the cost of such rehabilitation is less than 50 percent of the market value of the structure before rehabilitation; and

(ii) the rehabilitation does not involve ground disturbance, an expansion or change in the footprint of the structure, or any work affecting a structure that is listed on the National Register of Historic Places.

(2) DETERMINATION BY TRIBE.—An Indian tribe that has assumed responsibility for environmental review, decisionmaking, and action pursuant to procedures established by the Secretary pursuant to subsection (b)(2)(C) shall make and document any determination that an activity qualifies for an exemption under this subsection, and such determination shall be deemed sufficient for purposes of compliance by any other Federal agency providing financial assistance for the activity.

(3) RADON.—

(A) IN GENERAL.—Notwithstanding any other provision of law, the Secretary may not require an Indian tribe or a tribally designated housing entity to consider or test for radon as part of the environmental review for the project.

(B) RULE OF CONSTRUCTION.—Nothing in subparagraph (A) shall be construed to limit the authority of a recipient or Indian tribe to consider, test for, or mitigate radon.

(4) LEAD TESTING.—

(A) DEFINITIONS.—In this paragraph:

(i) REMOTE AREA.—The term “remote area” means an area with a United States Postal Service ZIP code that has a level 1 Frontier and Remote Area code, as most recently posted on the website of the Department of Agriculture.

(ii) TARGET HOUSING.—The term “target housing” has the meaning given the term in section 1004 of the Residential Lead-Based

Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851b).

(B) TESTING.—Lead paint testing of target housing that is in a remote area, and that is being rehabilitated, renovated, repaired, or painted in a manner that will repair or disturb building components that are painted or coated, shall be conducted through—

(i) paint chip testing, lead-based paint inspection, visual assessment for deteriorated paint, or a lead risk assessment for lead-based paint hazards, as applicable in accordance with section 302 of the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4822); or

(ii) a visual assessment for deteriorated paint and use of lead test kits approved by the Environmental Protection Agency in accordance with section 402 or 404, as applicable, of the Toxic Substances Control Act (15 U.S.C. 2682, 2684) on each building component that is painted or coated and is to be disturbed.

(5) FEDERAL FLOOD RISK MANAGEMENT STANDARD.—A project carried out by an Indian tribe or tribally designated housing entity under any program administered by the Secretary shall not be subject to the Federal Flood Risk Management Standard Policy, and the Secretary shall revise regulations governing floodplain management and the protection of wetlands to exclude the Federal Flood Risk Management Standard from applying to activities carried out by Indian tribes or tribally designated housing entities under such programs.

(6) FLOOD INSURANCE REQUIREMENTS.—Notwithstanding any provision of law, the Secretary may provide financial assistance for acquisition or construction purposes to Indian tribes and tribally designated housing entities under any program administered by the Secretary for a property that—

(A) is owned by the Indian tribe or tribally designated housing entity; and

(B) is—

(i) not covered by flood insurance; or
(ii) not located in a jurisdiction that participates in the national flood insurance program.

(7) EXEMPTIONS FROM CERTAIN SEPARATION DISTANCE REQUIREMENTS FOR HUD PROJECTS FROM STORAGE TANKS.—

(A) RESIDENTIAL TANKS.—An Indian tribe or tribally designated housing entity carrying out activities under any program administered by the Secretary shall be exempt from the acceptable separation distance and mitigation requirements of the Secretary for residential tanks when the tank—

(i) has a capacity of not more than 1,320 gallons;

(ii) is intended to contain common liquid fuels such as gasoline, fuel oil, kerosene, diesel, liquefied petroleum gas (propane), or crude oil;

(iii) is sited on land or property that contains a 1- to 4-family dwelling;

(iv) is intended to be used solely by residents of such dwelling; and

(v) is intended to be used by residents of such dwelling exclusively for non-commercial, non-industrial purposes.

(B) RULE OF CONSTRUCTION.—Nothing in this paragraph shall be construed to limit the authority of an Indian tribe or tribally designated housing entity to consider, adopt, or enforce acceptable separation distance standards or implement mitigation measures for risks associated with residential tanks.

(C) ABOVE GROUND STORAGE TANKS.—The acceptable separation distance requirements of the Secretary between a residential structure assisted by an Indian tribe or a tribally designated housing entity with amounts under any program administered by the Secretary and an above-ground storage tank used to store hazardous substances, as de-

finied in subpart C of part 51 of title 24, Code of Federal Regulations, or any successor regulation, including mitigation measures, shall not apply if the Indian tribe or tribally designated housing entity determines that—

(i) the application of the requirements would prevent or materially impede the ability of the Indian tribe or tribally designated housing entity to address its housing needs;

(ii) the use of an alternative standard, or the absence of a standard, will not present an unacceptable risk to the health or safety of residents; and

(iii) the Indian tribe or tribally designated housing entity has—

(I) provided notice and an opportunity for comment to residents of the affected area regarding the proposed inapplicability of the requirements; and

(II) developed and adopted a safety and response plan addressing the potential risks associated with an above ground storage tank.

(D) RULE OF CONSTRUCTION.—Nothing in this paragraph shall be construed to limit the authority of an Indian tribe or tribally designated housing entity to consider, adopt, or enforce acceptable separation distance standards or implement mitigation measures for risks associated with above ground storage tanks.

(8) WETLAND REQUIREMENTS.—The Secretary may not apply additional requirements involving protection of wetlands in instances where—

(A) an affected wetland requires a U.S. Army Corps of Engineers General, regional, or individual permit; and

(B) the Indian tribe or tribally designated housing entity complies with the conditions of the permit.

(9) ENVIRONMENTAL CERTIFICATION.—Notwithstanding any other provision of law, where an Indian tribe has assumed, in accordance with procedures established by the Secretary, as applicable, all responsibilities for environmental review, decisionmaking, and action with respect to a project carried out by an Indian tribe or tribally designated housing entity using amounts provided under any program administered by the Secretary, a certification required to accompany a request to the Secretary for release of funds for the project may be executed by the chief executive officer or other officer of the Indian tribe or by a tribally designated housing entity official designated by the Indian tribe.

SA 4341. Ms. MURKOWSKI (for herself, Mr. SCHATZ, and Mr. SULLIVAN) submitted an amendment intended to be proposed by her to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; which was ordered to lie on the table; as follows:

At the appropriate place, insert the following:

SEC. ____ NATIVE AMERICAN HOUSING.

(a) ELIGIBLE FAMILIES.—Section 201(b)(3) of the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4131(b)(3)) is amended to read as follows:

“(3) OTHER FAMILIES.—

“(A) ESSENTIAL FAMILIES.—Notwithstanding paragraph (1), a recipient may provide housing or housing assistance provided through affordable housing activities assisted with grant amounts under this Act for a family on an Indian reservation or other Indian area if the recipient determines that—

“(i) the presence of the family on the Indian reservation or other Indian area is essential to the well-being of Indian families; and

“(ii) the need for housing for the family cannot reasonably be met without such assistance.

“(B) HOMEOWNERSHIP ASSISTANCE.—Notwithstanding paragraph (1), a recipient may provide assistance for homeownership activities under section 202 with grant amounts under this Act for families with a household income that does not exceed 120 percent of the median income for the area, as determined by the Secretary, and such housing shall be considered affordable housing for purposes of this Act, provided a recipient shall not use more than 50 percent of its annual grant under this Act to serve such families.”

(b) HOMEOWNERSHIP ASSISTANCE FOR NATIVE HAWAIIANS.—Section 809(a)(2)(B) of the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4228(a)(2)(B)) is amended to read as follows:

“(B) EXCEPTION TO LOW-INCOME REQUIREMENT.—

“(i) IN GENERAL.—The Director may provide assistance for homeownership activities under—

“(I) section 810(b) for families with a household income that does not exceed 120 percent of the median income for the area, as determined by the Secretary, and such housing shall be considered affordable housing for purposes of this title; or

“(II) loan guarantee activities under section 184A of the Housing and Community Development Act of 1992 (12 U.S.C. 1715z–13b) to Native Hawaiian families who are not low-income families, to the extent that the Secretary approves the activities under that section to address a need for housing for those families that cannot be reasonably met without that assistance.

“(ii) LIMITATIONS.—The Director shall not use more than 50 percent of a grant provided under this title to serve families described in section 809(a)(2)(B)(i)(I).”

SA 4342. Ms. MURKOWSKI (for herself, Mr. SCHATZ, and Mr. SULLIVAN) submitted an amendment intended to be proposed by her to the bill H.R. 6644, a bill to increase the supply of housing in America, and for other purposes; which was ordered to lie on the table; as follows:

At the appropriate place, insert the following:

SEC. ____ APPLICATION OF BUILD AMERICA, BUY AMERICA REQUIREMENTS.

The Build America, Buy America Act (41 U.S.C. 8301 note) shall not apply to any program, project, or activity assisted in whole or in part with Federal financial assistance provided by the Secretary of Housing and Urban Development under any program administered by the Secretary to—

(1) an entity located in a rural area (as defined in section 520 of the Housing Act of 1949 (42 U.S.C. 1490));

(2) an Indian tribe or a tribally designated housing entity (as such terms are defined in section 4 of the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4103)) or a Tribal organization (as defined in section 4 of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 5304)); or

(3) the Department of Hawaiian Home Lands (as defined in section 801 of the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4221)).

AUTHORITY FOR COMMITTEES TO MEET

Mr. KENNEDY. Mr. President, I have six requests for committees to meet