

**AMENDMENT TO RULES COMMITTEE PRINT 117-**

**49**

**OFFERED BY MS. BLUNT ROCHESTER OF  
DELAWARE**

At the end of the bill, add the following new title:

1       **TITLE VI—HOUSING SUPPLY**  
2               **AND AFFORDABILITY**

3       **SEC. 601. LOCAL HOUSING POLICY GRANT PILOT PRO-**  
4               **GRAM.**

5               (a) DEFINITIONS.—In this section:

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

9                       (2) COST-BURDENED HOUSEHOLD.—The term  
10                      “cost-burdened household” means a household that  
11                      spends not less than 30 percent of the income of the  
12                      household on housing.

13                     (3) ELIGIBLE ENTITY.—The term “eligible enti-  
14                     ty” means a State, a political subdivision of a State,  
15                     a coalition of States or political subdivisions of  
16                     States, an Indian Tribe, or a Native Hawaiian orga-  
17                     nization that—

1 (A) demonstrates, with respect to the area  
2 under the jurisdiction of the State, political  
3 subdivision, coalition, Indian Tribe, or organiza-  
4 tion—

5 (i) rising housing costs or a reason-  
6 able expectation that housing costs will rise  
7 in the area; and

8 (ii) a housing supply shortage;

9 (B) if applying for a planning grant—

10 (i) intends to develop, or is in the  
11 process of developing, a housing policy  
12 plan; and

13 (ii) demonstrates an intent to use a  
14 portion of the planning grant to engage  
15 with community stakeholders and housing  
16 practitioners in developing a housing policy  
17 plan; and

18 (C) if applying for an implementation  
19 grant—

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

23 (ii) demonstrates the engagement of  
24 community stakeholders and housing prac-

1                   titioners in developing the housing policy  
2                   plan.

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

7                   (A) increase the housing supply in the  
8                   area, while avoiding the displacement of the  
9                   residents of the area;

10                  (B) increase the affordability of housing in  
11                  the area; and

12                  (C) reduce barriers to housing development  
13                  in the area.

14                  (5) IMPLEMENTATION GRANT.—The term “im-  
15                  plementation grant” means a grant awarded under  
16                  subsection (c).

17                  (6) INDIAN TRIBE.—The term “Indian Tribe”  
18                  has the meaning given the term in section 4 of the  
19                  Indian Self-Determination and Education Assistance  
20                  Act (25 U.S.C. 5304).

21                  (7) NATIVE HAWAIIAN ORGANIZATION.—The  
22                  term “Native Hawaiian organization” has the mean-  
23                  ing given the term in section 2 of the Native Amer-  
24                  ican Graves Protection and Repatriation Act (25  
25                  U.S.C. 3001).

1           (8) PLANNING GRANT.—The term “planning  
2 grant” means a grant awarded under subsection (b).

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

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

11                   (B) the Office of Policy Development and  
12 Research of the Department;

13                   (C) the Office of Fair Housing and Equal  
14 Opportunity of the Department;

15                   (D) the Office of Housing of the Depart-  
16 ment; and

17                   (E) the Office of Public and Indian Hous-  
18 ing of the Department.

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

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

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

7 (d) RURAL AREA MINIMUM.—The Secretary shall  
8 award not less than 10 percent of the funds awarded to  
9 eligible entities under this section to eligible entities lo-  
10 cated in rural areas.

11 (e) APPLICATIONS.—

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

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

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

22 (i) improve housing supply, afford-  
23 ability, and accessibility for all individuals  
24 of every race and income level;

1 (ii) reduce barriers to affordable hous-  
2 ing development; and

3 (iii) avoid the displacement of resi-  
4 dents by new housing developments in the  
5 area under the jurisdiction of the eligible  
6 entity;

7 (B) in developing or implementing a hous-  
8 ing policy plan, intends to leverage and effi-  
9 ciently use funds from—

10 (i) another Federal, State, or local as-  
11 sistance program relating to housing; or

12 (ii) a private funding source;

13 (C) intends to—

14 (i) increase the supply and afford-  
15 ability of housing that is located—

16 (I) near local transit options; and

17 (II) in areas in which a signifi-  
18 cant or expanding supply of jobs or  
19 demand for employment is con-  
20 centrated;

21 (ii) coordinate with local transpor-  
22 tation and workforce agencies in accom-  
23 plishing the increase described in clause  
24 (i); and

1 (iii) where appropriate, coordinate pol-  
2 icy development for, and analysis and im-  
3 plementation of, the housing policy plan of  
4 the eligible entity at a regional scale to  
5 achieve a more equitable distribution of af-  
6 fordable housing across jurisdictional  
7 boundaries; or

8 (D) is a coalition of States or political sub-  
9 divisions of States.

10 (3) SCORING.—The Secretary shall base the de-  
11 gree of priority given to an eligible entity that satis-  
12 fies 1 or more subparagraphs under paragraph (2)  
13 on a scoring system established by the Secretary.

14 (f) HOUSING POLICY PLAN GUIDANCE.—

15 (1) IN GENERAL.—The Secretary shall issue  
16 guidance that includes recommended policies, strate-  
17 gies, and reforms for eligible entities to adopt in  
18 housing policy plans to—

19 (A) improve the elasticity of housing sup-  
20 ply;

21 (B) expand the supply and affordability of  
22 housing;

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

1 (D) meaningfully reduce housing segrega-  
2 tion by income and race.

3 (2) POLICIES.—The guidance issued under  
4 paragraph (1) shall include recommendations for  
5 policies, strategies, and reforms to—

6 (A) encourage and support the repurposing  
7 of land or structures for housing development;

8 (B) allow for a greater variety of housing  
9 types;

10 (C) revise land use policies to allow for the  
11 development of more housing;

12 (D) streamline approval processes for  
13 housing development;

14 (E) provide financial incentives to support  
15 affordable housing development; and

16 (F) support inclusive engagement with  
17 community members relating to reforms to ex-  
18 pand housing supply.

19 (3) AREAS.—The guidance issued under para-  
20 graph (1) shall include recommendations for policies,  
21 strategies, and reforms for urban, suburban, and  
22 rural areas.

23 (g) MATCHING REQUIREMENT.—

24 (1) IN GENERAL.—Subject to paragraph (3), an  
25 eligible entity that receives a grant under this sec-



1       tion shall provide non-Federal contributions in an  
2       amount equal to the amount of the grant.

3           (2) ELIGIBLE MATCHING FUNDS.—If an eligible  
4       entity uses funds from another Federal assistance  
5       program relating to housing in developing or imple-  
6       menting a housing policy plan for which the eligible  
7       entity also receives a grant under this section, any  
8       non-Federal contribution made by the eligible entity  
9       as part of that Federal assistance program shall be  
10      counted towards the requirement under paragraph  
11      (1).

12          (3) REDUCED MATCHING REQUIREMENT.—  
13      Based on the available resources of an eligible enti-  
14      ty, the Secretary may reduce the amount of non-  
15      Federal contributions required to be provided by the  
16      eligible entity under paragraph (1).

17      (h) USE OF FUNDS.—

18          (1) PLANNING GRANTS.—An eligible entity re-  
19      ceiving a planning grant shall use funds from the  
20      planning grant to finance activities to help develop  
21      and evaluate a housing policy plan for the area  
22      under the jurisdiction of the eligible entity, includ-  
23      ing—

24              (A) quantifying existing and projected  
25              housing needs for households of every income

1 level, including extremely low-income families,  
2 as defined in section 3(b) of the United States  
3 Housing Act of 1937 (42 U.S.C. 1437a(b));

4 (B) documenting the characteristics of—

5 (i) the housing in the area;

6 (ii) the households of the area, includ-  
7 ing cost-burdened households; and

8 (iii) housing underproduction in the  
9 area;

10 (C) developing strategies to increase the  
11 housing supply and the variety of housing types  
12 in the area to satisfy the housing needs of the  
13 population of the area;

14 (D) analyzing population and employment  
15 trends in the area and documenting projections  
16 of those trends;

17 (E) considering strategies to minimize dis-  
18 placement of low-income families, as defined in  
19 section 3(b) of the United States Housing Act  
20 of 1937 (42 U.S.C. 1437a(b)), as a result of re-  
21 development in the area;

22 (F) providing for participation and input  
23 from community members, community groups,  
24 local builders, local realtors, nonprofit housing  
25 advocates, and local religious groups; and

1 (G) creating a schedule of programs and  
2 actions to implement the recommendations of  
3 the housing policy plan, including a plan for  
4 adopting actions through a local implementing  
5 ordinance or another regulatory process, such  
6 as a land use plan or a comprehensive plan.

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

12 (i) LEARNING NETWORK.—

13 (1) IN GENERAL.—Not later than 1 year after  
14 the date on which the Secretary awards the first  
15 planning grant or implementation grant under this  
16 section, the Secretary shall establish a learning net-  
17 work to—

18 (A) facilitate problem-solving relating to  
19 the development and implementation of housing  
20 policy plans; and

21 (B) disseminate best practices and effec-  
22 tive strategies and policies to improve local  
23 housing supply and affordability.

1           (2) ACCESSIBILITY.—The learning network es-  
2           tablished under paragraph (1) shall be accessible  
3           to—

4                   (A) eligible entities that receive a grant  
5           under this section; and

6                   (B) eligible entities that submit an applica-  
7           tion under subsection (e).

8           (j) REPORTS AND STUDY.—

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

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

18                   (B) for an eligible entity receiving a plan-  
19           ning grant, a summary of the progress of the  
20           eligibility entity towards finalizing a housing  
21           policy plan; and

22                   (C) for an eligible entity receiving an im-  
23           plementation grant, data relating to the success  
24           of the implementation of the housing policy  
25           plan of the eligible entity.

1 (2) SECRETARY STUDY AND REPORT.—

2 (A) IN GENERAL.—Not later than 5 years  
3 after the date of enactment of this Act, the Sec-  
4 retary shall conduct a study on—

5 (i) the impact of implementation  
6 grants and planning grants on the areas  
7 under the jurisdiction of eligible entities re-  
8 ceiving those grants; and

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

11 (I) expanding the housing supply;

12 and

13 (II) increasing the quantity of  
14 quality and affordable housing, while  
15 avoiding the displacement of the resi-  
16 dents of an area.

17 (B) REPORT.—Not later than 1 year after  
18 the date on which the Secretary completes the  
19 study required under subparagraph (A), the  
20 Secretary shall submit to the appropriate com-  
21 mittees of Congress a report on the study.

22 (k) APPROPRIATIONS.—

23 (1) IN GENERAL.—There are authorized to be  
24 appropriated, and there are appropriated, to the  
25 Secretary, out of any money in the Treasury not

1 otherwise appropriated, \$300,000,000 for each of  
2 fiscal years 2022 through 2026 to carry out this sec-  
3 tion.

4 (2) EMERGENCY DESIGNATION.—

5 (A) IN GENERAL.—The amounts provided  
6 by this section are designated as an emergency  
7 requirement pursuant to section 4(g) of the  
8 Statutory Pay-As-You-Go Act of 2010 (2  
9 U.S.C. 933(g)).

10 (B) DESIGNATION IN SENATE.—In the  
11 Senate, this section is designated as an emer-  
12 gency requirement pursuant to section 4112(a)  
13 of H. Con. Res. 71 (115th Congress), the con-  
14 current resolution on the budget for fiscal year  
15 2018.

