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(Original Signature of Member)

119TH CONGRESS  
1ST SESSION

**H. R.** \_\_\_\_\_

To require the Secretary of Housing and Urban Development to establish a grant program to provide amounts to developers to offset the State and local taxes associated with the building of housing developments, and for other purposes.

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**IN THE HOUSE OF REPRESENTATIVES**

Ms. BYNUM introduced the following bill; which was referred to the Committee  
on \_\_\_\_\_  
\_\_\_\_\_

**A BILL**

To require the Secretary of Housing and Urban Development to establish a grant program to provide amounts to developers to offset the State and local taxes associated with the building of housing developments, and for other purposes.

1       *Be it enacted by the Senate and House of Representa-*  
2       *tives of the United States of America in Congress assembled,*

3       **SECTION 1. GRANT PROGRAM.**

4       (a) IN GENERAL.—The Secretary of Housing and  
5       Urban Development shall, not later than 90 days after the  
6       date of the enactment of this Act establish a grant pro-

1 gram to provide amounts to developers that such devel-  
2 opers may use to offset costs such developer accrues asso-  
3 ciated with—

4 (1) State and local taxes associated with the  
5 building of housing developments; and

6 (2) impact fees imposed by States and units of  
7 local government in association with the building of  
8 housing developments.

9 (b) APPLICATION.—To be eligible to receive amounts  
10 under this section an developer shall submit an application  
11 to the Secretary at such time and in such manner as the  
12 Secretary may reasonably require.

13 (c) ADDITIONAL ELIGIBILITY REQUIREMENTS.—To  
14 be eligible to receive amounts under this section, an devel-  
15 oper shall have—

16 (1) all approvals required from the State gov-  
17 ernment and each unit of local government with ju-  
18 risdiction over the area in which developer intends to  
19 build a housing development; and

20 (2) commitments from the State government  
21 and each unit of local government with jurisdiction  
22 over the area in which developer intends to build a  
23 housing development that the State government and  
24 each unit of local government shall reduce the prop-  
25 erty taxes associated with the housing developments

1 to be built by the developer by not less than 50 per-  
2 cent.

3 (d) SELECTION.—When selecting developers to re-  
4 ceive amounts under this section the Secretary shall  
5 prioritize giving grants to developers who are building  
6 housing developments that, as determined by the Sec-  
7 retary—

8 (1) will increase the amount of affordable hous-  
9 ing;

10 (2) are feasible;

11 (3) are able to begin building within 1 year of  
12 the date on which the eligible developer submitted an  
13 application;

14 (4) are to be located in a priority housing area,  
15 as identified by the Secretary using housing market  
16 indicators and the severe housing cost burden data  
17 from the American Community Survey conducted by  
18 the Bureau of the Census;

19 (5) that will offer affordable or mixed-income  
20 housing units;

21 (6) are transit-oriented developments or located  
22 near employment hubs;

23 (7) will utilize infill sites within urban growth  
24 boundaries;

25 (8) will target workforce housing needs;

1           (9) will include senior-friendly units and acces-  
2       sible units;

3           (10) will employ adaptive reuse or rehabilitation  
4       of existing structures; and

5           (11) will include supportive housing elements  
6       for vulnerable populations.

7       (e) AMOUNT OF GRANT.—The Secretary shall pro-  
8       vide, each year, to each developer to whom the Secretary  
9       selects to receive a grant under this section, a grant in  
10      an amount equal to the lesser of—

11           (1) 50 percent of the total amount of the taxes  
12      and impact fees to be imposed on the developer by  
13      the State government and each unit of local govern-  
14      ment with jurisdiction over the area in which devel-  
15      oper intends to build a housing development in asso-  
16      ciation with the building such housing development;  
17      or

18           (2) \$150,000.

19       (f) TERM OF GRANT.—The Secretary shall provide  
20      grants to each developer selected to receive a grant under  
21      this section for 5 years, unless such developer does not  
22      have the commitments from the State government and  
23      units of local government that are required under sub-  
24      section (c) for each of those 5 years.

1 (g) AUTHORIZATION OF APPROPRIATIONS.—There is  
2 authorized to be appropriated to the Secretary  
3 \$500,000,000 in each of fiscal years 2026 through fiscal  
4 2031 to carry out this section.

5 (h) DEFINITIONS.—In this section:

6 (1) IMPACT FEE.—The term “impact fee”  
7 means a charge imposed by a local government on  
8 a new housing development to help pay for public in-  
9 frastructure and services needed because of such  
10 housing development.

11 (2) DEVELOPER.—The term “developer” means  
12 a person that plans, finances, and oversees the cre-  
13 ation or redevelopment of real estate or infrastruc-  
14 ture projects, from initial concept through comple-  
15 tion.

16 (3) HOUSING DEVELOPMENT.—The term  
17 “housing development” means a project involving  
18 the building or rehabilitation of 5 or more or more  
19 residential housing units and includes mixed-use  
20 housing developments.

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