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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.

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;

(9) will include senior-friendly units and accessible 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—

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: