

118TH CONGRESS
2D SESSION

H. R. 7325

To address the housing crisis through bold investments to increase and preserve the national affordable housing supply, paths to homeownership, and perpetual affordability through shared equity housing and community land trust models, investigating landlord price fixing, and providing relief for rural renters, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

FEBRUARY 13, 2024

Ms. BALINT (for herself, Mr. GOMEZ, Mr. DAVIS of Illinois, Mr. GARCÍA of Illinois, Mr. GOLDMAN of New York, Mr. JOHNSON of Georgia, Mr. JACKSON of Illinois, Ms. LEE of Pennsylvania, Ms. MOORE of Wisconsin, Mr. MULLIN, Ms. NORTON, Ms. OCASIO-CORTEZ, Ms. OMAR, Mrs. RAMIREZ, Ms. SÁNCHEZ, Ms. SCHAKOWSKY, Mr. SMITH of Washington, Ms. STANSBURY, Mr. THANEDAR, Ms. TLAIB, Ms. TOKUDA, Ms. UNDERWOOD, Mrs. WATSON COLEMAN, Ms. PORTER, and Mr. POCAN) introduced the following bill; which was referred to the Committee on Financial Services, and in addition to the Committee on Ways and Means, for a period to be subsequently determined by the Speaker, in each case for consideration of such provisions as fall within the jurisdiction of the committee concerned

A BILL

To address the housing crisis through bold investments to increase and preserve the national affordable housing supply, paths to homeownership, and perpetual affordability through shared equity housing and community land trust models, investigating landlord price fixing, and providing relief for rural renters, and for other purposes.

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

3 **SECTION 1. SHORT TITLE; TABLE OF CONTENTS.**

4 (a) SHORT TITLE.—This Act may be cited as the
 5 “Community Housing Act of 2024”.

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

- Sec. 1. Short title; table of contents.
- Sec. 2. Congressional findings.
- Sec. 3. Severability.

TITLE I—INVESTMENTS IN HOUSING SUPPLY

- Sec. 101. Housing Trust Fund.
- Sec. 102. GSE basis point fee.
- Sec. 103. Capital Magnet Fund.
- Sec. 104. Investments in affordable and accessible housing production.
- Sec. 105. Unlocking possibilities program.
- Sec. 106. Shared Equity Housing Fund.
- Sec. 107. Repeal of Faireloth amendment.
- Sec. 108. Establishment of HUD Office of Community Land Use and Zoning.
- Sec. 109. Continuation of FHA–FFB affordable rental housing financing partnership.
- Sec. 110. Increase of minimum State allocations under housing programs.

TITLE II—RENTAL SUPPORT AND PERPETUAL AFFORDABILITY

- Sec. 201. Permanent emergency rental assistance program.
- Sec. 202. HUD Eviction Protection Grant Program.
- Sec. 203. Shared equity housing resources.
- Sec. 204. Homeownership assistance.
- Sec. 205. Report on tax on secondary homes.
- Sec. 206. National housing information database.

TITLE III—RURAL HOUSING

- Sec. 301. Permanent establishment of housing preservation and revitalization program; decoupling rental assistance.
- Sec. 302. Interagency Task Force to coordinate delivery of substance use disorder treatment and affordable housing availability.

8 **SEC. 2. CONGRESSIONAL FINDINGS.**

9 The Congress finds that—

1 (1) the cost of housing for all Americans has
2 increased dramatically and wages have not kept pace
3 with these increases over the last 50 years;

4 (2) average rent in the United States has in-
5 creased 24 percent between 2020 and 2023;

6 (3) more than half of low- and moderate-income
7 borrowers now spend between 30 and 50 percent of
8 their income on mortgage payments;

9 (4) rental housing subsidized by the Rural
10 Housing Service (RHS) of the Department of Agri-
11 culture is often the only affordable option in rural
12 communities;

13 (5) more than half of extremely low-income
14 rural renters experience housing insecurity;

15 (6) the Housing Trust Fund (HTF) provides a
16 dedicated, permanent source of funding for afford-
17 able housing;

18 (7) the HTF is an important source of gap fi-
19 nancing for State housing finance agencies, used
20 along with tax credits and the HOME Investment
21 Partnership program (HOME);

22 (8) the Capital Magnet Fund (CMF) provides
23 funding to nonprofits and Community Development
24 Financial Institutions (CDFIs) to expand financing
25 for the development, rehabilitation, and purchase of

1 affordable housing and other related economic devel-
2 opment projects in distressed communities;

3 (9) the HTF and CMF are funded through con-
4 tributions from the Government-sponsored enter-
5 prises (GSEs) Fannie Mae and Freddie Mac;

6 (10) the GSEs are required to annually set
7 aside an amount equal to 4.2 basis points for each
8 dollar of the unpaid principal balance of their total
9 new business purchases to support the affordable
10 housing programs;

11 (11) in 2023, receipts from the GSE set aside
12 dropped significantly due to shifting market condi-
13 tions;

14 (12) the HOME program is used, in combina-
15 tion with housing tax credits, by State housing fi-
16 nance agencies to build affordable rental housing;

17 (13) the HOME program is also the primary
18 Federal resource for the construction of affordable
19 family homes;

20 (14) despite its importance and effectiveness,
21 the HOME program has not been adequately funded
22 in relation to increasing costs associated with single
23 family and multifamily housing construction;

24 (15) restrictive land use regulations dispropor-
25 tionately affect low- and moderate-income families

1 by limiting the availability of quality affordable
2 housing and driving up the costs of existing housing;

3 (16) President Biden has proposed the
4 Unlocking Possibilities program, a competitive grant
5 program to help States and localities eliminate need-
6 less barriers to affordable housing production, in-
7 cluding permitting for manufactured housing com-
8 munities;

9 (17) almost 2 million people in the United
10 States live in public housing;

11 (18) public housing agencies are unnecessarily
12 prohibited from increasing their number of public
13 housing units above the total they had in 1992
14 under a provision of law commonly referred to as the
15 “Faircloth limit”;

16 (19) community land trust or shared equity
17 programs are crucial for ensuring perpetual housing
18 affordability;

19 (20) community land trusts or related shared
20 equity housing programs have established legal
21 frameworks to keep homes affordable for more than
22 30 years;

23 (21) there are over 300 community land trust
24 entities in the United States encompassing 43,931
25 housing units;

1 (22) 44 percent of all shared equity dwelling
2 units are rental units;

3 (23) a reported 45 percent of shared equity
4 homeowners are people of color;

5 (24) many shared equity housing organizations
6 include a commitment to racial and ethnic diversity
7 in their organizational and operational practices;

8 (25) the Emergency Rental Assistance Program
9 (ERAP), established during the COVID-19 pan-
10 demic, provided rental and utility assistance to more
11 than 5 million households;

12 (26) these funds protected renters and land-
13 lords and have demonstrated the need for a perma-
14 nent emergency rental assistance program;

15 (27) analysis shows that daily eviction rates fell
16 dramatically due to the ERAP;

17 (28) State and local public developers are inno-
18 vating new ways to finance and cross-subsidize the
19 creation of affordable mixed income public housing
20 without depending on the use of scarce low-income
21 housing tax credits; and

22 (29) State and Federal antitrust enforcers
23 would benefit from greater visibility into use of real
24 estate and property management software to stem

1 anti-competitive price fixing in the rental housing
2 markets.

3 **SEC. 3. SEVERABILITY.**

4 If any provision of this Act, any amendment made
5 by this Act, or the application of any such provision or
6 amendment to any person or circumstance is held to be
7 unconstitutional, the remainder of this Act and of the
8 amendments made by this Act, and the application of the
9 remaining provisions of this Act and amendments to any
10 person or circumstance shall not be affected.

11 **TITLE I—INVESTMENTS IN**
12 **HOUSING SUPPLY**

13 **SEC. 101. HOUSING TRUST FUND.**

14 Section 1338(a) of the Federal Housing Enterprises
15 Financial Safety and Soundness Act of 1992 (12 U.S.C.
16 4568(a)) is amended by adding at the end the following:

17 “(3) APPROPRIATION.—In addition to amounts
18 otherwise made available, there is appropriated to
19 the Housing Trust Fund, out of any money in the
20 Treasury not otherwise appropriated,
21 \$44,500,000,000 for each of fiscal years 2024
22 through 2033.”.

1 **SEC. 102. GSE BASIS POINT FEE.**

2 Section 1337(a) of the Federal Housing Enterprises
3 Financial Safety and Soundness Act of 1992 (12 U.S.C.
4 4567) is amended—

5 (1) in paragraph (1)(A), by striking “4.2 basis
6 points” and inserting “10 basis points”; and

7 (2) in paragraph (2)(A), by striking “4.2 basis
8 points” and inserting “10 basis points”.

9 **SEC. 103. CAPITAL MAGNET FUND.**

10 Section 1339 of the Federal Housing Enterprises Fi-
11 nancial Safety and Soundness Act of 1992 (12 U.S.C.
12 4569) is amended by adding at the end the following:

13 “(k) APPROPRIATION.—In addition to amounts oth-
14 erwise made available, there is appropriated to the Capital
15 Magnet Fund, out of any money in the Treasury not oth-
16 erwise appropriated, \$1,500,000,000 for each of fiscal
17 years 2024 through 2033.”.

18 **SEC. 104. INVESTMENTS IN AFFORDABLE AND ACCESSIBLE**
19 **HOUSING PRODUCTION.**

20 (a) APPROPRIATION.—In addition to amounts other-
21 wise made available, there is appropriated to the Secretary
22 of Housing and Urban Development (in this section re-
23 ferred to as the “Secretary”) for fiscal year 2024, out of
24 any money in the Treasury not otherwise appropriated—

25 (1) \$9,925,000,000, to remain available until
26 September 30, 2028, for activities and assistance for

1 the HOME Investment Partnerships Program (in
2 this section referred to as the “HOME program”),
3 as authorized under sections 241 through 242, 244
4 through 253, 255 through 256, and 281 through
5 290 of the Cranston-Gonzalez National Affordable
6 Housing Act (42 U.S.C. 12741–12742, 42 U.S.C.
7 12744–12753, 42 U.S.C. 12755–12756, 42 U.S.C.
8 12831–12840) (in this section referred to as
9 “NAHA”), subject to the terms and conditions para-
10 graph (1)(A) of subsection (b);

11 (2) \$14,925,000,000, to remain available until
12 September 30, 2028, for activities and assistance for
13 the HOME Investment Partnerships Program, as
14 authorized under sections 241 through 242, 244
15 through 253, 255 through 256, and 281 through
16 290 of the Cranston-Gonzalez National Affordable
17 Housing Act (42 U.S.C. 12741–12742, 42 U.S.C.
18 12744–12753, 42 U.S.C. 12755–12756, 42 U.S.C.
19 12831–12840), subject to the terms and conditions
20 in paragraphs (1)(B) and (2) of subsection (b);

21 (3) \$50,000,000, to remain available until Sep-
22 tember 30, 2033, to make new awards or increase
23 prior awards to existing technical assistance pro-
24 viders to provide an increase in capacity building
25 and technical assistance available to any grantees

1 implementing activities or projects consistent with
2 this section; and

3 (4) \$100,000,000, to remain available until
4 September 30, 2033, for the costs to the Secretary
5 of administering and overseeing the implementation
6 of this section and the HOME and Housing Trust
7 Fund programs generally, including information
8 technology, financial reporting, research and evalua-
9 tions, and other cross-program costs in support of
10 programs administered by the Secretary in this title,
11 and other costs.

12 (b) TERMS AND CONDITIONS.—

13 (1) FORMULAS.—

14 (A) The Secretary shall allocate amounts
15 made available under subsection (a)(1) pursu-
16 ant to section 217 of NAHA (42 U.S.C. 12747)
17 to grantees that received allocations pursuant
18 to that same formula in fiscal year 2023 and
19 shall make such allocations within 60 days of
20 the enactment of this Act.

21 (B) The Secretary shall allocate amounts
22 made available under subsection (a)(2) pursu-
23 ant to the formula specified in section
24 1338(c)(3) of the Federal Housing Enterprises
25 Financial Safety and Soundness Act of 1992

1 (12 U.S.C. 4568(c)(3)) to grantees that re-
2 ceived Housing Trust Fund allocations pursu-
3 ant to that same formula in fiscal year 2023
4 and shall make such allocations within 60 days
5 of the date of the enactment of this Act.

6 (2) ELIGIBLE ACTIVITIES.—Other than as pro-
7 vided in paragraph (5) of this subsection, funds
8 made available under subsection (a)(2) may only be
9 used for eligible activities described in subpara-
10 graphs (A) through (B)(i) of section 1338(c)(7) of
11 the Federal Housing Enterprises Financial Safety
12 and Soundness Act of 1992 (12 U.S.C. 4568(c)(7)),
13 except that not more than 10 percent of funds made
14 available may be used for activities under such sub-
15 paragraph (B)(i).

16 (3) FUNDING RESTRICTIONS.—The commit-
17 ment requirements in section 218(g) (42 U.S.C.
18 12748(g)) of NAHA, the matching requirements in
19 section 220 (42 U.S.C. 12750) of NAHA, and the
20 set-aside for housing developed, sponsored, or owned
21 by community housing development organizations re-
22 quired in section 231 of NAHA (42 U.S.C. 12771)
23 shall not apply for amounts made available under
24 this section.

1 (4) REALLOCATION.—For funds provided under
2 paragraphs (1) and (2) of subsection (a), the Sec-
3 retary may recapture certain amounts remaining
4 available to a grantee under this section or amounts
5 declined by a grantee, and reallocate such amounts
6 to other grantees under that paragraph to ensure
7 fund expenditure, geographic diversity, and avail-
8 ability of funding to communities within the State
9 from which the funds have been recaptured.

10 (5) ADMINISTRATION.—Notwithstanding sub-
11 sections (c) and (d)(1) of section 212 of NAHA (42
12 U.S.C. 12742), grantees may use not more than 15
13 percent of their allocations under this section for ad-
14 ministrative and planning costs.

15 (c) WAIVERS.—The Secretary may waive or specify
16 alternative requirements for any provision of the Cran-
17 ston-Gonzalez National Affordable Housing Act specified
18 in subsection (a)(1) or (a)(2) or regulation for the admin-
19 istration of the amounts made available under this section
20 other than requirements related to tenant rights and pro-
21 tections, fair housing, nondiscrimination, labor standards,
22 and the environment, upon a finding that the waiver or
23 alternative requirement is necessary to facilitate the use
24 of amounts made available under this section.

1 (d) IMPLEMENTATION.—The Secretary shall have au-
2 thority to issue such regulations, notices, or other guid-
3 ance, forms, instructions, and publications to carry out the
4 programs, projects, or activities authorized under this sec-
5 tion to ensure that such programs, projects, or activities
6 are completed in a timely and effective manner.

7 **SEC. 105. UNLOCKING POSSIBILITIES PROGRAM.**

8 (a) APPROPRIATION.—In addition to amounts other-
9 wise available, there is appropriated to the Secretary of
10 Housing and Urban Development for fiscal year 2024, out
11 of any money in the Treasury not otherwise appro-
12 priated—

13 (1) \$1,646,000,000 for awarding grants under
14 sections 101, 102, 103, 104(a) through 104(i),
15 104(l), 104(m), 105(a) through 105(g), 106(a)(2),
16 106(a)(4), 106(b) through 106(f), 109, 110, 111,
17 113, 115, 116, 120, and 122 of the Housing and
18 Community Development Act of 1974 (42 U.S.C.
19 5301, 5302, 5303, 5304(a)–(i), 5304(l), 5304(m),
20 5305(a)–(g), 5306(a)(2), 5306(a)(4), 5306(b)–(f),
21 5309, 5310, 5311, 5313, 5315, 5316, 5319, and
22 5321) awarded on a competitive basis to eligible re-
23 cipients to carry out grants under subsection (e) of
24 this section;

1 (2) \$8,000,000 for research and evaluation re-
2 lated to housing planning and other associated costs;

3 (3) \$3,000,000 to provide technical assistance
4 to grantees or applicants for grants made available
5 by this section; and

6 (4) \$66,000,000 for the costs to the Secretary
7 of administering and overseeing the implementation
8 of this section and community and economic develop-
9 ment programs overseen by the Secretary generally,
10 including information technology, financial report-
11 ing, research and evaluations, and other cross-pro-
12 gram costs in support of programs administered by
13 the Secretary in this title, and other costs.

14 Amounts appropriated by this section shall remain avail-
15 able until September 30, 2033.

16 (b) PROGRAM ESTABLISHMENT.—The Secretary of
17 Housing and Urban Development, acting through the Di-
18 rector of the Office of Community Land Use and Zoning
19 Reform established under section 4(i) of the Department
20 of Housing and Urban Development Act (as added by the
21 amendment made by section 108(a) of this Act), shall es-
22 tablish a competitive grant program for—

23 (1) planning grants to develop and evaluate
24 housing plans and substantially improve housing
25 strategies;

1 (2) streamlining regulatory requirements and
2 shorten processes, reform zoning codes, increasing
3 capacity to conduct housing inspections, or other ini-
4 tiatives that reduce barriers to housing supply elas-
5 ticity and affordability;

6 (3) developing and evaluating local or regional
7 plans for community development to substantially
8 improve community development strategies related
9 to sustainability, fair housing, and location effi-
10 ciency;

11 (4) implementation and livable community in-
12 vestment grants; and

13 (5) research and evaluation.

14 (c) GRANTS.—

15 (1) PLANNING GRANTS.—The Secretary shall,
16 under selection criteria determined by the Secretary,
17 award grants under this paragraph on a competitive
18 basis to eligible entities to assist planning activities,
19 including administration of such activities, engage-
20 ment with community stakeholders and housing
21 practitioners, to—

22 (A) develop housing plans;

23 (B) substantially improve State or local
24 housing strategies;

1 (C) develop new regulatory requirements
2 and processes, reform zoning codes, increasing
3 capacity to conduct housing inspections, or un-
4 dertake other initiatives to reduce barriers to
5 housing supply elasticity and affordability;

6 (D) develop local or regional plans for
7 community development; and

8 (E) substantially improve community de-
9 velopment strategies, including strategies to in-
10 crease availability and access to affordable
11 housing, to further access to public transpor-
12 tation or to advance other sustainable or loca-
13 tion-efficient community development goals.

14 (2) IMPLEMENTATION AND LIVABLE COMMU-
15 NITY INVESTMENT GRANTS.—The Secretary shall
16 award implementation grants under this paragraph
17 on a competitive basis to eligible entities for the pur-
18 pose of implementing and administering—

19 (A) completed housing strategies and hous-
20 ing plans and any planning to affirmatively fur-
21 ther fair housing within the meaning of sub-
22 sections (d) and (e) of section 808 of the Fair
23 Housing Act (42 U.S.C. 608) and applicable
24 regulations and for community investments that

1 support the goals identified in such housing
2 strategies or housing plans;

3 (B) new regulatory requirements and proc-
4 esses, reformed zoning codes, increased capacity
5 to conduct housing inspections, or other initia-
6 tives to reduce barriers to housing supply elas-
7 ticity and affordability that are consistent with
8 a plan under subparagraph (A); and

9 (C) completed local or regional plans for
10 community development and any planning to in-
11 crease availability and access to affordable
12 housing, access to public transportation and
13 other sustainable or location-efficient commu-
14 nity development goals.

15 (d) COORDINATION WITH FTA ADMINISTRATOR.—
16 To the extent practicable, the Secretary shall coordinate
17 with the Federal Transit Administrator in carrying out
18 this section.

19 (e) DEFINITIONS.—For purposes of this section, the
20 following definitions apply:

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

23 (A) a State, insular area, metropolitan
24 city, or urban county, as such terms are defined

1 in section 102 of the Housing and Community
2 Development Act of 1974 (42 U.S.C. 5302); or

3 (B) for purposes of grants under sub-
4 section (b)(1), a regional planning agency or
5 consortia.

6 (2) HOUSING PLAN; HOUSING STRATEGY.—

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

11 (i) match the creation of housing sup-
12 ply to existing demand and projected de-
13 mand growth in the area, with attention to
14 preventing displacement of residents, re-
15 ducing the concentration of poverty, and
16 meaningfully reducing and not perpet-
17 uating housing segregation on the basis of
18 race, color, religion, natural origin, sex,
19 disability, or familial status;

20 (ii) increase the affordability of hous-
21 ing in the area, increase the accessibility of
22 housing in the area for people with disabil-
23 ities, including location-efficient housing,
24 and preserve or improve the quality of
25 housing in the area;

1 (iii) reduce barriers to housing devel-
2 opment in the area, with consideration for
3 location efficiency, affordability, and acces-
4 sibility; and

5 (iv) coordinate with the metropolitan
6 transportation plan of the area under the
7 jurisdiction of the eligible entity, or other
8 regional plan.

9 (B) HOUSING STRATEGY.—The term
10 “housing strategy” means the housing strategy
11 required under section 105 of the Cranston-
12 Gonzalez National Affordable Housing Act (42
13 U.S.C. 12705).

14 (f) COSTS TO GRANTEES.—Up to 15 percent of a re-
15 cipient’s grant may be used for administrative costs.

16 (g) RULES OF CONSTRUCTION.—

17 (1) IN GENERAL.—Except as otherwise pro-
18 vided by this section, amounts appropriated or oth-
19 erwise made available under this section shall be
20 subject to the community development block grant
21 program requirements under subsection (a)(1).

22 (2) EXCEPTIONS.—

23 (A) HOUSING CONSTRUCTION.—Expendi-
24 tures on new construction of housing shall be
25 an eligible expense under this section.

1 (B) BUILDINGS FOR GENERAL CONDUCT
2 OF GOVERNMENT.—Expenditures on building
3 for the general conduct of government, other
4 than the Federal Government, shall be eligible
5 under this section when necessary and appro-
6 priate as a part of a natural hazard mitigation
7 project.

8 (h) WAIVERS.—The Secretary may waive or specify
9 alternative requirements for any provision of subsection
10 (a)(1) or regulation for the administration of the amounts
11 made available under this section other than requirements
12 related to fair housing, nondiscrimination, labor stand-
13 ards, and the environment, upon a finding that the waiver
14 or alternative requirement is not inconsistent with the
15 overall purposes of such Act and that the waiver or alter-
16 native requirement is necessary to facilitate the use of
17 amounts made available under this section.

18 (i) IMPLEMENTATION.—The Secretary shall have the
19 authority to issue such regulations notices, or other guid-
20 ance, forms, instructions, and publications to carry out the
21 programs, projects, or activities authorized under this sec-
22 tion to ensure that such programs, projects, or activities
23 are completed in a timely and effective manner.

1 **SEC. 106. SHARED EQUITY HOUSING FUND.**

2 (a) APPROPRIATION.—In addition to amounts other-
3 wise available, there is appropriated to the Community
4 Restoration and Revitalization Fund established under
5 subsection (b) for fiscal year 2022, out of any money in
6 the Treasury not otherwise appropriated, to remain avail-
7 able until September 30, 2031, \$500,000,000 for planning
8 and implementation grants under sections 101, 102, 103,
9 104(a) through 104(i), 104(l), 104(m), 105(a) through
10 105(g), 106(a)(2), 106(a)(4), 106(b) through 106(f), 109,
11 110, 111, 113, 115, 116, 120, and 122 of the Housing
12 and Community Development Act of 1974 (42 U.S.C.
13 5301, 5302, 5303, 5304(a)–(i), 5304(l), 5304(m),
14 5305(a)–(g), 5306(a)(2) 5306(a)(4), 5306(b)–(f), 5309,
15 5310, 5311, 5313, 5315, 5316, 5319, and 5321), awarded
16 on a competitive basis to eligible recipients, as defined
17 under subsection (d) of this section, to create, expand, and
18 maintain community land trusts and shared equity home-
19 ownership, including through the acquisition, rehabilita-
20 tion, and new construction of affordable, accessible hous-
21 ing.

22 (b) ESTABLISHMENT OF FUND.—The Secretary of
23 Housing and Urban Development (in this section referred
24 to as the “Secretary”) shall establish a Shared Equity
25 Fund (in this section referred to as the “Fund”) to award
26 planning and implementation grants on a competitive

1 basis to eligible recipients for activities authorized under
2 subsections (a) through (g) of section 105 of the Housing
3 and Community Development Act of 1974 (42 U.S.C.
4 5305) and under this section for community-led affordable
5 housing and community development and economic devel-
6 opment projects.

7 (c) USE OF FUNDS.—An eligible recipient of a com-
8 munity land trust grant awarded under subsection (a)
9 shall use such grant for establishing and operating a com-
10 munity land trust or shared equity homeownership pro-
11 gram; creation, subsidization, construction, acquisition, re-
12 habilitation, and preservation of housing in a community
13 land trust or shared equity homeownership program, and
14 expanding the capacity of the recipient to carry out the
15 grant, provided that any housing units created or main-
16 tained—

17 (1) in the case of rental units, including units
18 in mixed-use properties, are affordable and acces-
19 sible to a household whose income does not exceed
20 80 percent of the median income for the area, as de-
21 termined by the Secretary, for a period of not less
22 than 30 years; and

23 (2) in the case of homeownership units, are af-
24 fordable and accessible to households whose incomes

1 do not exceed 120 percent of the median income for
2 the area, as determined by the Secretary.

3 (d) ELIGIBLE RECIPIENT.—An eligible recipient of a
4 planning or implementation grant under subsection (a)
5 shall be a local partnership with the ability to administer
6 the grant.

7 (e) WAIVERS.—The Secretary may waive or specify
8 alternative requirements for sections 104(a) through (e),
9 104(h), 104(l), 104(m), 105(a) through (g), 106(a)(2),
10 106(a)(4), and 106(b) through (f) of the Housing and
11 Community Development Act of 1974 (42 U.S.C. 5304(a)
12 through (e), 5304(h), 5304(l), 5304(m), 5305(a) through
13 (g), 5306(a)(2), 5306(a)(4), and 5306(b) through (f)), or
14 associated regulations for the administration of the
15 amounts made available under this section other than re-
16 quirements related to fair housing, nondiscrimination,
17 labor standards, and the environment, upon a finding that
18 the waiver or alternative requirement is not inconsistent
19 with the overall purposes of such Act and that the waiver
20 or alternative requirement is necessary to expedite or fa-
21 cilitate the use of amounts made available under this sec-
22 tion.

23 (f) DEFINITIONS.—For purposes of this section, the
24 following definitions shall apply:

1 (1) COMMUNITY LAND TRUST.—The term
2 “community land trust” means a nonprofit organiza-
3 tion or State or local governments or instrumental-
4 ities that—

5 (A) use a ground lease or deed covenant
6 with an affordability period of at least 30 years
7 or more to—

8 (i) make rental and homeownership
9 units affordable to households; and

10 (ii) stipulate a preemptive option to
11 purchase the affordable rentals or home-
12 ownership units so that the affordability of
13 the units is preserved for successive in-
14 come-eligible households; and

15 (B) monitor properties to ensure afford-
16 ability is preserved.

17 (2) LAND BANK.—The term “land bank”
18 means a government entity, agency, or program, or
19 a special purpose nonprofit entity formed by one or
20 more units of government in accordance with State
21 or local land bank enabling law, that has been des-
22 ignated by one or more State or local governments
23 to acquire, steward, and dispose of vacant, aban-
24 doned, or other problem properties in accordance
25 with locally-determined priorities and goals.

1 (3) SHARED EQUITY HOMEOWNERSHIP PRO-
2 GRAM.—The term “shared equity homeownership
3 program” means a program to facilitate affordable
4 homeownership preservation through a resale restric-
5 tion program administered by a community land
6 trust, other nonprofit organization, or State or local
7 government or instrumentalities and that utilizes a
8 ground lease, deed restriction, subordinate loan, or
9 similar mechanism that includes provisions ensuring
10 that the program shall—

11 (A) maintain the home as affordable for
12 subsequent very low-, low-, or moderate-income
13 families for an affordability term of at least 30
14 years after recordation;

15 (B) apply a resale formula that limits the
16 homeowner’s proceeds upon resale; and

17 (C) provide the program administrator or
18 such administrator’s assignee a preemptive op-
19 tion to purchase the homeownership unit from
20 the homeowner at resale.

21 (g) IMPLEMENTATION.—The Secretary shall have the
22 authority to establish by notice any requirements that the
23 Secretary determines are necessary for timely and effec-
24 tive implementation of the program and expenditure of

1 funds appropriated, which requirements shall take effect
2 upon issuance.

3 **SEC. 107. REPEAL OF FAIRCLOTH AMENDMENT.**

4 Section 9(g) of the United States Housing Act of
5 1937 (42 U.S.C. 1437g(g)) is amended by striking para-
6 graph (3) (relating to limitation on new construction).

7 **SEC. 108. ESTABLISHMENT OF HUD OFFICE OF COMMUNITY**
8 **LAND USE AND ZONING.**

9 (a) IN GENERAL.—Section 4 of the Department of
10 Housing and Urban Development Act (42 U.S.C. 3533)
11 is amended by adding at the end the following new sub-
12 section:

13 “(i) OFFICE OF COMMUNITY LAND USE AND ZON-
14 ING.—

15 “(1) ESTABLISHMENT.—There is established in
16 the Department, in the Office of the Secretary, the
17 Office of Community Land Use and Zoning.

18 “(2) DIRECTOR.—There is established the posi-
19 tion of Director of the Office of Community Land
20 Use and Zoning. The Director shall be the head of
21 the Office of Community Land Use and Zoning and
22 shall be appointed by, and shall report to, the Sec-
23 retary. Such position shall be a career-reserved posi-
24 tion in the Senior Executive Service.

1 “(3) MISSION.—The mission of the Office of
2 Community Land Use and Zoning shall be to en-
3 courage communities to pursue land use policies that
4 increase the availability and affordability of housing.

5 “(4) FUNCTIONS.—The Director shall have pri-
6 mary responsibility within the Department for all ac-
7 tivities and matters relating to land use and zoning
8 reform, including the following:

9 “(A) To collect, process, assemble, coordi-
10 nate research, and disseminate information on
11 State and local regulations and policies affect-
12 ing the creation and maintenance of affordable
13 housing.

14 “(B) To provide technical assistance to
15 State and local communities regarding State
16 and local regulations and policies affecting the
17 creation and maintenance of affordable housing.

18 “(C) To maintain a Regulatory Barriers
19 Clearinghouse and a database of land use poli-
20 cies across the United States.

21 “(D) To administer the Unlocking Possi-
22 bilities Program under section 105 of the Com-
23 munity Housing Act of 2024.

24 “(E) To administer the Shared Equity
25 Housing Resource Center established under sec-

1 tion 203(b) of the Community Housing Act of
2 2024.

3 “(F) To issue, not later than 2 years after
4 the date of the enactment of this Act, guidance
5 and best practices regarding State and local
6 land use and zoning regulations and policies af-
7 fecting the creation and maintenance of afford-
8 able housing, and to maintain and update such
9 guidance and best practices regularly.”.

10 (b) TRANSFER; REDESIGNATION.—The Secretary of
11 Housing and Urban Development shall provide for—

12 (1) the transfer of the administration of the
13 Regulatory Barriers Clearinghouse of the Depart-
14 ment, which as of the date of the enactment of this
15 Act is the responsibility of the Office of Policy De-
16 velopment and Research, to the Director of the Of-
17 fice of Community Land Use and Zoning established
18 under section 4(i) of the Department of Housing
19 and Urban Development Act, as added by the
20 amendment made by subsection (a) of this section;
21 and

22 (2) the redesignation of the Regulatory Barriers
23 Clearinghouse as the Community Land Use and
24 Zoning Research Center.

1 (c) AUTHORIZATION OF APPROPRIATIONS.—There is
2 authorized to be appropriated \$2,000,000 for each of fis-
3 cal years 2024 through 2028 for costs of personnel for
4 and activities of the Office of Community Land Use and
5 Zoning.

6 **SEC. 109. CONTINUATION OF FHA-FFB AFFORDABLE RENT-**
7 **AL HOUSING FINANCING PARTNERSHIP.**

8 The Secretary of Housing and Urban Development
9 shall continue to carry out the FHA affordable rental
10 housing financing partnership with the Federal Financing
11 Bank, under which such Bank provides financing for loans
12 insured under the FHA Multifamily Risk-Sharing Pro-
13 gram under section 542 of the Housing and Community
14 Development Act of 1992 (12 U.S.C. 1707), and may
15 enter into such new commitments under such program
16 during fiscal year 2024 and fiscal years thereafter, subject
17 to the overall limitations provided in this Act on new com-
18 mitments to guarantee loans insured under the General
19 and Special Risk Insurance Funds, as authorized by sec-
20 tions 238 and 519 of the National Housing Act (12 U.S.C.
21 1715z-3 and 1735c).

22 **SEC. 110. INCREASE OF MINIMUM STATE ALLOCATIONS**
23 **UNDER HOUSING PROGRAMS.**

24 (a) HOUSING TRUST FUND.—Subparagraph (C) of
25 section 1338(c)(4) of the Federal Housing Enterprises Fi-

1 nancial Safety and Soundness Act of 1992 (12 U.S.C.
 2 4568(c)(4)(C)) is amended by striking “\$3,000,000” each
 3 place such term appears and inserting “\$6,000,000”.

4 (b) HOME INVESTMENT PARTNERSHIPS PRO-
 5 GRAM.—Subparagraph (A) of section 217(b)(2) of the
 6 Cranston-Gonzalez National Affordable Housing Act (42
 7 U.S.C. 12747(b)(2)(A)) is amended by striking
 8 “\$3,000,000” each place such term appears and inserting
 9 “\$6,000,000”.

10 **TITLE II—RENTAL SUPPORT**
 11 **AND PERPETUAL AFFORD-**
 12 **ABILITY**

13 **SEC. 201. PERMANENT EMERGENCY RENTAL ASSISTANCE**
 14 **PROGRAM.**

15 Section 3201 of the American Rescue Plan Act of
 16 2021 (15 U.S.C. 9058c) is amended—

17 (1) in subsection (a), by adding at the end the
 18 following new paragraphs:

19 “(3) APPROPRIATION.—In addition to amounts
 20 otherwise available, there is appropriated to the Sec-
 21 retary of the Treasury for each of fiscal years 2024
 22 through 2029, out of any money in the Treasury not
 23 otherwise appropriated, \$3,000,000,000, for making
 24 payments to eligible grantees under this section.

1 “(4) RESERVATION OF FUNDS.—Of the amount
2 appropriated under paragraph (1), the Secretary
3 shall reserve—

4 “(A) \$42,300,000 for making payments
5 under this section to the Commonwealth of
6 Puerto Rico, the United States Virgin Islands,
7 Guam, the Commonwealth of the Northern
8 Mariana Islands, and American Samoa;

9 “(B) \$4,170,000 for costs of the Secretary
10 for the administration of emergency rental as-
11 sistance programs and technical assistance to
12 recipients of any grants made by the Secretary
13 to provide financial and other assistance to
14 renters;

15 “(C) \$417,000 for administrative expenses
16 of the Inspector General relating to oversight of
17 funds provided in this section; and

18 “(D) \$360,000,000 or payments to high-
19 need grantees as provided in this section.”;

20 (2) in subsection (b)—

21 (A) in paragraph (1)(A)—

22 (i) in the matter preceding clause

23 (i)—

24 (I) by inserting “or (3)” after

25 “paragraph (1)”; and

1 (II) by inserting “or (4), respec-
2 tively,” after “paragraph (2)”; and

3 (ii) in clause (iii), by inserting “or,
4 with respect to amounts appropriated
5 under subsection (a)(3), by substituting
6 ‘\$22,000,000’ for ‘\$200,000,000’ each
7 place such term appears” before the semi-
8 colon at the end; and

9 (B) in paragraph (2)—

10 (i) in the matter preceding subpara-
11 graph (A)—

12 (I) by striking “The amount”
13 and inserting “The amounts”; and

14 (II) by inserting “and under sub-
15 section (a)(4)(A)” after “subsection
16 (a)(2)(A)”;

17 (ii) in subparagraph (A), by inserting
18 “or (a)(4)(A)” before “of section 3201”;
19 and

20 (iii) in subparagraph (B), by inserting
21 “or (a)(3)” after “subsection (a)(1)”;

22 (3) in subsection (d)—

23 (A) in paragraph (1)(D), by inserting “or
24 October 1, 2025, in the case of funds made
25 available by subsection (a)(3),”; and

1 (B) in paragraph (2), “or (a)(3)” after
2 “subsection (a)(1)”;

3 (4) in subsection (e)(1)—

4 (A) by striking “March 1, 2022” and in-
5 serting “the first day of the first month com-
6 mencing more than 12 months after the enact-
7 ment of an Act making amounts available for
8 payments to eligible grantees under this sec-
9 tion”; and

10 (B) by inserting “made available under
11 such Act and” after “reallocate funds”; and

12 (5) in subsection (g), by striking “September
13 30, 2025” and inserting “the fifth September 30 oc-
14 ccurring after the date of the enactment of the Act
15 making such funds available for payments to such
16 eligible grantee”.

17 **SEC. 202. HUD EVICTION PROTECTION GRANT PROGRAM.**

18 In addition to amounts otherwise made available,
19 there is appropriated to the Secretary of Housing and
20 Urban Development for each of fiscal years 2024 through
21 2033, out of any money in the Treasury not otherwise ap-
22 propriated, \$10,000,000 for grants under the Eviction
23 Protection Grant Program of the Office of Policy Develop-
24 ment and Research.

1 **SEC. 203. SHARED EQUITY HOUSING RESOURCES.**

2 (a) FUNDING.—In addition to amounts otherwise
3 made available, there is appropriated for fiscal year 2024
4 for payment to the Neighborhood Reinvestment Corpora-
5 tion for use in neighborhood reinvestment activities, as au-
6 thorized by the Neighborhood Reinvestment Corporation
7 Act (42 U.S.C. 8101–8107), \$12,000,000, to remain
8 available until September 30, 2027: *Provided*, That such
9 amount shall be for the promotion and development of
10 shared equity housing models, including for capital grants
11 for NeighborWorks affiliates to acquire homes for their
12 shared equity portfolios.

13 (b) RESOURCE CENTER.—The Secretary of Housing
14 and Urban Development shall establish and maintain,
15 under the Office of Community Land Use and Zoning, a
16 Shared Equity Housing Resource Center to provide tech-
17 nical and legal assistance and resources to communities
18 and the general public regarding forming shared equity
19 housing governance structures, including affordable hous-
20 ing community land trusts. There is authorized to be ap-
21 propriated for each fiscal year such sums as may be nec-
22 essary to operate such Resource Center.

23 **SEC. 204. HOMEOWNERSHIP ASSISTANCE.**

24 (a) RURAL HOMEOWNERHIP.—

25 (1) APPROPRIATION.—In addition to amounts
26 otherwise available, there is appropriated to the Sec-

1 retary of Agriculture for each of fiscal years 2024
2 through 2033, out of any money in the Treasury not
3 otherwise appropriated—

4 (A) \$4,000,000,000, for gross obligations
5 for the principal amount of direct loans as au-
6 thorized by section 502 of the Housing Act of
7 1949 (42 U.S.C. 1472); and

8 (B) \$148,400,000 for the cost of direct
9 loans authorized by such section 502, including
10 the cost of modifying loans, as defined in sec-
11 tion 502 of the Congressional Budget Act of
12 1974 (2 U.S.C. 661a).

13 (2) INTEREST RATE.—Notwithstanding any
14 other provision of law, the annual interest rate pay-
15 able on a direct loan authorized by section 502 of
16 the Housing Act of 1949 (42 U.S.C. 1472), as modi-
17 fied by payment assistance, may not be lower than
18 1.0 percent.

19 (b) HOUSING CHOICE VOUCHER DOWNPAYMENT
20 PROGRAM.—In addition to amounts otherwise available,
21 there is appropriated to the Secretary of Housing and
22 Urban Development for each of fiscal years 2024 through
23 2033, out of any money in the Treasury not otherwise ap-
24 propriated, \$1,000,000,000, for providing downpayment

1 assistance under section 8(y)(7) of the United States
2 Housing Act of 1937 (42 U.S.C. 1437f(y)(7)).

3 **SEC. 205. REPORT ON TAX ON SECONDARY HOMES.**

4 The Secretary of the Treasury shall, not later than
5 180 days after the date of the enactment of this Act, sub-
6 mit to Congress a report on the feasibility, economic con-
7 sequences, and revenue effects of establishing a tax on va-
8 cation homes and short-term rental homes.

9 **SEC. 206. NATIONAL HOUSING INFORMATION DATABASE.**

10 (a) ESTABLISHMENT.—The Secretary of Housing
11 and Urban Development and the Director of the Federal
12 Housing Finance Agency shall jointly establish and main-
13 tain a national database of landlords of residential rental
14 dwelling units in multifamily housing.

15 (b) INFORMATION.—The Secretary and the Director
16 shall require each landlord of a residential rental dwelling
17 unit in multifamily housing to submit to the database the
18 following information regarding a residential rental dwell-
19 ing unit:

20 (1) The identity of the landlord and owner of
21 the dwelling unit and contact information for such
22 landlord and owner.

23 (2) The total number of residential rental dwell-
24 ing units in the property in which such dwelling unit
25 is located.

1 (3) The total number of residential rental dwell-
2 ing units owned by or under the control of such
3 landlord.

4 (4) The total number of properties containing
5 residential dwelling units managed by such landlord
6 and owned by such owner, the number of residential
7 rental dwelling units in each such property.

8 (5) Whether the landlord uses real estate and
9 property management software in making residential
10 rental dwelling units available for rental and, if so,
11 the identity of such software.

12 (c) AVAILABILITY.—Information maintained in the
13 database shall be made publicly available on a website of
14 the registry.

15 (d) DEFINITIONS.—For purposes of this section, the
16 following definitions shall apply:

17 (1) LANDLORD.—The term “landlord” means,
18 with respect to a residential rental dwelling unit, the
19 person or entity having legal authority to lease such
20 dwelling unit.

21 (2) MULTIFAMILY HOUSING.—The term “multi-
22 family housing” means a residence consisting of 5 or
23 more dwelling units.

24 (e) ANNUAL REPORT.—The Secretary and the Direc-
25 tor shall submit a report to the Congress, the Federal

1 Trade Commission, the Attorney General of the United
 2 States, and the Attorney General for each State annually
 3 assessing the extent of concentration in ownership of resi-
 4 dential rental dwelling units and the issues and dangers
 5 posed by such concentration.

6 **TITLE III—RURAL HOUSING**

7 **SEC. 301. PERMANENT ESTABLISHMENT OF HOUSING PRES-** 8 **ERVATION AND REVITALIZATION PROGRAM;** 9 **DECOUPLING RENTAL ASSISTANCE.**

10 Title V of the Housing Act of 1949 (42 U.S.C. 1471
 11 et seq.) is amended by adding at the end the following
 12 new section:

13 **“SEC. 545. HOUSING PRESERVATION AND REVITALIZATION** 14 **PROGRAM.**

15 “(a) ESTABLISHMENT.—The Secretary shall carry
 16 out a program under this section for the preservation and
 17 revitalization of multifamily rental housing projects fi-
 18 nanced under section 515 or both sections 514 and 516.

19 “(b) NOTICE OF MATURING LOANS.—

20 “(1) TO OWNERS.—On an annual basis, the
 21 Secretary shall provide written notice to each owner
 22 of a property financed under section 515 or both
 23 sections 514 and 516 that will mature within the 4-
 24 year period beginning upon the provision of the no-
 25 tice, setting forth the options and financial incen-

1 tives that are available to facilitate the extension of
2 the loan term or the option to decouple a rental as-
3 sistance contract pursuant to subsection (f).

4 “(2) TO TENANTS.—

5 “(A) IN GENERAL.—For each property fi-
6 nanced under section 515 or both sections 514
7 and 516, not later than the date that is 2 years
8 before the date that the loan will mature, the
9 Secretary shall provide written notice to each
10 household residing in the property that informs
11 them of the date of the loan maturity, the pos-
12 sible actions that may happen with respect to
13 the property upon that maturity, and how to
14 protect their right to reside in federally assisted
15 housing after that maturity.

16 “(B) LANGUAGE.—Notice under this para-
17 graph shall be provided in plain English and
18 shall be translated to other languages in the
19 case of any property located in an area in which
20 a significant number of residents speak such
21 other languages.

22 “(c) LOAN RESTRUCTURING.—Under the program
23 under this section, in any circumstance in which the Sec-
24 retary proposes a restructuring to an owner or an owner
25 proposes a restructuring to the Secretary, the Secretary

1 may restructure such existing housing loans, as the Sec-
2 retary considers appropriate, for the purpose of ensuring
3 that those projects have sufficient resources to preserve
4 the projects to provide safe and affordable housing for low-
5 income residents and farm laborers, by—

6 “(1) reducing or eliminating interest;

7 “(2) deferring loan payments;

8 “(3) subordinating, reducing, or reamortizing
9 loan debt; and

10 “(4) providing other financial assistance, in-
11 cluding advances, payments, and incentives (includ-
12 ing the ability of owners to obtain reasonable re-
13 turns on investment) required by the Secretary.

14 “(d) RENEWAL OF RENTAL ASSISTANCE.—

15 “(1) IN GENERAL.—When the Secretary pro-
16 poses to restructure a loan or agrees to the proposal
17 of an owner to restructure a loan pursuant to sub-
18 section (c), the Secretary shall offer to renew the
19 rental assistance contract under section 521(a)(2)
20 for a 20-year term that is subject to annual appro-
21 priations, provided that the owner agrees to bring
22 the property up to or maintain the property at such
23 standards that will ensure maintenance of the prop-
24 erty as decent, safe, and sanitary housing for the
25 full term of the rental assistance contract.

1 “(2) ADDITIONAL RENTAL ASSISTANCE.—

2 “(A) IN GENERAL.—With respect to a
3 project described in paragraph (1), if rental as-
4 sistance is not available for all households in
5 the project for which the loan is being restruc-
6 tured pursuant to subsection (c), the Secretary
7 may extend such additional rental assistance to
8 unassisted households at that project as is nec-
9 essary to make the project safe and affordable
10 to low-income households.

11 “(B) UNAVAILABLE PROPERTY.—In the
12 event that a property is not available to provide
13 additional rental assistance to households under
14 subparagraph (A), the Secretary may offer a
15 rural housing voucher to those households.

16 “(e) RESTRICTIVE USE AGREEMENTS.—

17 “(1) REQUIREMENT.—As part of the preserva-
18 tion and revitalization agreement for a project, the
19 Secretary shall obtain a restrictive use agreement
20 that obligates the owner to operate the project in ac-
21 cordance with this title.

22 “(2) TERM.—

23 “(A) NO EXTENSION OF RENTAL ASSIST-
24 ANCE CONTRACT.—Except when the Secretary
25 enters into a 20-year extension of the rental as-

1 sistance contract for a project, the term of the
2 restrictive use agreement for the project shall
3 be consistent with the term of the restructured
4 loan for the project.

5 “(B) EXTENSION OF RENTAL ASSISTANCE
6 CONTRACT.—If the Secretary enters into a 20-
7 year extension of the rental assistance contract
8 for a project, the term of the restrictive use
9 agreement for the project shall be for 20 years.

10 “(C) TERMINATION.—The Secretary may
11 terminate the 20-year use restrictive use agree-
12 ment for a project before the end of the term
13 of the agreement if the 20-year rental assist-
14 ance contract for the project with the owner is
15 terminated at any time for reasons outside the
16 control of the owner.

17 “(f) DECOUPLING OF RENTAL ASSISTANCE.—

18 “(1) RENEWAL OF RENTAL ASSISTANCE CON-
19 TRACT.—If the Secretary determines that a matur-
20 ing loan for a project cannot reasonably be restruc-
21 tured in accordance with subsection (c) because it is
22 not financially feasible or the owner does not agree
23 with the proposed restructuring, and the project was
24 operating with rental assistance under section 521,
25 the Secretary may renew the rental assistance con-

1 tract, notwithstanding any provision of section 521,
2 for a term, subject to annual appropriations, of 20
3 years, provided that the owner enters into a restric-
4 tive use agreement.

5 “(2) ADDITIONAL RENTAL ASSISTANCE.—With
6 respect to a project described in paragraph (1), if
7 rental assistance is not available for all households
8 in the project, the Secretary may extend such addi-
9 tional rental assistance to unassisted households at
10 that project as is necessary to make the project safe
11 and affordable to low-income households.

12 “(3) RENTS.—Any agreement to extend the
13 term of the rental assistance contract under section
14 521 for a project shall obligate the owner to con-
15 tinue to maintain the project as decent, safe, and
16 sanitary housing and to operate the development in
17 accordance with this title, except that rents shall be
18 based on the lesser of—

19 “(A) the budget-based needs of the project;

20 or

21 “(B) the operating cost adjustment factor
22 as a payment standard as provided under sec-
23 tion 524 of the Multifamily Assisted Housing
24 Reform and Affordability Act of 1997 (42
25 U.S.C. 1437 note).

1 “(4) CONDITIONS FOR APPROVAL.—

2 “(A) PLAN.—Before the approval of a
3 rental assistance contract authorized under this
4 section, the Secretary shall require the owner to
5 submit to the Secretary a plan that identifies fi-
6 nancing sources and a timetable for renovations
7 and improvements determined to be necessary
8 by the Secretary to maintain and preserve the
9 project.

10 “(B) AUTOMATIC APPROVAL.—If a plan
11 submitted under subparagraph (A) is not acted
12 upon by the Secretary within 30 days of the
13 submission, the rental assistance contract is
14 automatically approved for not more than a 1-
15 year period.

16 “(g) MULTIFAMILY HOUSING TRANSFER TECHNICAL
17 ASSISTANCE.—Under the program under this section, the
18 Secretary may provide grants to qualified nonprofit orga-
19 nizations and public housing agencies to provide technical
20 assistance, including financial and legal services, to bor-
21 rowers under loans under this title for multifamily housing
22 to facilitate the acquisition of such multifamily housing
23 properties in areas where the Secretary determines there
24 is a risk of loss of affordable housing.

1 “(h) TRANSFER OF RENTAL ASSISTANCE.—After the
2 loan or loans for a rental project originally financed under
3 section 515 or both sections 514 and 516 have matured
4 or have been prepaid and the owner has chosen not to
5 restructure the loan pursuant to subsection (c)—

6 “(1) a tenant residing in the project shall have
7 18 months before loan maturation or prepayment to
8 transfer the rental assistance assigned to the unit of
9 the tenant to another rental project originally fi-
10 nanced under section 515 or both sections 514 and
11 516, and such tenants will have priority for admis-
12 sion over other applicants; and

13 “(2) the owner of the initial project may rent
14 the previous unit of the tenant to a new tenant with-
15 out income restrictions.

16 “(i) ADMINISTRATIVE EXPENSES.—Of any amounts
17 made available for the program under this section for any
18 fiscal year, the Secretary may use not more than
19 \$1,000,000 for administrative expenses for carrying out
20 such program.

21 “(j) AUTHORIZATION OF APPROPRIATIONS.—There
22 is authorized to be appropriated for the program under
23 this section \$200,000,000 for each of fiscal years 2024
24 through 2028.

25 “(k) RULEMAKING.—

1 “(1) IN GENERAL.—Not later than 180 days
2 after the date of enactment of this section, the Sec-
3 retary shall—

4 “(A) publish an advance notice of proposed
5 rulemaking; and

6 “(B) consult with appropriate stake-
7 holders.

8 “(2) INTERIM FINAL RULE.—Not later than 1
9 year after the date of enactment of this section, the
10 Secretary shall publish an interim final rule to carry
11 out this section.”.

12 **SEC. 302. INTERAGENCY TASK FORCE TO COORDINATE DE-**
13 **LIVERY OF SUBSTANCE USE DISORDER**
14 **TREATMENT AND AFFORDABLE HOUSING**
15 **AVAILABILITY.**

16 (a) ESTABLISHMENT.—The Secretary of Housing
17 and Urban Development and the Secretary of Health and
18 Human Services shall jointly establish an interagency task
19 force to develop and make recommendations the Congress
20 to better coordinate delivery of treatment for substance
21 use disorder in an affordable housing setting.

22 (b) MEMBERS.—The Secretary of Housing and
23 Urban Development and the Secretary of Health and
24 Human Services shall each appoint 5 members to the task
25 force.

1 (c) REPORT.—Not later than the expiration of the 2-
2 year period beginning on the date of the enactment of this
3 Act, the task force shall submit a report to the Congress
4 making recommendations on how to better coordinate de-
5 livery of treatment for substance use disorder in an afford-
6 able housing setting.

7 (d) TERMINATION.—The task force shall terminate
8 90 days after submission of the report required under sub-
9 section (c).

○