

118TH CONGRESS  
2D SESSION

# S. 4146

To require the Secretary of Housing and Urban Development to establish grant programs relating to neighborhood revitalization, and for other purposes.

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## IN THE SENATE OF THE UNITED STATES

APRIL 17, 2024

Mr. CASEY (for himself and Mrs. CAPITO) introduced the following bill; which was read twice and referred to the Committee on Banking, Housing, and Urban Affairs

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## A BILL

To require the Secretary of Housing and Urban Development to establish grant programs relating to neighborhood revitalization, 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.**

4 This Act may be cited as the “Neighborhood Revital-  
5 ization and Land Banking Act of 2024”.

6 **SEC. 2. DEFINITIONS.**

7 In this Act:

8 (1) **LAND BANK.**—The term “land bank”  
9 means a government entity, agency, or program, or

1 a special purpose nonprofit entity formed by 1 or  
 2 more units of government in accordance with a State  
 3 or local land bank enabling law, that has been des-  
 4 ignated by 1 or more State or local governments to  
 5 acquire, steward, and dispose of vacant, abandoned,  
 6 or other problem properties in accordance with lo-  
 7 cally determined priorities and goals.

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

10 (3) TARGETED REVITALIZATION CORRIDOR.—  
 11 The term “targeted revitalization corridor” means a  
 12 segment of a community in need of revitalization  
 13 that—

14 (A) may be delineated by major streets or  
 15 physical topography;

16 (B) reflects a cohesive and targeted geo-  
 17 graphic area with shared character; and

18 (C) has boundaries proposed and justified  
 19 by individual grant applicants based on unique  
 20 community need.

21 **SEC. 3. BLIGHT MAPPING GRANTS.**

22 (a) ESTABLISHMENT.—The Secretary shall establish  
 23 a program under which the Secretary may make grants  
 24 to eligible entities to assist in monitoring property condi-

1 tions and developing a database for tracking blighted  
2 properties within a given geography.

3 (b) ELIGIBLE ENTITY.—An entity eligible for a grant  
4 under this section shall be—

5 (1) a land bank; or

6 (2) any county or local government that is not  
7 served by a land bank, for a period of not more than  
8 4 years.

9 (c) APPLICATION.—

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

15 (2) PRIORITY.—If the overall resources pro-  
16 vided to carry out the program under this section  
17 are insufficient to fund all qualified applicants in a  
18 given fiscal year, the Secretary shall prioritize—

19 (A) applicants that are land banks; and

20 (B) 1 applicant per county, with a strong  
21 preference for any applicant that is able to  
22 monitor property conditions and track blighted  
23 properties within the entire county.

24 (3) MULTIPLE APPLICANTS.—A land bank that  
25 serves more than 1 county within a State may apply

1 for and aggregate multiple per-county grants under  
2 this section, but only if a signed partnership agree-  
3 ment with each included county is provided with the  
4 application.

5 (d) USE OF FUNDS.—A recipient of a grant under  
6 this section—

7 (1) may use the grant funds for—

8 (A) mapping activities for a given geog-  
9 raphy, such as data scraping, canvassing, pur-  
10 chasing of software and technology, including  
11 technology used to link multiple municipal  
12 datasets, maintenance on digital archives and  
13 infrastructure, manpower, and equipment; and

14 (B) documenting commercial, industrial,  
15 and residential properties that are blighted; and

16 (2) may not use the grant funds for citation or  
17 enforcement activities.

18 (e) MINIMUM GEOGRAPHY.—The Secretary shall es-  
19 tablish a minimum geography that eligible entities are re-  
20 quired to survey in order to qualify to apply for a grant  
21 under this section, which should be—

22 (1) responsive to the range of population den-  
23 sities across the country; and

1           (2) ensure a significant amount of work is com-  
2           pleted with funding, and not that only a minimum  
3           square mileage is surveyed.

4           (f) ANNUAL AMOUNT.—The amount of a grant under  
5           this section for an eligible entity shall be \$10,000 per fis-  
6           cal year.

7           (g) ADDITIONAL MAPPING ACTIVITIES.—If, after the  
8           Secretary awards grants under this section in a fiscal year,  
9           there are remaining grant funds, the Secretary may use  
10          those amounts to award grants to multiple applicants  
11          within a single county, but in no case shall more than 5  
12          grants be awarded in a single county.

13          (h) DATA-SHARING REQUIREMENT.—By request,  
14          data collected using grant funds under this section shall  
15          be made available for access by other municipal or county  
16          agencies, and by local community development entities and  
17          nonprofit organizations, including community land trusts,  
18          other land banks, land bank associations and networks,  
19          researchers, and redevelopment authorities.

20          (i) REPORTING.—

21                 (1) NAMES OF RECIPIENTS.—Not later than 3  
22                 months after awarding a grant under this section,  
23                 the Secretary shall publish the name of the grant re-  
24                 cipient on a publicly accessible website.

1           (2) ADDITIONAL REPORTING.—The Secretary  
2           may require reporting on the activities supported  
3           using grant funds under this section for oversight  
4           and research purposes.

5 **SEC. 4. LAND BANK PLANNING AND IMPLEMENTATION**  
6                                   **GRANTS.**

7           (a) ESTABLISHMENT.—The Secretary, acting  
8           through the Office of Community Planning and Develop-  
9           ment of the Department of Housing and Urban Develop-  
10          ment, shall establish a program under which the Secretary  
11          may award planning grants and implementation grants to  
12          land banks to support projects that fund the revitalization  
13          of neighborhoods by addressing property conditions in a  
14          region.

15          (b) ELIGIBLE ACTIVITIES.—

16                 (1) PLANNING GRANTS.—A land bank receiving  
17          a planning grant under this section may use the  
18          grant funds to create—

19                         (A) a targeted list of blighted properties,  
20                         in particular blighted commercial and residen-  
21                         tial properties to target for demolition,  
22                         deconstruction, redevelopment, or other disposi-  
23                         tion; and

24                         (B) a proposed revitalization plan for how  
25                         each blighted property described in subpara-

1 graph (A) will be used after the property is  
2 brought back into use, which shall—

3 (i) support existing homeowners, rent-  
4 ers, and business owners and preserve oc-  
5 cupied properties where feasible, while also  
6 improving neighborhood safety and con-  
7 tinuity;

8 (ii) be created in partnership with  
9 community groups and residents to ensure  
10 responsible reuse in accordance with com-  
11 munity goals and priorities;

12 (iii) indicate how the project will con-  
13 tribute to or support lasting housing af-  
14 fordability and access to homeownership  
15 opportunity; and

16 (iv) consider how blighted property re-  
17 mediation efforts will contribute to holistic  
18 neighborhood revitalization, including how  
19 they will impact access to a safe environ-  
20 ment, respond to local housing market  
21 needs, and impact access to housing af-  
22 fordable to a variety of income levels, ap-  
23 propriate services, public assets, transpor-  
24 tation, schools, and jobs.

25 (2) IMPLEMENTATION GRANTS.—

1           (A) IN GENERAL.—A land bank receiving  
2           an implementation grant under this section may  
3           use the grant funds to implement a revitaliza-  
4           tion plan of the land bank described in para-  
5           graph (1)(B) over a 5-year period, including  
6           through efforts such as property maintenance,  
7           site preparation, remediation, obtaining a clear,  
8           marketable, and insurable title, property acqui-  
9           sition and disposition, demolition,  
10          deconstruction, property rehabilitation, staffing,  
11          operations, and administrative costs.

12          (B) CONSTRUCTION PREDEVELOPMENT  
13          FUND USE CAP.—A land bank receiving an im-  
14          plementation grant under this section may use  
15          not more than 25 percent of the grant funds for  
16          construction and predevelopment costs incurred  
17          in preparation of a site for redevelopment, such  
18          as environmental reviews, stormwater work, and  
19          geotechnical engineering.

20          (c) APPLICATION.—

21           (1) IN GENERAL.—A land bank desiring a  
22           grant under this section shall submit to the Sec-  
23           retary an application at such time, in such manner,  
24           and including such information as the Secretary may  
25           require.



1           (2) CONSIDERATIONS.—In selecting grant re-  
2 recipients under this section, the Secretary shall—

3           (A) seek to make awards to land banks in  
4 a geographically diverse manner;

5           (B) consider the needs of rural geographies  
6 separately given population density;

7           (C) consider the extent to which the pro-  
8 posed targeted revitalization corridor represents  
9 a cohesive and targeted geographic area with a  
10 shared character; and

11           (D) consider applications that address  
12 multiple targeted revitalization corridors, if the  
13 Secretary determines that the funding allocated  
14 to individual targeted revitalization corridors is  
15 sufficient to contribute to holistic neighborhood  
16 revitalization.

17 (d) AMOUNT.—

18           (1) IN GENERAL.—The amount of a grant  
19 made under this section shall be—

20           (A) with respect to a planning grant, not  
21 less than \$100,000 and not more than  
22 \$250,000 for each land bank receiving a grant,  
23 with an aggregate total of—

24           (i) not more than \$18,000,000 in each  
25 of fiscal years 2025 and 2026; and

1 (ii) not more than \$1,000,000 in each  
2 of fiscal years 2027 through 2035; and

3 (B) with respect to an implementation  
4 grant, not less than \$2,000,000 and not more  
5 than \$15,000,000 for each land bank receiving  
6 a grant, with an aggregate total of not more  
7 than \$40,000,000 in each of fiscal years 2027  
8 through 2035.

9 (2) SET-ASIDES.—Not less than one-third of  
10 planning grant funding and one-third of implemen-  
11 tation grant funding awarded under this section  
12 shall be set aside each fiscal year for awards to  
13 underresourced land banks.

14 (e) UNDERRESOURCED LAND BANK.—The Sec-  
15 retary, in consultation with stakeholders engaged in land  
16 banking work throughout the United States, shall work  
17 with stakeholders in the broader community revitalization  
18 and land banking field to determine the various criteria  
19 that could qualify a land bank as underresourced for pur-  
20 poses of subsection (d)(2).

21 (f) PROHIBITION.—A land bank receiving a grant  
22 under this section shall not be required to divert to the  
23 Secretary any proceeds from the sale of any property as-  
24 sisted under the grant.

25 (g) REPORTING.—

1           (1) SENSE OF CONGRESS.—It is the sense of  
2 Congress that reporting requirements imposed on  
3 grant recipients under this section should prioritize  
4 simplicity and flexibility while also providing the  
5 data required to successfully monitor grants made  
6 under this section.

7           (2) REQUIREMENTS.—The Secretary shall es-  
8 tablish reporting requirements that balance the con-  
9 siderations under paragraph (1) and require grant  
10 recipients to report not more frequently than on an  
11 annual basis.

12 **SEC. 5. TECHNICAL ASSISTANCE AND FELLOWSHIP PRO-**  
13 **GRAM.**

14 (a) PREDEVELOPMENT TECHNICAL ASSISTANCE.—

15           (1) IN GENERAL.—The Secretary shall provide  
16 predevelopment technical assistance to individuals  
17 and organizations to facilitate applications to the  
18 programs established under sections 3 and 4 by  
19 funding not less than 1 and not more than 3 eligible  
20 entities or nonprofit organizations to provide train-  
21 ing, research, and technical assistance to individuals  
22 and organizations, as appropriate.

23           (2) ESTABLISHMENT OF FUND.—The Secretary  
24 shall establish a predevelopment technical assistance

1 fund to provide the technical assistance under para-  
2 graph (1).

3 (3) COST OF ASSISTANCE.—Assistance provided  
4 under paragraph (1) shall be provided at no cost to  
5 recipients.

6 (b) BLIGHTED PROPERTY REMEDIATION FELLOW-  
7 SHIP PROGRAM.—

8 (1) IN GENERAL.—The Secretary shall establish  
9 a program under which the Secretary may make 3  
10 awards of \$300,000 each, to be used over a 3-year  
11 period, to nonprofit organizations, institutions of  
12 higher education, as defined in section 101 of the  
13 Higher Education Act of 1965 (20 U.S.C. 1001), or  
14 consortiums to administer a blighted property reme-  
15 diation fellowship pilot program aimed at advancing  
16 the land banking field through research and the de-  
17 velopment of expertise within the workforce.

18 (2) TECHNICAL ASSISTANCE.—If requested by a  
19 recipient of an award under paragraph (1), the Sec-  
20 retary shall provide technical assistance to that re-  
21 cipient to comply with the reporting requirements  
22 under paragraph (3).

23 (3) REPORT.—Each recipient of an award  
24 under this subsection shall, not later than 3 years  
25 after receiving the award, submit to the Secretary a

1 report on the activities carried out under this sub-  
2 section.

3 **SEC. 6. AUTHORIZATION OF APPROPRIATIONS.**

4 (a) **BLIGHT MAPPING GRANTS.**—There is authorized  
5 to be appropriated to the Secretary to carry out section  
6 3 \$20,000,000 for each of fiscal years 2025 through 2035,  
7 to remain available until expended.

8 (b) **PLANNING GRANTS AND TECHNICAL ASSIST-**  
9 **ANCE.**—

10 (1) **IN GENERAL.**—There is authorized to be  
11 appropriated to the Secretary to carry out sections  
12 4 and 5—

13 (A) \$20,000,000 for each of fiscal years  
14 2025 and 2026; and

15 (B) \$43,900,000 for each of fiscal years  
16 2027 through 2035.

17 (2) **FISCAL YEARS 2025 AND 2026.**—In each of  
18 fiscal years 2025 and 2026, the Secretary shall use  
19 the majority of amounts appropriated under this  
20 subsection to provide planning grants and technical  
21 assistance and establish a pipeline of applicants for  
22 future implementation grants under sections 4 and  
23 5.

24 (3) **FISCAL YEARS 2027 THROUGH 2035.**—In  
25 each of fiscal years 2027 through 2035, amounts ap-

1       appropriated under this subsection shall be distributed  
2       such that—

3               (A) not less than \$1,000,000 is made  
4               available for planning grants under section  
5               4(b)(1);

6               (B) \$40,000,000 is made available for im-  
7               plementation grants under section 4(b)(2);

8               (C) \$2,000,000 is provided for the  
9               predevelopment technical assistance fund de-  
10              scribed in section 5(a)(2); and

11              (D) \$900,000 is provided for the program  
12              described in section 5(b).

○