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**U.S. HOUSE COMMITTEE ON FINANCIAL SERVICES**  
**– RANKING MEMBER MAXINE WATERS –**  
**FACT SHEET: THE HOUSING CRISIS RESPONSE ACT OF 2023**

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**Bill Summary:** The Housing Crisis Response Act of 2023 would provide more than \$150 billion in fair and affordable housing investments, representing the single largest investment in affordable housing in our nation’s history. These funds would create nearly 1.4 million affordable and accessible homes, help 294,000 households afford their rent, and address the racial wealth gap through the first-ever national investment in homeownership for first-time, first-generation homebuyers. This bill is similar to the housing title of the Build Back Better Act, which the House passed last Congress.

**Need for Legislation:** Our nation is in the midst of a worsening affordable housing crisis. U.S. renters are now paying more than 30% of their income on rent—the highest cost-burden level in at least 20 years. Over the last three years, single-family home prices have skyrocketed by 40%—reaching historic highs and pushing the dream of homeownership further out of reach for millions of families across the country. With households increasingly unable to keep up with rising housing costs, the risk of evictions and foreclosures threatens to push more families into homelessness. Currently, over 582,500 individuals are experiencing homelessness each night in the U.S., with some of the fastest growing rates in rural America. The undersupply of fair and affordable housing is a primary driver of these increasing housing costs, which are, in turn, playing a major role in driving up overall inflation.

In fact, today, there is no state in the U.S. that has an adequate supply of affordable housing for the lowest income renters. There is a nationwide shortage of nearly 14 million rental housing units for rent and purchase. Our public housing stock, which houses over 1.6 million people and has an estimated capital needs backlog of \$70 billion, is also in dire need of investment to ensure that it can continue to provide safe and decent living conditions for the families who live there. In March 2023, housing made up half of annual CPI inflation.

Neglecting the worsening housing and homelessness crises not only hurts families and communities, but it is a lost opportunity to create jobs, boost our economy, and reduce inflation. According to the National Association of Home Builders, building 2,000 homes for rent and purchase generates nearly 4,200 jobs and over \$166 million in state, local, and federal taxes and revenue.

**The Solution:** This bill would address our nation’s affordable housing crisis, chronic undersupply of housing, and bolster an equitable economy by providing over \$150 billion in critical investments to support public housing, the creation and preservation of affordable and accessible housing, equitable community development, and expand homeownership opportunities. In addition, the bill includes provisions to improve equitable planning and development processes that affirmatively advance fair housing, including requiring grantees to report on fair housing outcomes and increasing housing accessibility requirements. This legislation would make the investments needed to increase housing supply, decrease housing costs, end homelessness, and create jobs across the country. Here is a brief breakdown of the bill.

**Helping America Access and Afford Housing**

- **Tenant-Based Rental Assistance:** The bill provides \$24 billion to fund Housing Choice Vouchers and supportive services, \$7.1 billion of which is provided to serve people experiencing or at risk of homelessness or survivors of domestic violence and human trafficking. This is the largest one-time expansion of the Housing Choice Voucher program since its creation in 1974 and is expected help more than 260,000 families over the next eight years.

- **Project-Based Rental Assistance:** The bill provides \$1 billion for the first new project-based rental assistance contracts since 1983, providing 7,000 housing units that will be affordable to extremely low-income renters.

### **Preserving and Upgrading Our Essential Public and Assisted Housing Stock**

- **Public Housing Investments:** The bill includes \$65 billion to repair the nation's public housing, preserving and improving over 500,000 public housing units, making public housing safer and healthier for millions of residents.
- **Revitalization of Distressed Multifamily Properties:** The bill provides \$1.6 billion to revitalize multifamily properties, improving 21,000 severely distressed assisted housing units.
- **Rural Rental Housing:** The bill provides \$2 billion in funding for the USDA Sections 514, 515, and 516 programs, which will preserve, create or repair 27,000 rental homes for farmworkers and rural low-income, disabled, and elderly families. The bill also provides \$100 million for rural rental assistance, helping 27,000 rural renters afford their housing costs.

### **Increasing and Preserving the Supply of Affordable, Accessible, Energy Efficient, and Climate Resilient Housing**

- **Affordable Housing Production:** The bill provides \$25 billion to fund the construction, purchase, or rehabilitation of affordable homes for low-income people. \$10 billion will be invested in HOME to create or preserve 173,000 homes for low-income renters and homeowners, as well as provide assistance to 46,000 prospective and current homeowners to purchase or repair their homes. \$15 billion will be used to construct or preserve 141,000 rental housing units for the lowest-income families.
- **Housing Investment Fund:** The bill provides \$750 million for the Housing Investment Fund, which will be used by our nation's Community Development Financial Institutions (CDFIs) to fund the development of 13,000 rental and homeownership housing units.
- **Supportive Housing for Seniors and People with Disabilities:** The bill provides \$500 million to develop supportive housing for people with disabilities, creating 5,000 rental housing units. The bill also provides \$500 million to develop supportive housing for our nation's seniors, creating 7,000 rental housing units. The bill would also increase accessibility and visitability standards for federally funded housing to promote equitable housing opportunity for people with disabilities.
- **Investments in Native American Housing:** \$1 billion to Native American, Alaska Native, and Native Hawaiian communities to address their most pressing housing and community development needs.
- **Increased Affordable Housing Program:** The bill requires the Federal Home Loan Banks to contribute 15% of their net income to their Affordable Housing Program, which will lead to the creation, rehabilitation, or purchase of 98,000 affordable rental or homeownership units.
- **Improving Energy Efficiency or Water Efficiency or Climate Resilience of Affordable Housing:** The bill provides \$2 billion for energy efficient and climate resilient upgrades to federally assisted housing, improving 51,000 homes.

### **Expanding Opportunity Through Healthy Homes and Equitable Community Development**

- **Community Development Block Grant:** \$3.05 billion in CDBG funding for affordable housing and community infrastructure upgrades, creating approximately 88,000 homes for low-income families, including allocations for the Colonias and manufactured housing communities.
- **Addressing Lead-Based Paint and Other Hazards:** The bill provides \$5 billion to address lead-based paint and other health hazards in low-income family housing across the country, making 276,000 housing units safer for families and children.
- **Unlocking Possibilities Program:** The bill provides \$1.75 billion in competitive grants to States, units of general local government, and Indian tribes to incentivize the elimination of exclusionary, restrictive zoning and land uses to advance fair housing and support the creation of affordable housing in every community.
- **Community Restoration and Revitalization Fund:** This bill provides \$3 billion for HUD to establish a competitive grant program to create affordable, accessible housing and economic redevelopment in neighborhoods experiencing underinvestment and cycles of blight and abandonment.

### **Making Good on Our Nation's Promise of Fair Housing**

- **Fair Housing Initiatives Program:** The bill provides \$700 million to strengthen and expand local fair housing oversight and enforcement capacity to ensure housing and community development investments are administered equitably.
- **Fair Housing Assistance Program:** The bill provides \$100 million to bolster intergovernmental enforcement of the Fair Housing Act.

### **Investing to Expand the American Dream of Homeownership**

- **Promoting First-Generation Homeownership:** \$10 billion in first-time, first-generation homebuyer downpayment, closing cost, and interest-rate buydown assistance to help an estimated 273,000 individuals become homeowners and begin building wealth.
- **LIFT Home Loan Program:** The bill includes \$5 billion to provide an estimated 163,000 first-time, first-generation homebuyers with an affordable 20-year FHA or USDA mortgage product so that they can build equity in their homes faster.
- **Investments in Rural Homeownership:** The bill provides \$900 million to assist approximately 18,000 rural homeowners with repairing their homes.
- **HUD-Insured Small Dollar Mortgage Demonstration Program:** The bill provides \$100 million for HUD to carry out a pilot program to expand small-dollar lending options for an estimated 75,000 qualified homebuyers seeking to purchase affordable homes priced at \$100,000 or less.

### **Improving Federal Agency Oversight, Technical Assistance, and Community Capacity Building**

- **Program Administration, Technical Assistance, Capacity Building, and Oversight:** The bill provides \$1 billion to assist HUD with program administration, technical assistance, and capacity building, as well as funding for the Office of Inspector General for HUD, Treasury, and USDA.
- **Community-Led Capacity Building:** This bill provides \$100 million in competitive grants to nonprofit entities to provide technical assistance and capacity building to community development corporations,

community housing development organizations, community land trusts, and other mission-driven and nonprofit organizations.

### **Bolstering the Resilience of the National Flood Insurance Program (NFIP)**

- **NFIP debt forgiveness:** The bill forgives \$20.5 billion in debt carried by the NFIP. Currently, policyholders' premiums are diverted to the Treasury so that FEMA can service its debt. This provision will free up those funds for mapping, claims payments, and other investments that will strengthen the long-term resilience of the NFIP.
- **Investments in Flood Mapping:** The bill directs \$600 million toward updating and modernizing flood maps, ensuring that the federal government can make infrastructure investments in the underlying package with a strong understanding of where flood risk is increasing, and allowing prospective homeowners to have a full picture of their flood risk.
- **Making Flood Premiums More Affordable:** The bill invests \$600 million for FEMA to create a new affordability program for low-and-median income NFIP policyholders. Policyholders earning up to 120 percent of area median income will be eligible for discounts on their flood insurance policies, which will encourage more participation in the NFIP and help some homeowners deal with projected costs associated with FEMA's new risk rating methodology.

**Stakeholder Support:** National Rural Housing Coalition, National ADAPT, National Coalition for the Homeless, Louisiana Fair Housing Action Center, OnTrack WNC, National Low Income Housing Coalition, National Alliance to End Homelessness, National Fair Housing Alliance, Up for Growth Action, National Women's Law Center, National Urban League, National Housing Conference, National Education Association, Catholic Charities USA, Habitat for Humanity International, National Alliance on Mental Illness, National Association of Counties, National Community Reinvestment Coalition, PolicyLink, Arc of the United States, Mayors and CEOs for U.S. Housing Investment, UnidosUS, The Leadership Conference on Civil and Human Rights, Housing Assistance Council, National Association of Social Workers, National Partnership for Women and Families, National Housing Law Project, National Association of Housing and Redevelopment Officials, LeadingAge, Local Initiatives Support Corporation, Hispanic Federation, National Association for County Community and Economic Development, Grounded Solutions Network, National Community Development Association, Council of Large Public Housing Authorities, National Network to End Domestic Violence, Enterprise Community Partners, National Housing Trust, Fahe, Consortium for Citizens with Disabilities Housing Task Force, Low Income Investment Fund, Corporation for Supportive Housing, Church World Services, Coalition on Human Needs, National Association for Latino Community Asset Builders, National Association of Local Housing Finance Agencies, National Housing Resource Center, RESULTS, Public Citizen, Prosperity Now, National Organization for Women, Professional Association of Social Workers in HIV/AIDS, National Housing & Rehabilitation Association, National Domestic Violence Hotline, National Health Care for the Homeless Council, National Coalition for Housing Justice, ROC USA, National Association of Affordable Housing Lenders, National Coalition for a Civil Right to Counsel, Funders Together to End Homelessness, Consumer Action, Collaborative Solutions Inc., Coalition of Labor Union Women AFL-CIO, American Muslim Health Professionals, National Alliance of Community Economic Development Associations, Jewish Women International, HerStory Ensemble, African American Health Alliance, Americans for Financial Reform, Community Solutions, Public Housing Authorities Directors Association, Food Research & Action Center, National Alliance of HUD Tenants, National Center for Housing and Child Welfare, National Coalition for Asian Pacific American Community Development, National Homelessness Law Center, National Council of Jewish Women, Center for Disability Rights, Justice in Aging, National Disability Rights Network, National Council for Independent Living, Treatment Communities of America, Center for Community Progress, Asian Real Estate Association of America, American Association of Service Coordinators, Community Change Action, National Coalition for Latinx with Disabilities, Poverty & Race Research Action Council, National WIC Association,

Partnership for the Homeless, Unitarian Universalist for Social Justice, National Innovation Service, National Association of Statewide Independent Living Councils Inc., CommonSpirit Health, ICNA Council for Social Justice, National Consumer Law Center (on behalf of its low-income clients), National Rural Housing Coalition, Americans for Financial Reform Education Fund, HPP CARES CDE, Hudson County Housing Resource Center, GS Community Ventures, California Housing Partnership, EK Sattler Assoc., LLC, Massachusetts Affordable Housing Alliance, Lawrence CommunityWorks, Consumer Credit and Budget Counseling, Inc d/b/a National Foundation for Debt Management, HomesFund, SouthFair Community Development Corporation, Spanish Coalition for Housing (SCH), Long Island Housing Services, Inc., HomeOwnership Center, inc., HomeFree-USA, Community Housing Development Corporation, Housing Action Illinois, Greater Phoenix Urban League, Lifelines Counseling Services, Administration of Resources & Choices, Community Development Network of MD, Fair Housing Advocates of Northern California, Rockaway Development & Revitalization Corporation, Reinvestment Partners, National Coalition for Asian Pacific American Community Development (National CAPACD), The Bronx Neighborhood Housing Services CDC Inc, Community Coalition, Southern California Association of Nonprofit Housing, WSRAR, National Council of State Housing Agencies, Low Income Investment Fund (LIIF), PHADA, Liberation in a Generation, Center for NYC Neighborhoods, Capital Magnet Fund Coalition, Center for Responsible Lending, Council of State Community Development Agencies, The Kelsey, Covenant Faith Outreach Ministries / Covenant CDC, Compass Working Capital.

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[DISCUSSION DRAFT]

118TH CONGRESS  
1ST SESSION

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

To [—?].

IN THE HOUSE OF REPRESENTATIVES

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

**A BILL**

To [—?].

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 “\_\_\_\_\_ Act of 2023”.

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

Sec. 1. Short title; table of contents.

TITLE I—CREATING AND PRESERVING AFFORDABLE,  
EQUITABLE, AND ACCESSIBLE HOUSING FOR THE 21ST CENTURY

Sec. 101. Public housing investments.

Sec. 102. Investments in affordable and accessible housing production.

Sec. 103. Housing investment fund.

- Sec. 104. Section 811 supportive housing for people with disabilities.
- Sec. 105. Section 202 supportive housing for the elderly program.
- Sec. 106. Improving energy efficiency or water efficiency or climate resilience of affordable housing.
- Sec. 107. Revitalization of distressed multifamily properties.
- Sec. 108. Investments in rural rental housing.
- Sec. 109. Housing vouchers.
- Sec. 110. Project-based rental assistance.
- Sec. 111. Investments in Native American Communities.
- Sec. 112. Increased affordable housing program investment.
- Sec. 113. Promoting housing accessibility and visitability.

#### TITLE II—21ST CENTURY SUSTAINABLE AND EQUITABLE COMMUNITIES

- Sec. 201. Community development block grant funding for affordable housing and infrastructure.
- Sec. 202. Lead-based paint hazard control and housing-related health and safety hazard mitigation in housing of families with lower incomes.
- Sec. 203. Unlocking possibilities program.
- Sec. 204. Strengthening resilience under national flood insurance program.
- Sec. 205. Community Restoration and Revitalization Fund.
- Sec. 206. Fair housing activities and investigations.
- Sec. 207. Intergovernmental fair housing activities and investigations.

#### TITLE III—HOMEOWNERSHIP INVESTMENTS

- Sec. 301. First-Generation Downpayment Assistance.
- Sec. 302. Home loan program.
- Sec. 303. HUD-insured small dollar mortgage demonstration program.
- Sec. 304. Investments in rural homeownership.

#### TITLE IV—HUD ADMINISTRATION, CAPACITY BUILDING, TECHNICAL ASSISTANCE, AND AGENCY OVERSIGHT

- Sec. 401. Program administration, training, technical assistance, capacity building, and oversight.
- Sec. 402. Community-led capacity building.

# 1 **TITLE I—CREATING AND PRE-** 2 **SERVING AFFORDABLE, EQUIT-** 3 **TABLE, AND ACCESSIBLE** 4 **HOUSING FOR THE 21ST CEN-** 5 **TURY**

## 6 **SEC. 101. PUBLIC HOUSING INVESTMENTS.**

- 7 (a) APPROPRIATION.—In addition to amounts other-
- 8 wise made available, there is appropriated to the Secretary

1 of Housing and Urban Development (in this section re-  
2 ferred to as the “Secretary”) for fiscal year 2024, out of  
3 any money in the Treasury not otherwise appropriated—

4 (1) \$10,000,000,000, to remain available until  
5 September 30, 2033, for the Capital Fund under  
6 section 9(d) of the United States Housing Act of  
7 1937 (42 U.S.C. 1437g(d)) pursuant to the same  
8 formula as in fiscal year 2021, to be made available  
9 within 60 days of the date of the enactment of this  
10 Act;

11 (2) \$53,000,000,000, to remain available until  
12 September 30, 2028, for eligible activities under sec-  
13 tion 9(d)(1) of the United States Housing Act of  
14 1937 (42 U.S.C. 1437g(d)(1)) for priority invest-  
15 ments as determined by the Secretary to repair, re-  
16 place, or construct properties assisted under such  
17 section 9;

18 (3) \$1,200,000,000, to remain available until  
19 September 30, 2028, for competitive grants under  
20 section 24 of the United States Housing Act of 1937  
21 (42 U.S.C. 1437v) (in this section referred to as  
22 “section 24”), under the terms and conditions in  
23 subsection (b), for transformation, rehabilitation,  
24 and replacement housing needs of public and as-  
25 sisted housing, and to transform neighborhoods of



1 poverty into functioning, sustainable mixed-income  
2 neighborhoods;

3 (4) \$750,000,000, 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 Public Housing Capital Fund  
7 and the section 24 grant program generally, includ-  
8 ing information technology, financial reporting, re-  
9 search and evaluation, other cross-program costs in  
10 support of programs administered by the Secretary  
11 in this title, and other costs; and

12 (5) \$50,000,000, to remain available until Sep-  
13 tember 30, 2033, to make new awards or increase  
14 prior awards to existing technical assistance pro-  
15 viders to provide an increase in capacity building  
16 and technical assistance available to entities eligible  
17 for funding for activities or projects consistent with  
18 this section.

19 (b) TERMS AND CONDITIONS FOR SECTION 24  
20 GRANTS.—Grants awarded under subsection (a)(3) shall  
21 be subject to terms and conditions determined by the Sec-  
22 retary, which shall include the following:

23 (1) USE.—Grant funds may be used for resi-  
24 dent and community services, community develop-

1       ment and revitalization, and affordable housing  
2       needs in the community.

3           (2) **APPLICANTS.**—Eligible recipients of grants  
4       shall include lead applicants and joint applicants, as  
5       follows:

6           (A) **LEAD APPLICANTS.**—A lead applicant  
7       shall be a local government, a public housing  
8       agency, or an owner of an assisted housing  
9       property.

10          (B) **JOINT APPLICANTS.**—A nonprofit or-  
11       ganization or a for-profit developer may apply  
12       jointly as a joint applicant with such public en-  
13       tities specified in subparagraph (A). A local  
14       government must be a joint applicant with an  
15       owner of an assisted housing property specified  
16       in subparagraph (A).

17          (3) **PERIOD OF AFFORDABILITY.**—Grantees  
18       shall commit to a period of affordability determined  
19       by the Secretary of not fewer than 20 years, but the  
20       Secretary may specify a period of affordability that  
21       is fewer than 20 years with respect to homeowner-  
22       ship units developed with section 24 grants.

23          (4) **ENVIRONMENTAL REVIEW.**—For purposes  
24       of environmental review, a grantee shall be treated  
25       as a public housing agency under section 26 of the

1 United States Housing Act of 1937 (42 U.S.C.  
2 1437x).

3 (5) LOW-INCOME AND AFFORDABLE HOUS-  
4 ING.—Amounts made available under this section  
5 shall be used for low-income housing (as such term  
6 is defined under section 3(b) of the United States  
7 Housing Act of 1937 (42 U.S.C. 1437a(b))), HUD-  
8 assisted housing, and affordable housing, which shall  
9 be housing for which the owner of the project shall  
10 record an affordability use restriction approved by  
11 the Secretary for households earning up to 120 per-  
12 cent of the area median income and is subject to the  
13 period of affordability under paragraph (3) of this  
14 subsection.

15 (c) OTHER TERMS AND CONDITIONS.—Grants  
16 awarded under this section shall be subject to the fol-  
17 lowing terms and conditions:

18 (1) LIMITATION.—Amounts provided pursuant  
19 to this section may not be used for operating costs  
20 or rental assistance.

21 (2) DEVELOPMENT OF NEW UNITS.—Paragraph  
22 (3) of section 9(g) of the United States Housing Act  
23 of 1937 (42 U.S.C. 1437g(g)(3)) shall not apply to  
24 new funds made available under this section.

1           (3) HEALTH AND SAFETY.—Amounts made  
2           available under this section shall be used to address  
3           health, safety, and environmental hazards, including  
4           lead, fire, carbon monoxide, mold, asbestos, radon,  
5           pest infestation, and other hazards as defined by the  
6           Secretary.

7           (4) ENERGY EFFICIENCY AND RESILIENCE.—  
8           Amounts made available under this section shall ad-  
9           vance improvements to energy and water efficiency  
10          or climate and disaster resilience in housing assisted  
11          under this section.

12          (5) RECAPTURE.—If the Secretary recaptures  
13          funding allocated by formula from a public housing  
14          agency under subsection (a)(1), such recaptured  
15          amounts shall be added to the amounts available  
16          under subsection (a)(2), and shall be obligated by  
17          the Secretary prior to the expiration of such funds.

18          (6) SUPPLEMENTATION OF FUNDS.—The Sec-  
19          retary shall ensure that amounts provided pursuant  
20          to this section shall serve to supplement and not  
21          supplant other amounts generated by a recipient of  
22          such amounts or amounts provided by other Federal,  
23          State, or local sources.

24          (d) IMPLEMENTATION.—The Secretary shall have au-  
25          thority to issue such regulations or notices, or other guid-

1 ance, forms, instructions, and publications to carry out the  
2 programs, projects, or activities authorized under this sec-  
3 tion to ensure that such programs, projects, or activities  
4 are completed in a timely and effective manner.

5 **SEC. 102. INVESTMENTS IN AFFORDABLE AND ACCESSIBLE**  
6 **HOUSING PRODUCTION.**

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

12 (1) \$9,925,000,000, to remain available until  
13 September 30, 2028, for activities and assistance for  
14 the HOME Investment Partnerships Program (in  
15 this section referred to as the “HOME program”),  
16 as authorized under sections 241 through 242, 244  
17 through 253, 255 through 256, and 281 through  
18 290 of the Cranston-Gonzalez National Affordable  
19 Housing Act (42 U.S.C. 12741-12742, 42 U.S.C.  
20 12744–12753, 42 U.S.C. 12755–12756, 42 U.S.C.  
21 12831–12840) (in this section referred to as  
22 “NAHA”), subject to the terms and conditions para-  
23 graph (1)(A) of subsection (b);

24 (2) \$14,925,000,000, to remain available until  
25 September 30, 2028, for activities and assistance for

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

9 (3) \$50,000,000, to remain available until Sep-  
10 tember 30, 2033, to make new awards or increase  
11 prior awards to existing technical assistance pro-  
12 viders to provide an increase in capacity building  
13 and technical assistance available to any grantees  
14 implementing activities or projects consistent with  
15 this section; and

16 (4) \$100,000,000, to remain available until  
17 September 30, 2033, for the costs to the Secretary  
18 of administering and overseeing the implementation  
19 of this section and the HOME and Housing Trust  
20 Fund programs generally, including information  
21 technology, financial reporting, research and evalua-  
22 tions, and other cross-program costs in support of  
23 programs administered by the Secretary in this title,  
24 and other costs.

25 (b) TERMS AND CONDITIONS.—

1 (1) FORMULAS.—

2 (A) The Secretary shall allocate amounts  
3 made available under subsection (a)(1) pursu-  
4 ant to section 217 of NAHA (42 U.S.C. 12747)  
5 to grantees that received allocations pursuant  
6 to that same formula in fiscal year 2023 and  
7 shall make such allocations within 60 days of  
8 the enactment of this Act.

9 (B) The Secretary shall allocate amounts  
10 made available under subsection (a)(2) pursu-  
11 ant to the formula specified in section  
12 1338(c)(3) of the Federal Housing Enterprises  
13 Financial Safety and Soundness Act of 1992  
14 (12 U.S.C. 4568(c)(3)) to grantees that re-  
15 ceived Housing Trust Fund allocations pursu-  
16 ant to that same formula in fiscal year 2023  
17 and shall make such allocations within 60 days  
18 of the date of the enactment of this Act.

19 (2) ELIGIBLE ACTIVITIES.—Other than as pro-  
20 vided in paragraph (5) of this subsection, funds  
21 made available under subsection (a)(2) may only be  
22 used for eligible activities described in subpara-  
23 graphs (A) through (B)(i) of section 1338(e)(7) of  
24 the Federal Housing Enterprises Financial Safety  
25 and Soundness Act of 1992 (12 U.S.C. 4568(c)(7)),

1       except that not more than 10 percent of funds made  
2       available may be used for activities under such sub-  
3       paragraph (B)(i).

4           (3) FUNDING RESTRICTIONS.—The commit-  
5       ment requirements in section 218(g) (42 U.S.C.  
6       12748(g)) of NAHA, the matching requirements in  
7       section 220 (42 U.S.C. 12750) of NAHA, and the  
8       set-aside for housing developed, sponsored, or owned  
9       by community housing development organizations re-  
10      quired in section 231 of NAHA (42 U.S.C. 12771)  
11      shall not apply for amounts made available under  
12      this section.

13           (4) REALLOCATION.—For funds provided under  
14      paragraphs (1) and (2) of subsection (a), the Sec-  
15      retary may recapture certain amounts remaining  
16      available to a grantee under this section or amounts  
17      declined by a grantee, and reallocate such amounts  
18      to other grantees under that paragraph to ensure  
19      fund expenditure, geographic diversity, and avail-  
20      ability of funding to communities within the State  
21      from which the funds have been recaptured.

22           (5) ADMINISTRATION.— Notwithstanding sub-  
23      sections (c) and (d)(1) of section 212 of NAHA (42  
24      U.S.C. 12742), grantees may use not more than 15



1 percent of their allocations under this section for ad-  
2 ministrative and planning costs.

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

9 **SEC. 103. HOUSING INVESTMENT FUND.**

10 (a) APPROPRIATION.—In addition to amounts other-  
11 wise available, there is appropriated for fiscal year 2024,  
12 out of any money in the Treasury not otherwise appro-  
13 priated, to remain available until September 30, 2028—

14 (1) \$740,000,000 to the Department of the  
15 Treasury to establish the Housing Investment Fund  
16 established by this section within the Community  
17 Development Financial Institutions Fund (in this  
18 section referred to as the “CDFI Fund”) to make  
19 grants to increase investment in the development,  
20 preservation, rehabilitation, financing, or purchase  
21 of affordable housing primarily for low-, very-low,  
22 and extremely low-income families who are renters,  
23 and for homeowners with incomes up to 120 percent  
24 of the area median income, and for economic devel-

1       opment and community facilities related to such  
2       housing and to further fair housing; and

3               (2) \$10,000,000 for the costs to the CDFI  
4       Fund of administering and overseeing the implemen-  
5       tation of this section, including information tech-  
6       nology, financial reporting, research and evaluations,  
7       and other costs.

8       (b) ELIGIBLE GRANTEES.—A grant under this sec-  
9       tion may be made, pursuant to such requirements as the  
10      CDFI Fund shall establish, only to—

11              (1) a CDFI Fund certified community develop-  
12      ment financial institution, as such term is defined in  
13      section 103 of the Riegle Community Development  
14      and Regulatory Improvement Act of 1994 (12  
15      U.S.C. 4702);

16              (2) a nonprofit organization having as one of its  
17      principal purposes the creation, development, or  
18      preservation of affordable housing, including a sub-  
19      sidiary of a public housing authority; or

20              (3) a consortium comprised of certified commu-  
21      nity development financial institutions, eligible non-  
22      profit housing organizations, or a combination of  
23      both.

1 (c) ELIGIBLE USES.—Eligible uses for grant  
2 amounts awarded from the Housing Investment Fund  
3 pursuant to this section shall—

4 (1) be reasonably expected to result in eligible  
5 affordable housing activities that support or sustain  
6 affordable housing funded by a grant under this sec-  
7 tion and capital from other public and private  
8 sources; and

9 (2) include activities—

10 (A) to provide loan loss reserves;

11 (B) to capitalize an acquisition fund to ac-  
12 quire residential, industrial, or commercial  
13 property and land for the purpose of the preser-  
14 vation, development, or rehabilitation of afford-  
15 able housing, including to support the creation,  
16 preservation, or rehabilitation of resident-owned  
17 manufactured housing communities;

18 (C) to capitalize an affordable housing  
19 fund, for development, preservation, rehabilita-  
20 tion, or financing of affordable housing and eco-  
21 nomic development activities, including commu-  
22 nity facilities, if part of a mixed-use project, or  
23 activities described in this paragraph related to  
24 transit-oriented development, which may also be  
25 designated as a focus of such a fund;

1 (D) to capitalize an affordable housing  
2 mortgage fund, to facilitate the origination of  
3 mortgages to buyers that may experience sig-  
4 nificant barriers to accessing affordable mort-  
5 gage credit, including mortgages having low  
6 original principal obligations;

7 (E) for risk-sharing loans;

8 (F) to provide loan guarantees; and

9 (G) to fund rental housing operations.

10 (d) IMPLEMENTATION.—The CDFI Fund shall have  
11 the authority to issue such regulations, notice, or other  
12 guidance, forms, instructions, and publications to carry  
13 out the programs, projects, or activities authorized under  
14 this section to ensure that such programs, projects, or ac-  
15 tivities are completed in a timely and effective manner.

16 **SEC. 104. SECTION 811 SUPPORTIVE HOUSING FOR PEOPLE**  
17 **WITH DISABILITIES.**

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

23 (1) \$450,000,000 for capital advances, includ-  
24 ing amendments to capital advance contracts, for  
25 supportive housing for persons with disabilities, as

1 authorized by section 811(b)(2) of the Cranston-  
2 Gonzalez National Affordable Housing Act (42  
3 U.S.C. 8013(b)(2)) (in this section referred to as the  
4 “Act”), and subject to subsections (a) through  
5 (h)(4), (h)(6) through (i)(1)(C), and (i)(2) through  
6 (m) of such section 811 (42 U.S.C. 8013(a)-42  
7 U.S.C. 8013(h)(4), 42 U.S.C. 8013(h)(6)-42 U.S.C.  
8 8013(i)(1)(C), 42 U.S.C. 8013(i)(2)-42 U.S.C.  
9 8013(m)), and for project rental assistance for sup-  
10 portive housing for persons with disabilities under  
11 section 811(d)(2) of the Act and for project assist-  
12 ance contracts pursuant to section 202(h) of the  
13 Housing Act of 1959 (Public Law 86–372; 73 Stat.  
14 667), for project rental assistance to State housing  
15 finance agencies and other appropriate entities as  
16 authorized under section 811(b)(3) of the Act, for  
17 State housing finance agencies;

18 (2) \$7,500,000 for providing technical assist-  
19 ance to support State-level efforts to integrate hous-  
20 ing assistance and voluntary supportive services for  
21 residents of housing receiving such assistance, which  
22 funding may also be used to provide technical assist-  
23 ance to applicants and potential applicants to under-  
24 stand program requirements and develop effective  
25 applications, and the Secretary may use amounts

1 made available under this paragraph to increase  
2 prior awards to existing technical assistance pro-  
3 viders to provide an immediate increase in capacity  
4 building and technical assistance; and

5 (3) \$42,500,000 for the costs to the Secretary  
6 of administering and overseeing the implementation  
7 of this section and the Supportive Housing for Per-  
8 sons with Disabilities program generally, including  
9 information technology, financial reporting, research  
10 and evaluations, other cross-program costs in sup-  
11 port of programs administered by the Secretary in  
12 this title, and other costs.

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

15 (b) LIMITATIONS ON COSTS.—When awarding grants  
16 under paragraph (1) of subsection (a), the Secretary shall  
17 establish and assess reasonable development cost limita-  
18 tions by market area for various types and sizes of sup-  
19 portive housing for persons with disabilities. The Sec-  
20 retary shall not count owner or sponsor contributions of  
21 other funding or assistance against the overall cost of a  
22 project.

23 (c) OCCUPANCY STANDARDS.—The owner or sponsor  
24 of housing assisted with funds provided under this section  
25 may, with the approval of the Secretary, limit occupancy

1 with the housing to persons with disabilities who can ben-  
2 efit from the supportive services offered in connection with  
3 the housing.

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

10 **SEC. 105. SECTION 202 SUPPORTIVE HOUSING FOR THE EL-**  
11 **DERLY PROGRAM.**

12 (a) APPROPRIATION.—In addition to amounts other-  
13 wise available, there is appropriated to the Secretary of  
14 Housing and Urban Development (in this section referred  
15 to as the “Secretary”) for fiscal year 2024, out of any  
16 money in the Treasury not otherwise appropriated—

17 (1) \$450,000,000 for the Supportive Housing  
18 for the Elderly Program authorized under section  
19 202 of the Housing Act of 1959, and subject to sub-  
20 sections (a) through (g), (h)(2) through (h)(5), and  
21 (i) through (m) of such section 202 (12 U.S.C.  
22 1701q(a)-12 U.S.C. 1701q(g), 12 U.S.C.  
23 1701q(h)(2)-12 U.S.C. 1701q(h)(5), 12 U.S.C.  
24 1701q(i)-12 U.S.C. 1701q(m)) (in this section re-  
25 ferred to as the “Act”), which shall be used—

1 (A) for capital advance awards in accord-  
2 ance with section 202(c)(1) of the Act to recipi-  
3 ents that are eligible under the Act;

4 (B) for new section 8 project-based rental  
5 assistance contracts under section 8(b) of the  
6 United States Housing Act of 1937 Act (42  
7 U.S.C. 1437f(b)), subject to subsection (c) of  
8 this section, with the Secretary setting the  
9 terms of such project-based rental assistance  
10 contracts, including the duration and provisions  
11 regarding rent setting and rent adjustment, to  
12 support the capital advance projects funded  
13 under this section; and

14 (C) for service coordinators;

15 (2) \$7,500,000, to provide technical assistance  
16 to support State-level efforts to improve the design  
17 and delivery of voluntary supportive services for resi-  
18 dents of any housing assisted under the Act and  
19 other housing supporting low-income older adults, in  
20 order to support residents to age-in-place and avoid  
21 institutional care, as well as to assist applicants and  
22 potential applicants with project-specific design, and  
23 the Secretary may use amounts made available  
24 under this paragraph to increase prior awards to ex-  
25 isting technical assistance providers to provide an



1 immediate increase in capacity building and tech-  
2 nical assistance; and

3 (3) \$42,500,000 for the costs to the Secretary  
4 of administering and overseeing the implementation  
5 of this section and the Supportive Housing for the  
6 Elderly program generally, including information  
7 technology, financial reporting, research and evalua-  
8 tion, other cross-program costs in support of pro-  
9 grams administered by the Secretary in this title,  
10 and other costs.

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

13 (b) LIMITATION ON COSTS.—When awarding grants  
14 under paragraph (1) of subsection (a), the Secretary shall  
15 establish and assess reasonable development cost limita-  
16 tions by market area for various types and sizes of sup-  
17 portive housing for the elderly. The Secretary shall not  
18 count owner or sponsor contributions of other funding or  
19 assistance against the overall cost of a project.

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

1 **SEC. 106. IMPROVING ENERGY EFFICIENCY OR WATER EF-**  
2 **FICIENCY OR CLIMATE RESILIENCE OF AF-**  
3 **FORDABLE HOUSING.**

4 (a) APPROPRIATION.—In addition to amounts other-  
5 wise available, there is appropriated to the Secretary of  
6 Housing and Urban Development (in this section referred  
7 to as the “Secretary”) for fiscal year 2024, out of any  
8 money in the Treasury not otherwise appropriated—

9 (1) \$1,770,000,000, to remain available until  
10 September 30, 2030, for the cost of providing direct  
11 loans, including the costs of modifying such loans,  
12 and for grants, as provided for and subject to terms  
13 and conditions in subsection (b), including to sub-  
14 sidize gross obligations for the principal amount of  
15 direct loans, not to exceed \$4,000,000,000, to fund  
16 projects that improve the energy or water efficiency,  
17 indoor air quality and sustainability improvements,  
18 implement low-emission technologies, materials, or  
19 processes, including zero-emission electricity genera-  
20 tion, energy storage, or building electrification, elec-  
21 tric car charging station installations, or address cli-  
22 mate resilience of multifamily properties;

23 (2) \$25,000,000, to remain available until Sep-  
24 tember 30, 2032, for the costs to the Secretary of  
25 administering and overseeing the implementation of  
26 this section, including information technology, finan-

1        cial reporting, research and evaluation, other cross-  
2        program costs in support of programs administered  
3        by the Secretary in this title, and other costs;

4            (3) \$120,000,000, to remain available until  
5        September 30, 2031, for expenses of contracts ad-  
6        ministered by the Secretary, including to carry out  
7        property climate risk, energy, or water assessments,  
8        due diligence, and underwriting functions for such  
9        grant and direct loan program; and

10           (4) \$85,000,000, to remain available until Sep-  
11        tember 30, 2030, for energy and water  
12        benchmarking of properties eligible to receive grants  
13        or loans under this section, regardless of whether  
14        they actually received such grants, along with associ-  
15        ated data analysis and evaluation at the property  
16        and portfolio level, including the development of in-  
17        formation technology systems necessary for the col-  
18        lection, evaluation, and analysis of such data.

19        (b) LOAN AND GRANT TERMS AND CONDITIONS.—  
20        Amounts made available under this section shall be for  
21        direct loans, grants, and direct loans that can be converted  
22        to grants to eligible recipients that agree to an extended  
23        period of affordability for the property.

24        (c) DEFINITIONS.—As used in this section—

1 (1) the term “eligible recipient” means any  
2 owner or sponsor of an eligible property; and

3 (2) the term “eligible property” means a prop-  
4 erty receiving project-based assistance pursuant to—

5 (A) section 202 of the Housing Act of  
6 1959 (12 U.S.C. 1701q);

7 (B) section 811 of the Cranston-Gonzalez  
8 National Affordable Housing Act (42 U.S.C.  
9 8013); or

10 (C) section 8(b) of the United States  
11 Housing Act of 1937 (42 U.S.C. 1437f(b))

12 (d) IMPLEMENTATION.—The Secretary shall have au-  
13 thority to issue such regulations, notices, or other guid-  
14 ance, forms, instructions, and publications to carry out the  
15 programs, projects, or activities authorized under this sec-  
16 tion to ensure that such programs, projects, or activities  
17 are completed in a timely and effective manner.

18 **SEC. 107. REVITALIZATION OF DISTRESSED MULTIFAMILY**  
19 **PROPERTIES.**

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

1           (1) \$1,550,000,000 for providing direct loans,  
2           which may be forgivable, to owners of distressed  
3           properties for the purpose of making necessary phys-  
4           ical improvements, including to subsidize gross obli-  
5           gations for the principal amount of direct loans not  
6           to exceed \$6,000,000,000, subject to the terms and  
7           conditions in subsection (b); and

8           (2) \$50,000,000 for the costs to the Secretary  
9           of administering and overseeing the implementation  
10          of this section and the Office of Housing programs  
11          generally, including information technology, financial  
12          reporting, research and evaluations, other cross-pro-  
13          gram costs in support of programs administered by  
14          the Secretary in this title, and other costs.

15       Amounts appropriated by this section shall remain avail-  
16       able until September 30, 2031.

17       (b) LOAN TERMS AND CONDITIONS.—

18           (1) ELIGIBILITY.—Owners or sponsors of multi-  
19           family housing projects who meet each of the fol-  
20           lowing requirements shall be eligible for loan assist-  
21           ance under this section:

22                   (A) The multifamily housing project, in-  
23                   cluding any project from which assistance has  
24                   been approved to be transferred has deficiencies

1           that cause the project to be at risk of physical  
2           obsolescence or economic non-viability.

3           (B) The actual rents received by the owner  
4           or sponsor of the distressed property would not  
5           adequately sustain the debt needed to make  
6           necessary physical improvements.

7           (C) The owner or sponsor meets any such  
8           additional eligibility criteria as the Secretary  
9           determines to be appropriate, considering fac-  
10          tors that contributed to the project's defi-  
11          ciencies.

12          (2) USE OF LOAN FUNDS.—Each recipient of  
13          loan assistance under this section may only use such  
14          loan assistance to make necessary physical improve-  
15          ments.

16          (3) LOAN AVAILABILITY.—The Secretary shall  
17          only provide loan assistance to an owner or sponsor  
18          of a multifamily housing project when such assist-  
19          ance, considered with other financial resources avail-  
20          able to the owner or sponsor, is needed to make the  
21          necessary physical improvements.

22          (4) INTEREST RATES AND LENGTH.—Loans  
23          provided under this section shall bear interest at 1  
24          percent, and at origination shall have a repayment  
25          period coterminous with the affordability period es-

1        tablished under paragraph (6), with the frequency  
2        and amount of repayments to be determined by re-  
3        quirements established by the Secretary.

4            (5) LOAN MODIFICATIONS OR FORGIVENESS.—  
5        With respect to loans provided under this section,  
6        the Secretary may take any of the following actions  
7        if the Secretary determines that doing so will pre-  
8        serve affordability of the project:

9            (A) Waive any due on sale or due on refi-  
10        nancing restriction.

11           (B) Consent to the terms of new debt to  
12        which the loans may be subordinate, even if  
13        such new debt would impact the repayment of  
14        the loans.

15           (C) Extend the term of the loan.

16           (D) Forgive the loan in whole or in part.

17           (6) EXTENDED AFFORDABILITY PERIOD.—Each  
18        recipient of loan assistance under this section shall  
19        agree to an extended affordability period for the  
20        project that is subject to the loan by extending any  
21        existing affordable housing use agreements for an  
22        additional 30 years or, if the project is not currently  
23        subject to a use agreement establishing affordability  
24        requirements, by establishing a use agreement for  
25        30 years.

1           (7) MATCHING CONTRIBUTION.—Each recipient  
2 of loan assistance under this section shall secure at  
3 least 20 percent of the total cost needed to make the  
4 necessary physical improvements from non-Federal  
5 sources, except in cases where the Secretary deter-  
6 mines that a lack of financial resources qualifies a  
7 loan recipient for—

8                   (A) a reduced contribution below 20 per-  
9 cent; or

10                   (B) an exemption to the matching con-  
11 tribution requirement.

12           (8) ADDITIONAL LOAN CONDITIONS.—The Sec-  
13 retary may establish additional conditions for loan  
14 eligibility provided under this section as the Sec-  
15 retary determines to be appropriate.

16           (9) PROPERTIES INSURED BY THE SEC-  
17 RETARY.—In the case of any property with respect  
18 to which assistance is provided under this section  
19 that has a mortgage insured by the Secretary, the  
20 Secretary may use funds available under this section  
21 as necessary to pay for the costs of modifying such  
22 loan.

23           (c) DEFINITIONS.—As used in this section—

24                   (1) the term “multifamily housing project”  
25 means a project consisting of five or more dwelling



1 units assisted or approved to receive a transfer of  
2 assistance, insured, or with a loan held by the Sec-  
3 retary or a State or State agency in part or in whole  
4 pursuant to—

5 (A) section 8 of the United States Housing  
6 Act of 1937 (42 U.S.C. 1437f), not including  
7 subsection (o)(13) of such section;

8 (B) section 202 of the Housing Act of  
9 1959 (12 U.S.C. 1701q), as amended by section  
10 801 of the Cranston-Gonzalez National Afford-  
11 able Housing Act;

12 (C) section 202 of the Housing Act of  
13 1959 (former 12 U.S.C. 1701q), as such section  
14 existed before the enactment of the Cranston-  
15 Gonzalez National Affordable Housing Act;

16 (D) section 811 of the Cranston-Gonzalez  
17 National Affordable Housing Act (42 U.S.C.  
18 8013); or

19 (E) section 236 of the National Housing  
20 Act (12 U.S.C. 1715z-1); and

21 (2) the term “necessary physical improve-  
22 ments” means new construction or capital improve-  
23 ments to an existing multifamily housing project  
24 that the Secretary determines are necessary to ad-  
25 dress the deficiencies or that rise to such a level that

1       delaying physical improvements to the project would  
2       be detrimental to the longevity of the project as suit-  
3       able housing for occupancy.

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

10 **SEC. 108. INVESTMENTS IN RURAL RENTAL HOUSING.**

11       (a) APPROPRIATION.—In addition to amounts other-  
12       wise available, there is appropriated to the Rural Housing  
13       Service of the Department of Agriculture for fiscal year  
14       2024, out of any money in the Treasury not otherwise ap-  
15       propriated—

16               (1) \$1,800,000,000, to remain available until  
17       September 30, 2031, for the Administrator of the  
18       Rural Housing Service for making loans and grants  
19       for new construction, improvements to energy and  
20       water efficiency or climate resilience, the removal of  
21       health and safety hazards, and the preservation and  
22       revitalization of housing for other purposes described  
23       under section 514 of the Housing Act of 1949 (42  
24       U.S.C. 1484), subsections (a)(1) through (a)(2),  
25       (b)(1) through (b)(3), (b)(5) through (aa)(2)(A),

1 and (aa)(4) of section 515 of such Act (42 U.S.C.  
2 1485(a)(1)-42 U.S.C. 1485(a)(2), 42 U.S.C.  
3 1485(b)(1)-(b)(3), 42 U.S.C. 1485(b)(5)-42 U.S.C.  
4 1485(aa)(2)(A), 42 U.S.C. 1485(aa)(4)), and 516 of  
5 such act (42 U.S.C. 1486), subject to the terms and  
6 conditions in subsection (b);

7 (2) \$100,000,000, to remain available until  
8 September 30, 2031, to provide continued assistance  
9 pursuant to section 3203 of the American Rescue  
10 Plan Act of 2021; and

11 (3) \$100,000,000, to remain available until  
12 September 30, 2032, for the costs to the Rural  
13 Housing Service of the Department of Agriculture of  
14 administering and overseeing the implementation of  
15 this section, including information technology, finan-  
16 cial reporting, research and evaluations, other cross-  
17 program costs in support of programs administered  
18 by the Secretary in this title, and other costs.

19 (b) PRESERVATION AND REVITALIZATION TERMS  
20 AND CONDITIONS.—

21 (1) LOANS AND GRANTS AND OTHER ASSIST-  
22 ANCE.—The Administrator of the Rural Housing  
23 Service of the Department of Agriculture shall pro-  
24 vide direct loans and grants, including the cost of  
25 modifying loans, to restructure existing Department

1 of Agriculture multi-family housing loans expressly  
2 for the purposes of ensuring the project has suffi-  
3 cient resources to preserve the project for the pur-  
4 pose of providing safe and affordable housing for  
5 low-income residents and farm laborers, including—

6 (A) reducing or eliminating interest;

7 (B) deferring loan payments;

8 (C) subordinating, reducing, or re-amor-  
9 tizing loan debt; and

10 (D) providing other financial assistance,  
11 including advances, payments, and incentives  
12 (including the ability of owners to obtain rea-  
13 sonable returns on investment) required by the  
14 Secretary, including such assistance to non-  
15 profit entities and public housing authorities.

16 (2) RESTRICTIVE USE AGREEMENT.—The Ad-  
17 ministrator of the Rural Housing Service of the De-  
18 partment of Agriculture shall as part of the preser-  
19 vation and revitalization agreement obtain a restric-  
20 tive use agreement consistent with the terms of the  
21 restructuring.

22 (c) IMPLEMENTATION.—The Administrator of the  
23 Rural Housing Service of the Department of Agriculture  
24 shall have authority to issue such regulations, notices, or  
25 other guidance, forms, instructions, and publications to

1 carry out the programs, projects, or activities authorized  
2 under this section to ensure that such programs, projects,  
3 or activities are completed in a timely and effective man-  
4 ner.

5 **SEC. 109. HOUSING VOUCHERS.**

6 (a) APPROPRIATION.—In addition to amounts other-  
7 wise available, there is appropriated to the Secretary of  
8 Housing and Urban Development (in this section referred  
9 to as the “Secretary”) for fiscal year 2024, out of any  
10 money in the Treasury not otherwise appropriated—

11 (1) \$15,000,000,000, to remain available until  
12 September 30, 2031, for—

13 (A) incremental tenant-based rental assist-  
14 ance for extremely low-income families under  
15 section 8(o) of the United States Housing Act  
16 of 1937 (42 U.S.C. 1437f(o));

17 (B) renewals of such tenant-based rental  
18 assistance; and

19 (C) fees for the costs of administering ten-  
20 ant-based rental assistance and other expenses  
21 related to the utilization of voucher assistance  
22 under subparagraph (A), which may include the  
23 cost of facilitating the use of voucher assistance  
24 provided under paragraph (5);

1           (2) \$7,100,000,000, to remain available until  
2           September 30, 2031, for—

3                   (A) incremental tenant-based rental assist-  
4                   ance under section 8(o) of the United States  
5                   Housing Act of 1937 (42 U.S.C. 1437f(o)) for  
6                   households experiencing or at risk of homeless-  
7                   ness, survivors of domestic violence, dating vio-  
8                   lence, sexual assault, and stalking, and sur-  
9                   vivors of trafficking;

10                   (B) renewals of such tenant-based rental  
11                   assistance; and

12                   (C) fees for the costs of administering ten-  
13                   ant-based rental assistance and other expenses  
14                   related to the utilization of voucher assistance  
15                   under subparagraph (A), which may include the  
16                   cost of facilitating the use of voucher assistance  
17                   provided under paragraph (5);

18           (3) \$1,000,000,000, to remain available until  
19           September 30, 2033, for—

20                   (A) tenant protection vouchers for reloca-  
21                   tion and replacement of public housing units  
22                   demolished or disposed as part of a public hous-  
23                   ing preservation or project-based replacement  
24                   transaction using funds made available under  
25                   this title;

1 (B) renewals of such tenant-based rental  
2 assistance; and

3 (C) fees for the costs of administering ten-  
4 ant-based rental assistance and other expenses  
5 related to the utilization of voucher assistance  
6 under subparagraph (A), which may include the  
7 cost of facilitating the use of voucher assistance  
8 provided under paragraph (5);

9 (4) \$300,000,000, to remain available until  
10 September 30, 2033, for competitive grants, subject  
11 to terms and conditions determined by the Sec-  
12 retary, to public housing agencies for mobility-re-  
13 lated services for voucher families, including families  
14 with children, and service coordination;

15 (5) \$230,000,000, to remain available until  
16 September 30, 2033, for eligible expenses to facili-  
17 tate the use of voucher assistance under this section  
18 and for other voucher assistance under section 8(o)  
19 of the United States Housing Act of 1937, as deter-  
20 mined by the Secretary, in addition to amounts oth-  
21 erwise available for such expenses, including prop-  
22 erty owner outreach and retention activities such as  
23 incentive payments, security deposit payments and  
24 loss reserves, landlord liaisons, and other uses of  
25 funds designed primarily—

1 (A) to recruit owners of dwelling units,  
2 particularly dwelling units in census tracts with  
3 a poverty rate of less than 20 percent, to enter  
4 into housing assistance payment contracts; and

5 (B) to encourage owners that enter into  
6 housing assistance payment contracts as de-  
7 scribed in subparagraph (A) to continue to  
8 lease their dwelling units to tenants assisted  
9 under section 8(o) of the United States Hous-  
10 ing Act of 1937;

11 (6) \$300,000,000, to remain available until  
12 September 30, 2033, for the costs to the Secretary  
13 of administering and overseeing the implementation  
14 of this section and the Housing Choice Voucher pro-  
15 gram generally, including information technology, fi-  
16 nancial reporting, research and evaluations, other  
17 cross-program costs in support of programs adminis-  
18 tered by the Secretary in this title, and other costs;  
19 and

20 (7) \$70,000,000, to remain available until Sep-  
21 tember 30, 2033, for making new awards or increas-  
22 ing prior awards to existing technical assistance pro-  
23 viders to provide an increase in capacity building  
24 and technical assistance available to public housing  
25 agencies.



1 (b) TERMS AND CONDITIONS.—

2 (1) ALLOCATION.—The Secretary shall allocate  
3 initial incremental assistance provided for rental as-  
4 sistance under subsection (a)(1) and (2) in each fis-  
5 cal year commencing in 2024 and ending in 2028 in  
6 accordance with a formula or formulas that include  
7 measures of severe housing need among extremely  
8 low-income renters and public housing agency capac-  
9 ity, and ensures geographic diversity among public  
10 housing agencies administering the Housing Choice  
11 Voucher program.

12 (2) ELECTION TO ADMINISTER.—The Secretary  
13 shall establish a procedure for public housing agen-  
14 cies to accept or decline the incremental vouchers  
15 made available under this section.

16 (3) FAILURE TO USE VOUCHERS PROMPTLY.—  
17 If a public housing agency fails to lease the author-  
18 ized vouchers it has received under this subsection  
19 on behalf of eligible families within a reasonable pe-  
20 riod of time, the Secretary may offset the agency's  
21 voucher renewal allocations and may revoke and re-  
22 distribute any unleased vouchers and associated  
23 funds, which may include administrative fees and  
24 amounts allocated under subsections (a)(3) and  
25 (a)(4), to other public housing agencies.

1           (4) LIMITATION OF USE OF FUNDS.— Public  
2 housing agencies may use funds received under this  
3 section only for the activities listed in subsection (a)  
4 for which the funds were provided to such agency.

5           (5) CAP ON PROJECT-BASED VOUCHERS FOR  
6 VULNERABLE POPULATIONS.—Upon request by a  
7 public housing agency, the Secretary may designate  
8 a number of the public housing agency’s vouchers al-  
9 located under this section as excepted units that do  
10 not count against the percentage limitation on the  
11 number of authorized units a public housing agency  
12 may project-base under section 8(o)(13)(B) of the  
13 United States Housing Act of 1937, in accordance  
14 with the conditions established by the Secretary.  
15 This paragraph may not be construed to waive,  
16 limit, or specify alternative requirements, or permit  
17 such waivers, limitations, or alternative require-  
18 ments, related to fair housing and nondiscrimina-  
19 tion, including the requirement to provide housing  
20 and services to individuals with disabilities in inte-  
21 grated settings.

22           (6) HOMELESS WAIVER AUTHORITY.— In ad-  
23 ministering the voucher assistance targeted for  
24 households experiencing or at risk of homelessness,  
25 survivors of domestic violence, dating violence sexual

1 assault, and stalking, and survivors of trafficking  
2 under subsection (a)(2), the Secretary may, upon a  
3 finding that a waiver or alternative requirement is  
4 necessary to facilitate the use of such assistance,  
5 waive or specify alternative requirements for—

6 (A) section 8(o)(6)(A) of the United States  
7 Housing Act of 1937 (42 U.S.C.  
8 1437f(o)(6)(A)) and regulatory provisions re-  
9 lated to the administration of waiting lists and  
10 local preferences;

11 (B) section 214(d)(2) of the Housing and  
12 Community Development Act of 1980 (42  
13 U.S.C. 1436a(d)(2)), section 576(a), (b), and  
14 (c) of the Quality Housing and Work Responsi-  
15 bility Act of 1998 (42 U.S.C. 13661(a), (b), and  
16 (c)), and regulatory provisions related to the  
17 verification of eligibility, eligibility require-  
18 ments, and the admissions process;

19 (C) section 8(o)(7)(A) of the United  
20 States Housing Act of 1937 (42 U.S.C.  
21 1437f(o)(7)(A)) and regulatory provisions re-  
22 lated to the initial lease term;

23 (D) section 8(r)(B)(i) of the United States  
24 Housing Act of 1937 (42 U.S.C.  
25 1437f(r)(B)(i)) and regulatory provisions re-

1           lated to portability moves by non-resident appli-  
2           cants; and

3                   (E) regulatory provisions related to the es-  
4           tablishment of payment standards.

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

11   **SEC. 110. PROJECT-BASED RENTAL ASSISTANCE.**

12          (a) APPROPRIATION.—In addition to amounts other-  
13          wise available, there is appropriated to the Secretary of  
14          Housing and Urban Development (in this section referred  
15          to as the “Secretary”) for fiscal year 2024, out of any  
16          money in the Treasury not otherwise appropriated—

17                  (1) \$880,000,000 for the project-based rental  
18                  assistance program, as authorized under section 8(b)  
19                  of the United States Housing Act of 1937 (42  
20                  U.S.C. 1437f(b)), (in this section referred to as the  
21                  “Act”), subject to the terms and conditions of sub-  
22                  section (b) of this section;

23                  (2) \$20,000,000 for providing technical assist-  
24                  ance to recipients of or applicants for project-based

1 rental assistance or to States allocating the project-  
2 based rental assistance; and

3 (3) \$100,000,000 for the costs to the Secretary  
4 of administering and overseeing the implementation  
5 of this section and the section 8 project-based rental  
6 assistance program generally, including information  
7 technology, financial reporting, research and evalua-  
8 tions, other cross-program costs in support of pro-  
9 grams administered by the Secretary in this title,  
10 and other costs.

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

13 (b) TERMS AND CONDITIONS.—

14 (1) AUTHORITY.—Notwithstanding section 8(a)  
15 the Act (42 U.S.C. 1437f(a)), the Secretary may use  
16 amounts made available under this section to pro-  
17 vide assistance payments with respect to newly con-  
18 structed housing, existing housing, or substantially  
19 rehabilitated non-housing structures for use as new  
20 multifamily housing in accordance with this section  
21 and the provisions of section 8 of the Act. In addi-  
22 tion, the Secretary may use amounts made available  
23 under this section for performance-based contract  
24 administrators for section 8 project-based assistance,

1 for carrying out this section and section 8 of the  
2 Act.

3 (2) PROJECT-BASED RENTAL ASSISTANCE.—

4 The Secretary may make assistance payments using  
5 amounts made available under this section pursuant  
6 to contracts with owners or prospective owners who  
7 agree to construct housing, to substantially rehabili-  
8 tate existing housing, to substantially rehabilitate  
9 non-housing structures for use as new multifamily  
10 housing, or to attach the assistance to newly con-  
11 structed housing in which some or all of the units  
12 shall be available for occupancy by very low-income  
13 families in accordance with the provisions of section  
14 8 of the Act. In awarding contracts pursuant to this  
15 section, the Secretary shall give priority to owners or  
16 prospective owners of multifamily housing projects  
17 located or to be located in areas of high opportunity,  
18 as defined by the Secretary, in areas experiencing  
19 economic growth or rising housing prices to prevent  
20 displacement or secure affordable housing for low-in-  
21 come households, or that serve people at risk of  
22 homelessness or that integrate additional units that  
23 are accessible for persons with mobility impairments  
24 and persons with hearing or visual impairments be-

1       yond those required by applicable Federal accessi-  
2       bility standards.

3           (3) ALLOCATION.—The Secretary shall make  
4       awards with amounts made available under this sec-  
5       tion using the following mechanisms, alone or in  
6       combination:

7           (A) A competitive process, which the Sec-  
8       retary may carry out in multiple rounds of com-  
9       petition, each of which may have its own selec-  
10      tion, performance, and reporting criteria as es-  
11      tablished by the Secretary.

12          (B) Selecting proposals submitted through  
13      FHA loan applications that meet specified cri-  
14      teria.

15          (C) Delegating to States the awarding of  
16      contracts, including related determinations such  
17      as the maximum monthly rent, subject to the  
18      requirements of section 8 of the Act, as deter-  
19      mined by the Secretary.

20          (4) CONTRACT TERM, RENT SETTING, AND  
21      RENT ADJUSTMENTS.—The Secretary may set the  
22      terms of the contract, including the duration and  
23      provisions regarding rent setting and rent adjust-  
24      ments.

1 (c) IMPLEMENTATION.—The Secretary shall have the  
2 authority 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. 111. INVESTMENTS IN NATIVE AMERICAN COMMU-**  
8 **NITIES.**

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

14 (1) \$277,500,000 for formula grants for eligible  
15 affordable housing activities described in section 202  
16 of the Native American Housing Assistance and  
17 Self-Determination Act of 1996 (in this section re-  
18 ferred to as “NAHASDA”) (25 U.S.C. 4132), which  
19 shall be distributed according to the most recent fis-  
20 cal year funding formula for the Indian Housing  
21 Block Grant;

22 (2) \$200,000,000 for—

23 (A) affordable housing activities authorized  
24 under section 810(a) of NAHASDA (25 U.S.C.  
25 4229);



1 (B) community-wide infrastructure and in-  
2 frastructure improvement projects carried out  
3 on Hawaiian Home Lands pursuant to section  
4 810(b)(5) of NAHASDA (25 U.S.C.  
5 4229(b)(5)); and

6 (C) rental assistance to Native Hawaiians  
7 (as defined in section 801 of NAHASDA (25  
8 U.S.C. 4221)) on and off Hawaiian Home  
9 Lands;

10 (3) \$277,500,000 for competitive grants for eli-  
11 gible affordable housing activities described in sec-  
12 tion 202 of NAHASDA (25 U.S.C. 4132);

13 (4) \$200,000,000 for—

14 (A) competitive single-purpose Indian com-  
15 munity development block grants for Indian  
16 tribes; and

17 (B) imminent threat Indian community de-  
18 velopment block grants, including for long-term  
19 environmental threats and relocation, for Indian  
20 tribes, or a tribal organization, governmental  
21 entity, or nonprofit organization designated by  
22 the Indian tribe to apply for a grant on its be-  
23 half;

24 (5) \$25,000,000 for the costs to the Secretary  
25 of administering and overseeing the implementation

1 of this section and Indian and Native Hawaiian pro-  
2 grams administered by the Secretary, including in-  
3 formation technology, financial reporting, research  
4 and evaluations, other cross-program costs in sup-  
5 port of programs administered by the Secretary in  
6 this title, and other costs; and

7 (6) \$20,000,000 to make new awards or in-  
8 crease prior awards to technical assistance providers  
9 to provide an immediate increase in capacity build-  
10 ing and technical assistance to grantees.

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

13 (b) REALLOCATION.—Amounts made available under  
14 subsection (a)(1) that are not accepted within a time spec-  
15 ified by the Secretary, are voluntarily returned, or are oth-  
16 erwise recaptured for any reason shall be used to fund  
17 grants under paragraph (3) or (4) of subsection (a).

18 (c) UNDISBURSED FUNDS.—Amounts provided under  
19 this Act that remain undisbursed may not be used as a  
20 basis to reduce any grant allocation under section 302 of  
21 NAHASDA (25 U.S.C. 4152) to an Indian tribe in any  
22 fiscal year.

23 (d) PROHIBITION ON INVESTMENTS.—Amounts  
24 made available under this section may not be invested in  
25 investment securities and other obligations.

1 (e) 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. 112. INCREASED AFFORDABLE HOUSING PROGRAM IN-**  
8 **VESTMENT.**

9 Notwithstanding subsection (j)(5)(C) of section 10 of  
10 the Federal Home Loan Bank Act (12 U.S.C. 1430), in  
11 2024 and every year thereafter until 2029, each Federal  
12 Home Loan Bank shall annually contribute 15 percent of  
13 the preceding year's net income of the Federal Home  
14 Bank, or such prorated sums as may be required to assure  
15 that the aggregate contribution of the Federal Home Loan  
16 Banks shall not be less than \$100,000,000 for each such  
17 year, to support grants or subsidized advances through the  
18 Affordable Housing Programs established and carried out  
19 under subparagraphs (j)(1), (2), (3)(A), (3)(C), and (4)  
20 through (13) of section 10 of such Act.

21 **SEC. 113. PROMOTING HOUSING ACCESSIBILITY AND**  
22 **VISITABILITY.**

23 (a) ACCESSIBILITY REQUIREMENT.—The Secretary  
24 of Housing and Urban Development shall issue a rule

1 amending sections 8.22 and 8.23 of title 24, Code of Fed-  
2 eral Regulations to require that—

3 (1) not less than 10 percent of total dwelling  
4 units or one dwelling unit, whichever is greater, in  
5 each multifamily housing project shall be accessible  
6 for persons with mobility impairments; and

7 (2) in addition to the units meeting the require-  
8 ments of paragraph (1), not less than 5 percent of  
9 total dwelling units or one dwelling unit, whichever  
10 is greater, in each multifamily housing project shall  
11 be shall be accessible for persons with hearing or vi-  
12 sion impairments.

13 (b) VISITABILITY REQUIREMENT.—

14 (1) REQUIREMENT.—It shall be unlawful for  
15 any person or entity, with respect to a covered dwell-  
16 ing unit designed, constructed, or commissioned,  
17 contracted, or otherwise arranged for construction,  
18 by the person or entity, to fail to ensure that the  
19 dwelling unit contains not less than 1 level that com-  
20 plies with the Standards for Type C (Visitable)  
21 Units of the American National Standards Institute  
22 (commonly known as ANSI) Standards for Acces-  
23 sible and Usable Buildings and Facilities (section  
24 1005 of ICC ANSI A117.1–2009) or any successor  
25 standard.

1 (2) DEFINITIONS.—As used in this subsection:

2 (A) COVERED DWELLING UNIT.—The term  
3 “covered dwelling unit” means a dwelling unit  
4 that—

5 (i) is—

6 (I) a detached single-family  
7 house;

8 (II) a townhouse or multi-level  
9 dwelling unit (whether detached or at-  
10 tached to other units or structures);  
11 or

12 (III) a ground-floor unit in a  
13 building of not more than 3 dwelling  
14 units;

15 (ii) is designed as, or intended for oc-  
16 cupancy as, a residence;

17 (iii) was designed, constructed, or  
18 commissioned, contracted, or otherwise ar-  
19 ranged for construction, by any person or  
20 entity that, at any time before the design  
21 or construction, received or was guaran-  
22 teed Federal financial assistance for any  
23 program or activity relating to the design,  
24 construction, or commissioning, con-

1                   tracting, or other arrangement for con-  
2                   struction, of the dwelling unit; and

3                   (iv) is made available for first occu-  
4                   pancy on or after the date that is 1 year  
5                   after the date of enactment of this Act.

6                   (B) FEDERAL FINANCIAL ASSISTANCE.—

7                   The term “Federal financial assistance”  
8                   means—

9                   (i) any assistance that is provided or  
10                  otherwise made available by the Secretary  
11                  of Housing and Urban Development or the  
12                  Secretary of Veterans Affairs, or under  
13                  any program or activity of the Department  
14                  of Housing and Urban Development or the  
15                  Department of Veterans Affairs, through  
16                  any grant, loan, contract, or any other ar-  
17                  rangement, on or after the date that is 1  
18                  year after the date of enactment of this  
19                  Act, including—

20                  (I) a grant, a subsidy, or any  
21                  other funds;

22                  (II) service provided by a Federal  
23                  employee;

- 1 (III) real or personal property or  
2 any interest in or use of such prop-  
3 erty, including—
- 4 (aa) a transfer or lease of  
5 the property for less than the fair  
6 market value or for reduced con-  
7 sideration; and
- 8 (bb) proceeds from a subse-  
9 quent transfer or lease of the  
10 property if the Federal share of  
11 the fair market value is not re-  
12 turned to the Federal Govern-  
13 ment;
- 14 (IV) any—
- 15 (aa) tax credit; or
- 16 (bb) mortgage or loan guar-  
17 antee or insurance; and
- 18 (V) community development  
19 funds in the form of an obligation  
20 guaranteed under section 108 of the  
21 Housing and Community Development  
22 Act of 1974 (42 U.S.C. 5308); and
- 23 (ii) any assistance that is provided or  
24 otherwise made available by the Secretary

1 of Agriculture under title V of the Housing  
2 Act of 1949 (42 U.S.C. 1471 et seq.).

3 **TITLE II—21ST CENTURY SUS-**  
4 **TAINABLE AND EQUITABLE**  
5 **COMMUNITIES**

6 **SEC. 201. COMMUNITY DEVELOPMENT BLOCK GRANT**  
7 **FUNDING FOR AFFORDABLE HOUSING AND**  
8 **INFRASTRUCTURE.**

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

14 (1) \$1,735,000,000 for grants in accordance  
15 with sections 101, 102, 103, 104(a) through 104(i),  
16 104(l), 104(m), 105(a) through 105(g), 106(a)(2),  
17 106(a)(4), 106(b) through 106(f), 109, 110, 111,  
18 113, 115, 116, 120, and 122 of the Housing and  
19 Community Development Act of 1974 (42 U.S.C.  
20 5301, 5302, 5303, 5304(a)-(i), 5304(l), 5304(m),  
21 5305(a)-(g), 5306(a)(2), 5306(a)(4), 5306(b)-(f),  
22 5309, 5310, 5311, 5313, 5315, 5316, 5319, and  
23 5321) to grantees under subsections (a)(2) and (4)  
24 and (d) of section 106 of such Act (42  
25 U.S.C.5306(a)(2), (a)(4), and (d)), subject to sub-



1 section (b) of this section, except that for purposes  
2 of amounts made available by this paragraph, para-  
3 graph (2) of such section 106(a) shall be applied by  
4 substituting “\$70,000,000” for “\$7,000,000”;

5 (2) \$700,000,000 for grants in accordance with  
6 sections 101, 102, 103, 104(a) through 104(i),  
7 104(l), 104(m), 105(a) through 105(g), 106(a)(2),  
8 106(a)(4), 106(b) through 106(f), 109, 110, 111,  
9 113, 115, 116, 120, and 122 of title I of the Hous-  
10 ing and Community Development Act of 1974 (42  
11 U.S.C. 5301, 5302, 5303, 5304(a)-(i), 5304(l),  
12 5304(m), 5305(a)-(g), 5306(a)(2), 5306(a)(4),  
13 5306(b)-(f), 5309, 5310, 5311, 5313, 5315, 5316,  
14 5319, and 5321) to community development block  
15 grant grantees, as determined by the Secretary,  
16 under subsections (a)(4) and (b) through (f) of sec-  
17 tion 106 of such Act (5306(a)(4) and 5306(b)-(f)),  
18 only for colonias, to address the community and  
19 housing infrastructure needs of existing colonia resi-  
20 dents based on a formula that takes into account  
21 persons in poverty in the colonia areas, except that  
22 grantees may use funds in colonias outside of the  
23 150-mile border area upon approval of the Sec-  
24 retary;

1           (3) \$500,000,000 for grants in accordance with  
2 sections 101, 102, 103, 104(a) through 104(i),  
3 104(l), 104(m), 105(a) through 105(g), 106(a)(2),  
4 106(a)(4), 106(b) through 106(f), 109, 110, 111,  
5 113, 115, 116, 120, and 122 of title I of the Hous-  
6 ing and Community Development Act of 1974 (42  
7 U.S.C. 5301, 5302, 5303, 5304(a)-(i), 5304(l),  
8 5304(m), 5305(a)-(g), 5306(a)(2), 5306(a)(4),  
9 5306(b)-(f), 5309, 5310, 5311, 5313, 5315, 5316,  
10 5319, and 5321), to eligible recipients under sub-  
11 section (c) of this section for manufactured housing  
12 infrastructure improvements in eligible manufac-  
13 tured home communities;

14           (4) \$87,500,000 for the costs to the Secretary  
15 of administering and overseeing the implementation  
16 of this section, the Community Development Block  
17 Grant program, and the manufactured home con-  
18 struction and safety standards program generally,  
19 including information technology, financial report-  
20 ing, research and evaluations, other cross-program  
21 costs in support of programs administered by the  
22 Secretary in this title, and other costs; and

23           (5) \$27,500,000 for providing technical assist-  
24 ance to recipients of or applicants for grants under  
25 this section.

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

3 (b) HOUSING CONSTRUCTION.—Expenditures on new  
4 construction of housing shall be an eligible expense for a  
5 recipient of funds made available under this section that  
6 is not a recipient of funds under section 40002 of this  
7 title.

8 (c) MANUFACTURED HOUSING COMMUNITY IM-  
9 PROVEMENT GRANT PROGRAM.—

10 (1) ESTABLISHMENT.—The Secretary of Hous-  
11 ing and Urban Development shall carry out a com-  
12 petitive grant program to award funds appropriated  
13 under subsection (a)(3) to eligible recipients to carry  
14 out eligible projects for improvements in eligible  
15 manufactured home communities.

16 (2) ELIGIBLE PROJECTS.—Amounts from  
17 grants under this subsection shall be used to assist  
18 in carrying out a project for construction, recon-  
19 struction, repair, or clearance of housing, facilities  
20 and improvements in or serving a manufactured  
21 housing community that is necessary to protect the  
22 health and safety of the residents of the manufac-  
23 tured housing community and the long-term sustain-  
24 ability of the community.

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

3 (1) COLONIA AREA.—The term “colonia area”  
4 means any census tract that—

5 (A) is an area of the United States within  
6 150 miles of the contiguous border between the  
7 United States and Mexico, except as otherwise  
8 determined by the Secretary; and

9 (B) lacks potable water supply, adequate  
10 sewage systems, or decent, safe, sanitary hous-  
11 ing, or other objective criteria as approved by  
12 the Secretary.

13 (2) ELIGIBLE MANUFACTURED HOME COMMU-  
14 NITY.—The term “eligible manufactured home com-  
15 munity” means a community that—

16 (A) is affordable to low- and moderate-in-  
17 come persons (as such term is defined in sec-  
18 tion 102(a) of the Housing and Community De-  
19 velopment Act of 1974 (42 U.S.C. 5302(a));  
20 and

21 (B)(i) is owned by the residents of the  
22 manufactured housing community through a  
23 resident-controlled entity, as defined by the Sec-  
24 retary, in which at least two-thirds of residents

1 are member-owners of the land-owning entity;  
2 or

3 (ii) will be maintained as such a commu-  
4 nity, and remain affordable for low- and mod-  
5 erate-income families, to the maximum extent  
6 practicable and for the longest period feasible.

7 (3) ELIGIBLE RECIPIENT.—The term “eligible  
8 recipient” means a partnership of—

9 (A) a grantee under paragraph (2) or (4)  
10 of section 106(a) or section 106(d) of the Hous-  
11 ing and Community Development Act of 1974  
12 (42 U.S.C. 5306(a)(2), (a)(4), and (d)); and

13 (B) an eligible manufactured home com-  
14 munity, a nonprofit entity, or a consortia of  
15 nonprofit entities working with an eligible man-  
16 ufactured home community.

17 (4) MANUFACTURED HOME COMMUNITY.—The  
18 term “manufactured home community” means any  
19 community, court, or park equipped to accommodate  
20 manufactured homes for which pad sites, with or  
21 without existing manufactured homes or other al-  
22 lowed homes, or other suitable sites, are used pri-  
23 marily for residential purposes, with any additional  
24 requirements as determined by the Secretary, includ-  
25 ing any manufactured housing community as such

1 term is used for purposes of the program of the  
2 Federal National Mortgage Association for multi-  
3 family loans for manufactured housing communities  
4 and the program of the Federal Home Loan Mort-  
5 gage Corporation for loans for manufactured hous-  
6 ing communities.

7 (e) IMPLEMENTATION.—The Secretary shall have au-  
8 thority to issue such regulations, notices, or other guid-  
9 ance, forms, instructions, and publications to carry out the  
10 programs, projects, or activities authorized under this sec-  
11 tion to ensure that such programs, projects, or activities  
12 are completed in a timely and effective manner.

13 **SEC. 202. LEAD-BASED PAINT HAZARD CONTROL AND**  
14 **HOUSING-RELATED HEALTH AND SAFETY**  
15 **HAZARD MITIGATION IN HOUSING OF FAMI-**  
16 **LIES WITH LOWER INCOMES.**

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

22 (1) \$3,425,000,000 for grants to States, units  
23 of general local government, Indian tribes or their  
24 tribally designated housing entities, and nonprofit  
25 organizations for the activities under subsection (c)

1 in target housing units that do not receive Federal  
2 housing assistance other than assistance provided  
3 under subsection 8(o) of the United States Housing  
4 Act of 1937 (42 U.S.C. 1437f(o)), excluding para-  
5 graph (o)(13) of such section, and common areas  
6 servicing such units, where low-income families re-  
7 side or are expected to reside;

8 (2) \$250,000,000 for grants to States or units  
9 of general local government or nonprofit entities for  
10 the activities in subsection (c) in target housing  
11 units, and common areas servicing such units, that  
12 are being assisted under the Weatherization Assist-  
13 ance Program authorized under part A of title IV of  
14 the Energy Conservation and Production Act (42  
15 U.S.C. 6861-6872) but are not assisted under any  
16 other Federal housing program other than sub-  
17 section 8(o) of the United States Housing Act of  
18 1937 (42 U.S.C. 1437f(o)), excluding paragraph  
19 8(o)(13) of such section;

20 (3) \$1,000,000,000 for grants to owners of a  
21 property receiving project-based rental assistance  
22 under section 8 of the United States Housing Act of  
23 1937 (42 U.S.C. 1437f), including under subsection  
24 (o)(13) of such section, that meets the definition of  
25 target housing and that has not received a grant for

1 similar purposes under this Act, for the activities in  
2 subsection (c), except for abatement of lead-based  
3 paint by enclosure or encapsulation, or interim con-  
4 trols of lead-based paint hazards in target housing  
5 units receiving such assistance and common areas  
6 servicing such units;

7 (4) \$75,000,000 for costs related to training  
8 and technical assistance to support identification  
9 and mitigation of lead and housing-related health  
10 and safety hazards, research, and evaluation; and

11 (5) \$250,000,000 for the costs to the Secretary  
12 of administering and overseeing the implementation  
13 of this section, and the Secretary's lead hazard re-  
14 duction and related programs generally including in-  
15 formation technology, financial reporting, research  
16 and evaluations, other cross-program costs in sup-  
17 port of programs administered by the Secretary in  
18 this title, and other costs.

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

21 (b) TERMS AND CONDITIONS.—

22 (1) INCOME ELIGIBILITY DETERMINATIONS.—

23 The Secretary may make income determinations of  
24 eligibility for enrollment of housing units for assist-  
25 ance under this section that are consistent with eligi-



1 bility requirements for grants awarded under other  
2 Federal means-tested programs, provided such deter-  
3 mination does not require additional action by other  
4 Federal agencies.

5 (2) HOUSING FAMILIES WITH YOUNG CHIL-  
6 DREN.—An owner of rental property that receives  
7 assistance under subsection (a)(3) shall give priority  
8 in renting units for which the lead-based paint has  
9 been abated pursuant to subsection (a)(3), for not  
10 less than 3 years following the completion of lead  
11 abatement activities, to families with a child under  
12 the age of 6 years.

13 (3) ADMINISTRATIVE EXPENSES.—A recipient  
14 of a grant under this section may use up to 10 per-  
15 cent of the grant for administrative expenses associ-  
16 ated with the activities funded by this section.

17 (c) ELIGIBLE ACTIVITIES.—Grants awarded under  
18 this section shall be used for purposes of building capacity  
19 and conducting activities relating to testing, evaluating,  
20 and mitigating lead-based paint, lead-based paint hazards,  
21 and housing-related health and safety hazards; outreach,  
22 education, and engagement with community stakeholders,  
23 including stakeholders in disadvantaged communities; pro-  
24 gram evaluation and research; grant administration, and  
25 other activities that directly or indirectly support the work

1 under this section, as applicable, that without which such  
2 activities could not be conducted.

3 (d) DEFINITIONS.—For purposes of this section, the  
4 following definitions, and definitions in paragraphs (1),  
5 (2), (3), (5), (6), (7), (10) through (17), and (20) through  
6 (27) of section 1004 of the Residential Lead-Based Paint  
7 Hazard Reduction Act of 1992 (42 U.S.C. 4851b(1)-(3),  
8 42 U.S.C. 4851b(5)-(7), 42 U.S.C. 4851b(10)-(17). 42  
9 U.S.C. 4851b(20)-(27), shall apply:

10 (1) NONPROFIT; NONPROFIT ORGANIZATION.—

11 The terms “nonprofit” and “nonprofit organization”  
12 mean a corporation, community chest, fund, or foun-  
13 dation not organized for profit, but organized and  
14 operated exclusively for religious, charitable, sci-  
15 entific, testing for public safety, literary, or edu-  
16 cational purposes; or an organization not organized  
17 for profit but operated exclusively for the promotion  
18 of social welfare.

19 (2) PUBLIC HOUSING; PUBLIC HOUSING AGEN-

20 CY; LOW-INCOME FAMILY.—The terms “public hous-  
21 ing”, “public housing agency”, and “low-income  
22 family” have the same meaning given such terms in  
23 section 3(b) of the United States Housing Act of  
24 1937 (42 U.S.C. 1437a(b)).

1           (3) STATE; UNIT OF GENERAL LOCAL GOVERN-  
2           MENT.—The terms “State” and “unit of general  
3           local government” have the same meaning given  
4           such terms in section 102 of the Housing and Com-  
5           munity Development Act of 1974 (42 U.S.C. 5302).

6           (e) GRANT COMPLIANCE.—For any grant of assist-  
7           ance under this section, a State or unit of general local  
8           government may assume responsibilities for elements of  
9           grant compliance, regardless of whether it is the grant re-  
10          ipient, if the State or unit of general local government  
11          is permitted to assume responsibility for the applicable ele-  
12          ment of grant compliance for grants for which it is the  
13          recipient under section 1011 of the Residential Lead-  
14          Based Paint Hazard Reduction Act of 1992 (42 U.S.C.  
15          4852).

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

22          **SEC. 203. UNLOCKING POSSIBILITIES PROGRAM.**

23          (a) APPROPRIATION.—In addition to amounts other-  
24          wise available, there is appropriated to the Secretary of  
25          Housing and Urban Development for fiscal year 2024, out

1 of any money in the Treasury not otherwise appro-  
2 priated—

3 (1) \$1,646,000,000 for awarding grants under  
4 section 101, 102, 103, 104(a) through 104(i),  
5 104(l), 104(m), 105(a) through 105(g), 106(a)(2),  
6 106(a)(4), 106(b) through 106(f), 109, 110, 111,  
7 113, 115, 116, 120, and 122 of the Housing and  
8 Community Development Act of 1974 (42 U.S.C.  
9 5301, 5302, 5303, 5304(a)-(i), 5304(l), 5304(m),  
10 5305(a)-(g), 5306(a)(2), 5306(a)(4), 5306(b)-(f),  
11 5309, 5310, 5311, 5313, 5315, 5316, 5319, and  
12 5321) awarded on a competitive basis to eligible re-  
13 cipients to carry out grants under subsection (c) of  
14 this section;

15 (2) \$8,000,000 for research and evaluation re-  
16 lated to housing planning and other associated costs;

17 (3) \$30,000,000 to provide technical assistance  
18 to grantees or applicants for grants made available  
19 by this section; and

20 (4) \$66,000,000 for the costs to the Secretary  
21 of administering and overseeing the implementation  
22 of this section and community and economic develop-  
23 ment programs overseen by the Secretary generally,  
24 including information technology, financial report-  
25 ing, research and evaluations, and other cross-pro-

1       gram costs in support of programs administered by  
2       the Secretary in this title, and other costs.

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

5       (b) PROGRAM ESTABLISHMENT.—The Secretary of  
6       Housing and Urban Development shall establish a com-  
7       petitive grant program for—

8               (1) planning grants to develop and evaluate  
9               housing plans and substantially improve housing  
10              strategies;

11             (2) streamlining regulatory requirements and  
12             shorten processes, reform zoning codes, increasing  
13             capacity to conduct housing inspections, or other ini-  
14             tiatives that reduce barriers to housing supply elas-  
15             ticity and affordability;

16             (3) developing and evaluating local or regional  
17             plans for community development to substantially  
18             improve community development strategies related  
19             to sustainability, fair housing, and location effi-  
20             ciency;

21             (4) implementation and livable community in-  
22             vestment grants; and

23             (5) research and evaluation.

24       (c) GRANTS.—

1           (1) PLANNING GRANTS.—The Secretary shall,  
2           under selection criteria determined by the Secretary,  
3           award grants under this paragraph on a competitive  
4           basis to eligible entities to assist planning activities,  
5           including administration of such activities, engage-  
6           ment with community stakeholders and housing  
7           practitioners, to—

8                   (A) develop housing plans;

9                   (B) substantially improve State or local  
10           housing strategies;

11                   (C) develop new regulatory requirements  
12           and processes, reform zoning codes, increasing  
13           capacity to conduct housing inspections, or un-  
14           dertake other initiatives to reduce barriers to  
15           housing supply elasticity and affordability;

16                   (D) develop local or regional plans for  
17           community development; and

18                   (E) substantially improve community de-  
19           velopment strategies, including strategies to in-  
20           crease availability and access to affordable  
21           housing, to further access to public transpor-  
22           tation or to advance other sustainable or loca-  
23           tion-efficient community development goals.

24           (2) IMPLEMENTATION AND LIVABLE COMMU-  
25           NITY INVESTMENT GRANTS.—The Secretary shall

1 award implementation grants under this paragraph  
2 on a competitive basis to eligible entities for the pur-  
3 pose of implementing and administering—

4 (A) completed housing strategies and hous-  
5 ing plans and any planning to affirmatively fur-  
6 ther fair housing within the meaning of sub-  
7 sections (d) and (e) of section 808 of the Fair  
8 Housing Act (42 U.S.C. 608) and applicable  
9 regulations and for community investments that  
10 support the goals identified in such housing  
11 strategies or housing plans;

12 (B) new regulatory requirements and proc-  
13 esses, reformed zoning codes, increased capacity  
14 to conduct housing inspections, or other initia-  
15 tives to reduce barriers to housing supply elas-  
16 ticity and affordability that are consistent with  
17 a plan under subparagraph (A);

18 (C) completed local or regional plans for  
19 community development and any planning to in-  
20 crease availability and access to affordable  
21 housing, access to public transportation and  
22 other sustainable or location-efficient commu-  
23 nity development goals.

24 (d) COORDINATION WITH FTA ADMINISTRATOR.—  
25 To the extent practicable, the Secretary shall coordinate

1 with the Federal Transit Administrator in carrying out  
2 this section.

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

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

7 (A) a State, insular area, metropolitan  
8 city, or urban county, as such terms are defined  
9 in section 102 of the Housing and Community  
10 Development Act of 1974 (42 U.S.C. 5302); or

11 (B) for purposes of grants under sub-  
12 section (b)(1), a regional planning agency or  
13 consortia.

14 (2) HOUSING PLAN; HOUSING STRATEGY.—

15 (A) HOUSING PLAN.—The term “housing  
16 plan” means a plan of an eligible entity to, with  
17 respect to the area within the jurisdiction of the  
18 eligible entity—

19 (i) match the creation of housing sup-  
20 ply to existing demand and projected de-  
21 mand growth in the area, with attention to  
22 preventing displacement of residents, re-  
23 ducing the concentration of poverty, and  
24 meaningfully reducing and not perpet-  
25 uating housing segregation on the basis of



1 race, color, religion, natural origin, sex,  
2 disability, or familial status;

3 (ii) increase the affordability of hous-  
4 ing in the area, increase the accessibility of  
5 housing in the area for people with disabil-  
6 ities, including location-efficient housing,  
7 and preserve or improve the quality of  
8 housing in the area;

9 (iii) reduce barriers to housing devel-  
10 opment in the area, with consideration for  
11 location efficiency, affordability, and acces-  
12 sibility; and

13 (iv) coordinate with the metropolitan  
14 transportation plan of the area under the  
15 jurisdiction of the eligible entity, or other  
16 regional plan.

17 (B) HOUSING STRATEGY.—The term  
18 “housing strategy” means the housing strategy  
19 required under section 105 of the Cranston-  
20 Gonzalez National Affordable Housing Act (42  
21 U.S.C. 12705).

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

24 (g) RULES OF CONSTRUCTION.—

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

6           (2) EXCEPTIONS.—

7           (A) HOUSING CONSTRUCTION.—Expendi-  
8           tures on new construction of housing shall be  
9           an eligible expense under this section.

10          (B) BUILDINGS FOR GENERAL CONDUCT  
11          OF GOVERNMENT.—Expenditures on building  
12          for the general conduct of government, other  
13          than the Federal Government, shall be eligible  
14          under this section when necessary and appro-  
15          priate as a part of a natural hazard mitigation  
16          project.

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

23       **SEC. 204. STRENGTHENING RESILIENCE UNDER NATIONAL**  
24       **FLOOD INSURANCE PROGRAM.**

25          (a) NFIP PROGRAM ACTIVITIES.—

1           (1) CANCELLATION.—All indebtedness of the  
2 Administrator of the Federal Emergency Manage-  
3 ment Agency under any notes or other obligations  
4 issued pursuant to section 1309(a) of the National  
5 Flood Insurance Act of 1968 (42 U.S.C. 4016(a))  
6 and section 15(e) of the Federal Insurance Act of  
7 1956 (42 U.S.C. 2414(e)), and outstanding as of the  
8 date of the enactment of this Act, is hereby can-  
9 celled, the Administrator and the National Flood In-  
10 surance Fund are relieved of all liability under any  
11 such notes or other obligations, including for any in-  
12 terest due, including capitalized interest, and any  
13 other fees and charges payable in connection with  
14 such notes and obligations.

15           (2) USE OF SAVINGS FOR FLOOD MAPPING.—In  
16 addition to amounts otherwise available, for each of  
17 fiscal years 2024 and 2025, an amount equal to the  
18 interest the National Flood Insurance Program  
19 would have accrued from servicing the canceled debt  
20 under paragraph (1) in that fiscal year, which shall  
21 be derived from offsetting amounts collected under  
22 section 1310(d) of the National Flood Insurance Act  
23 of 1968 (42 U.S.C. 4017(d)) and shall remain avail-  
24 able until expended for activities identified in section  
25 100216 (b)(1)(A) of the Biggert-Waters Flood In-

1 insurance Reform Act of 2012 (42 U.S.C.  
2 4101b(b)(1)(A)) and related salaries and adminis-  
3 trative expenses.

4 (b) MEANS-TESTED ASSISTANCE FOR NATIONAL  
5 FLOOD INSURANCE PROGRAM POLICYHOLDERS.—

6 (1) APPROPRIATION.—In addition to amounts  
7 otherwise available, there is appropriated to the Ad-  
8 ministrator of the Federal Emergency Management  
9 Agency for fiscal year 2024, out of any money in the  
10 Treasury not otherwise appropriated, \$600,000,000,  
11 to remain available until September 30, 2028, to  
12 provide assistance to eligible policyholders in the  
13 form of graduated discounts for insurance costs with  
14 respect to covered properties.

15 (2) TERMS AND CONDITIONS.—

16 (A) DISCOUNTS.—The Administrator shall  
17 use funds provided under this subsection to es-  
18 tablish graduated discounts available to eligible  
19 policyholders under this subsection, with respect  
20 to covered properties, which may be based on  
21 the following factors:

22 (i) The percentage by which the  
23 household income of the eligible policy-  
24 holder is equal to, or less than, 120 per-  
25 cent of the area median income for the

1 area in which the property to which the  
2 policy applies is located.

3 (ii) The number of eligible policy-  
4 holders participating in the program au-  
5 thORIZED under this subsection.

6 (iii) The availability of funding.

7 (B) DISTRIBUTION OF PREMIUM.—With  
8 respect to the amount of the discounts provided  
9 under this subsection in a fiscal year, and any  
10 administrative expenses incurred in carrying  
11 out this subsection for that fiscal year, the Ad-  
12 ministrator shall, from amounts made available  
13 to carry out this subsection for that fiscal year,  
14 deposit in the National Flood Insurance Fund  
15 established under section 1310 of the National  
16 Flood Insurance Act of 1968 (42 U.S.C. 4017)  
17 an amount equal to those discounts and admin-  
18 istrative expenses, except to the extent that sec-  
19 tion 1310A of the National Flood Insurance  
20 Act of 1968 (42 U.S.C. 4017a) applies to any  
21 portion of those discounts or administrative ex-  
22 penses, in which case the Administrator shall  
23 deposit an amount equal to those amounts to  
24 which such section 1310A applies in the Na-

1            tional Flood Insurance Reserve Fund estab-  
2            lished under such section 1310A.

3            (C) REQUIREMENT ON TIMING.—Not later  
4            than 21 months after the date of the enactment  
5            of this section, the Administrator shall issue in-  
6            terim guidance to implement this subsection  
7            which shall expire on the later of—

8                    (i) the date that is 60 months after  
9                    the date of the enactment of this section;  
10                   or

11                   (ii) the date on which a final rule  
12                   issued to implement this subsection takes  
13                   effect.

14            (3) DEFINITIONS.—In this subsection:

15                    (A) ADMINISTRATOR.—The term “Admin-  
16                    istrator” means the Administrator of the Fed-  
17                    eral Emergency Management Agency.

18                    (B) COVERED PROPERTY.—The term “cov-  
19                    ered property” means—

20                    (i) a primary residential dwelling de-  
21                    signed for the occupancy of from 1 to 4  
22                    families; or

23                    (ii) personal property relating to a  
24                    dwelling described in clause (i) or personal

1 property in the primary residential dwell-  
2 ing of a renter.

3 (C) ELIGIBLE POLICYHOLDER.—The term  
4 “eligible policyholder” means a policyholder  
5 with a household income that is not more than  
6 120 percent of the area median income for the  
7 area in which the property to which the policy  
8 applies is located.

9 (D) INSURANCE COSTS.—The term “insur-  
10 ance costs” means insurance premiums, fees,  
11 and surcharges charged under the National  
12 Flood Insurance Program, with respect to a  
13 covered property for a year.

14 **SEC. 205. COMMUNITY RESTORATION AND REVITALIZATION**  
15 **FUND.**

16 (a) APPROPRIATION.—In addition to amounts other-  
17 wise available, there is appropriated to the Community  
18 Restoration and Revitalization Fund established under  
19 subsection (b) for fiscal year 2024, out of any money in  
20 the Treasury not otherwise appropriated, to remain avail-  
21 able until September 30, 2033—

22 (1) \$2,000,000,000 for awards of planning and  
23 implementation grants under section 101, 102, 103,  
24 104(a) through 104(i), 104(l), 104(m), 105(a)  
25 through 105(g), 106(a)(2), 106(a)(4), 106(b)

1 through 106(f), 109, 110, 111, 113, 115, 116, 120,  
2 and 122 of the Housing and Community Develop-  
3 ment Act of 1974 (42 U.S.C. 5301, 5302, 5303,  
4 5304(a)-(i), 5304(l), 5304(m), 5305(a)-(g),  
5 5306(a)(2), 5306(a)(4), 5306(b)-(f), 5309, 5310,  
6 5311, 5313, 5315, 5316, 5319, and 5321), awarded  
7 on a competitive basis to eligible recipients, as de-  
8 fined under subsection (c)(2) of this section, to carry  
9 out community-led projects to create equitable civic  
10 infrastructure and create or preserve affordable, ac-  
11 cessible housing, including creating, expanding, and  
12 maintaining community land trusts and shared eq-  
13 uity homeownership programs;

14 (2) \$500,000,000 for planning and implementa-  
15 tion grants under section 101, 102, 103, 104(a)  
16 through 104(i), 104(l), 104(m), 105(a) through  
17 105(g), 106(a)(2), 106(a)(4), 106(b) through  
18 106(f), 109, 110, 111, 113, 115, 116, 120, and 122  
19 of the Housing and Community Development Act of  
20 1974 (42 U.S.C. 5301, 5302, 5303, 5304(a)-(i),  
21 5304(l), 5304(m), 5305(a)-(g), 5306(a)(2)  
22 5306(a)(4), 5306(b)-(f), 5309, 5310, 5311, 5313,  
23 5315, 5316, 5319, and 5321), awarded on a com-  
24 petitive basis to eligible recipients to create, expand,  
25 and maintain community land trusts and shared eq-



1        uity homeownership, including through the acquisi-  
2        tion, rehabilitation, and new construction of afford-  
3        able, accessible housing;

4            (3) \$400,000,000 for the Secretary to provide  
5        technical assistance, capacity building, and program  
6        support to applicants, potential applicants, and re-  
7        cipients of amounts appropriated for grants under  
8        this section; and

9            (4) \$100,000,000 for the costs to the Secretary  
10       of administering and overseeing the implementation  
11       of this section and community and economic develop-  
12       ment programs overseen by the Secretary generally,  
13       including information technology, financial report-  
14       ing, research and evaluations, and other cross-pro-  
15       gram costs in support of programs administered by  
16       the Secretary in this title, and other costs.

17        (b) ESTABLISHMENT OF FUND.—The Secretary of  
18       Housing and Urban Development (in this section referred  
19       to as the “Secretary”) shall establish a Community Res-  
20       toration and Revitalization Fund (in this section referred  
21       to as the “Fund”) to award planning and implementation  
22       grants on a competitive basis to eligible recipients as de-  
23       fined in this section for activities authorized under sub-  
24       sections (a) through (g) of section 105 of the Housing and  
25       Community Development Act of 1974 (42 U.S.C. 5305)

1 and under this section for community-led affordable hous-  
2 ing and civic infrastructure projects.

3 (c) ELIGIBLE GEOGRAPHICAL AREAS, RECIPIENTS,  
4 AND APPLICANTS.—

5 (1) GEOGRAPHICAL AREAS.—The Secretary  
6 shall award grants from the Fund to eligible recipi-  
7 ents within geographical areas at the neighborhood,  
8 county, or census tract level, including census tracts  
9 adjacent to the project area that are areas in need  
10 of investment, as demonstrated by two or more of  
11 the following factors:

12 (A) High and persistent rates of poverty.

13 (B) Population at risk of displacement due  
14 to rising housing costs.

15 (C) Dwelling unit sales prices that are  
16 lower than the cost to acquire and rehabilitate,  
17 or build, a new dwelling unit.

18 (D) High proportions of residential and  
19 commercial properties that are vacant due to  
20 foreclosure, eviction, abandonment, or other  
21 causes.

22 (E) Low rates of homeownership by race  
23 and ethnicity, relative to the national homeown-  
24 ership rate.

1           (2) ELIGIBLE RECIPIENT.—An eligible recipient  
2 of a planning or implementation grant under sub-  
3 section (a)(1) or an implementation grant under  
4 subsection (a)(2) shall be a local partnership of a  
5 lead applicant and one or more joint applicants with  
6 the ability to administer the grant. An eligible recipi-  
7 ent of a planning grant under subsection (b)(1) shall  
8 be a lead applicant with the ability to administer the  
9 grant, including a regional, State, or national non-  
10 profit.

11 (d) ELIGIBLE RECIPIENTS AND APPLICANTS.—

12           (1) LEAD APPLICANT.—An eligible lead appli-  
13 cant for a grant awarded under this section shall be  
14 an entity that is located within or serves the geo-  
15 graphic area of the project, or derives its mission  
16 and operational priorities from the needs of the geo-  
17 graphic area of the project, demonstrates a commit-  
18 ment to anti-displacement efforts, and that is—

19                   (A) a nonprofit organization that has ex-  
20 pertise in community planning, engagement, or-  
21 ganizing, housing and community development;

22                   (B) a community development corporation;

23                   (C) a community housing development or-  
24 ganization;

1 (D) a community-based development orga-  
2 nization; or

3 (E) a community development financial in-  
4 stitution, as defined by section 103 of the Rie-  
5 gle Community Development and Regulatory  
6 Improvement Act of 1994 (12 U.S.C. 4702).

7 (2) JOINT APPLICANTS.—A joint applicant shall  
8 be an entity eligible to be a lead applicant in para-  
9 graph (1), or a local, regional, or national—

10 (A) nonprofit organization;

11 (B) community development financial insti-  
12 tution;

13 (C) unit of general local government;

14 (D) Indian tribe;

15 (E) State housing finance agency;

16 (F) land bank;

17 (G) fair housing enforcement organization  
18 (as such term is defined in section 561 of the  
19 Housing and Community Development Act of  
20 1987 (42 U.S.C. 3616a));

21 (H) public housing agency;

22 (I) tribally designated housing entity; or

23 (J) philanthropic organization.

24 (3) LACK OF LOCAL ENTITY.—A regional,  
25 State, or national nonprofit organization may serve

1 as a lead entity if there is no local entity that meets  
2 the geographic requirements in paragraph (1).

3 (e) USES OF FUNDS.—

4 (1) IN GENERAL.—Planning and implementa-  
5 tion grants awarded under this section shall be used  
6 to support civic infrastructure and housing-related  
7 activities.

8 (2) IMPLEMENTATION GRANTS.—Implementa-  
9 tion grants awarded under this section may be used  
10 for activities eligible under subsections (a) through  
11 (g) of section 105 of the Housing and Community  
12 Development Act of 1974 (42 U.S.C. 5305) and  
13 other activities to support civic infrastructure and  
14 housing-related activities, including—

15 (A) new construction of housing;

16 (B) demolition of abandoned or distressed  
17 structures, but only if such activity is part of a  
18 strategy that incorporates rehabilitation or new  
19 construction, anti-displacement efforts such as  
20 tenants' right to return and right of first re-  
21 fusal to purchase, and efforts to increase af-  
22 fordable, accessible housing and homeownership,  
23 except that not more than 10 percent of  
24 any grant made under this section may be used  
25 for activities under this subparagraph unless

1 the Secretary determines that such use is to the  
2 benefit of existing residents;

3 (C) facilitating the creation, maintenance,  
4 or availability of rental units, including units in  
5 mixed-use properties, affordable and accessible  
6 to a household whose income does not exceed  
7 80 percent of the median income for the area,  
8 as determined by the Secretary, for a period of  
9 not less than 30 years;

10 (D) facilitating the creation, maintenance,  
11 or availability of homeownership units afford-  
12 able and accessible to households whose incomes  
13 do not exceed 120 percent of the median in-  
14 come for the area, as determined by the Sec-  
15 retary;

16 (E) establishing or operating land banks;  
17 and

18 (F) providing assistance to existing resi-  
19 dents experiencing economic distress or at risk  
20 of displacement, including purchasing nonper-  
21 forming mortgages and clearing and obtaining  
22 formal title.

23 (3) COMMUNITY LAND TRUST GRANTS AND  
24 SHARED EQUITY HOMEOWNERSHIP GRANTS.—An eli-  
25 gible recipient of a community land trust grant

1 awarded for establishing and operating a community  
2 land trust or shared equity homeownership program;  
3 creation, subsidization, construction, acquisition, re-  
4 habilitation, and preservation of housing in a com-  
5 munity land trust or shared equity homeownership  
6 program, and expanding the capacity of the recipient  
7 to carry out the grant.

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

10 (1) COMMUNITY LAND TRUST.—The term  
11 “community land trust” means a nonprofit organi-  
12 zation or State or local governments or instrumen-  
13 talities that—

14 (A) use a ground lease or deed covenant  
15 with an affordability period of at least 30 years  
16 or more to—

17 (i) make rental and homeownership  
18 units affordable to households; and

19 (ii) stipulate a preemptive option to  
20 purchase the affordable rentals or home-  
21 ownership units so that the affordability of  
22 the units is preserved for successive in-  
23 come-eligible households; and

24 (B) monitor properties to ensure afford-  
25 ability is preserved.

1           (2) LAND BANK.—The term “land bank”  
2 means a government entity, agency, or program, or  
3 a special purpose nonprofit entity formed by one or  
4 more units of government in accordance with State  
5 or local land bank enabling law, that has been des-  
6 ignated by one or more State or local governments  
7 to acquire, steward, and dispose of vacant, aban-  
8 doned, or other problem properties in accordance  
9 with locally-determined priorities and goals.

10           (3) SHARED EQUITY HOMEOWNERSHIP PRO-  
11 GRAM.—The term “shared equity homeownership  
12 program” means a program to facilitate affordable  
13 homeownership preservation through a resale restric-  
14 tion program administered by a community land  
15 trust, other nonprofit organization, or State or local  
16 government or instrumentalities and that utilizes a  
17 ground lease, deed restriction, subordinate loan, or  
18 similar mechanism that includes provisions ensuring  
19 that the program shall—

20           (A) maintain the home as affordable for  
21 subsequent very low-, low-, or moderate-income  
22 families for an affordability term of at least 30  
23 years after recordation;

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



1 (C) provide the program administrator or  
2 such administrator's assignee a preemptive op-  
3 tion to purchase the homeownership unit from  
4 the homeowner at resale.

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

11 **SEC. 206. FAIR HOUSING ACTIVITIES AND INVESTIGATIONS.**

12 (a) APPROPRIATION.—In addition to amounts other-  
13 wise available, there is appropriated to the Secretary of  
14 Housing and Urban Development (in this section referred  
15 to as the “Secretary”) for fiscal year 2024, out of any  
16 money in the Treasury not otherwise appropriated—

17 (1) \$540,000,000, to remain available until  
18 September 30, 2028, for the Fair Housing Initia-  
19 tives Program under section 561 of the Housing and  
20 Community Development Act of 1987 (42 U.S.C.  
21 3616a) to ensure existing and new fair housing or-  
22 ganizations have expanded and strengthened capac-  
23 ity to address fair housing inquiries and complaints,  
24 conduct local, regional, and national testing and in-  
25 vestigations, conduct education and outreach activi-

1 ties, and address costs of delivering or adapting  
2 services to meet increased housing market activity  
3 and evolving business practices in the housing, hous-  
4 ing-related, and lending markets. Amounts made  
5 available under this section shall support greater or-  
6 ganizational continuity and capacity, including  
7 through up to 10-year grants; and

8 (2) \$160,000,000, to remain available until  
9 September 30, 2033, for the costs to the Secretary  
10 of administering and overseeing the implementation  
11 of this section and the Fair Housing Initiatives and  
12 Fair Housing Assistance Programs generally, includ-  
13 ing information technology, financial reporting, re-  
14 search and evaluations, other cross-program costs in  
15 support of programs administered by the Secretary  
16 in this title, and other costs.

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

1 **SEC. 207. INTERGOVERNMENTAL FAIR HOUSING ACTIVI-**  
2 **TIES AND INVESTIGATIONS.**

3 In addition to amounts otherwise available, there is  
4 appropriated to the Secretary of Housing and Urban De-  
5 velopment (in this section referred to as the “Secretary”)  
6 for fiscal year 2024, out of any money in the Treasury  
7 not otherwise appropriated—

8 (1) \$75,000,000 for support for cooperative ef-  
9 forts with State and local agencies administering  
10 fair housing laws under section 817 of the Fair  
11 Housing Act (42 U.S.C. 3616) to assist the Sec-  
12 retary to affirmatively further fair housing, and for  
13 Fair Housing Assistance Program cooperative agree-  
14 ments with interim certified and certified State and  
15 local agencies, under the requirements of subpart C  
16 of part 115 of title 24, Code of Federal Regulations,  
17 to ensure expanded and strengthened capacity of  
18 substantially equivalent agencies to assume a greater  
19 share of the responsibility for the administration and  
20 enforcement of fair housing laws; and

21 (2) \$25,000,000 for the costs to the Secretary  
22 of administering and overseeing the implementation  
23 of this section and the Fair Housing Assistance and  
24 Fair Housing Initiatives Programs generally, includ-  
25 ing information technology, financial reporting, re-  
26 search and evaluations, other cross-program costs in

1 support of programs administered by the Secretary  
2 in this title, and other costs.

3 **TITLE III—HOMEOWNERSHIP**  
4 **INVESTMENTS**

5 **SEC. 301. FIRST-GENERATION DOWNPAYMENT ASSISTANCE.**

6 (a) APPROPRIATION.—In addition to amounts other-  
7 wise available, there is appropriated to the First Genera-  
8 tion Downpayment Fund to increase equal access to home-  
9 ownership, established under subsection (b) for fiscal year  
10 2024, out of any money in the Treasury not otherwise ap-  
11 propriated—

12 (1) \$6,825,000,000, to remain available until  
13 September 30, 2028, for the First-Generation Down-  
14 payment Assistance Fund under this section for allo-  
15 cation to each State in accordance with a formula  
16 established by the Secretary, which shall take into  
17 consideration best available data to approximate the  
18 number of potential qualified homebuyers as defined  
19 in subsection (e)(7) as well as median area home  
20 prices, to carry out the eligible uses of the Fund as  
21 described in subsection (d);

22 (2) \$2,275,000,000, to remain available until  
23 September 30, 2028, for the First-Generation Down-  
24 payment Assistance Program under this section for  
25 competitive grants to eligible entities to carry out

1 the eligible uses of the Fund as described in sub-  
2 section (d);

3 (3) \$500,000,000, to remain available until  
4 September 30, 2033, for the costs of providing hous-  
5 ing counseling required under the First-Generation  
6 Downpayment Assistance Program under subsection  
7 (d)(1); and

8 (4) \$400,000,000, to remain available until  
9 September 30, 2033, for the costs to the Secretary  
10 of Housing and Urban Development of admin-  
11 istering and overseeing the implementation of the  
12 First-Generation Downpayment Assistance Program,  
13 including information technology, financial report-  
14 ing, programmatic reporting, research and evalua-  
15 tions, which shall include the program's impact on  
16 racial and ethnic disparities in homeownership rates,  
17 technical assistance to recipients of amounts under  
18 this section, and other cross-program costs in sup-  
19 port of programs administered by the Secretary in  
20 this Act, and other costs.

21 (b) ESTABLISHMENT.—The Secretary of Housing  
22 and Urban Development shall establish and manage a  
23 fund to be known as the First Generation Downpayment  
24 Fund (in this section referred to as the “Fund”) for the  
25 uses set forth in subsection (d).

1 (c) ALLOCATION OF FUNDS.—

2 (1) INITIAL ALLOCATION.—The Secretary shall  
3 allocate and award funding provided by subsection  
4 (a) as provided under such subsection not later than  
5 12 months after the date of the enactment of this  
6 section.

7 (2) REALLOCATION.—If a State or eligible enti-  
8 ty does not demonstrate the capacity to expend  
9 grant funds provided under this section, the Sec-  
10 retary may recapture amounts remaining available  
11 to a grantee that has not demonstrated the capacity  
12 to expend such funds in a manner that furthers the  
13 purposes of this section and shall reallocate such  
14 amounts among any other States or eligible entities  
15 that have demonstrated to the Secretary the capac-  
16 ity to expend such amounts in a manner that fur-  
17 thers the purposes of this section.

18 (d) TERMS AND CONDITIONS OF GRANTS ALLO-  
19 CATED OR AWARDED FROM FUND.—

20 (1) USES OF FUNDS.—States and eligible enti-  
21 ties receiving grants from the Fund shall use such  
22 grants to provide assistance to or on behalf of a  
23 qualified homebuyer who has completed a program  
24 of housing counseling provided through a housing  
25 counseling agency approved by the Secretary or

1 other adequate homebuyer education before entering  
2 into a sales purchase agreement for—

3 (A) costs in connection with the acquisi-  
4 tion, involving an eligible mortgage loan, of an  
5 eligible home, including downpayment costs,  
6 closing costs, and costs to reduce the rates of  
7 interest on eligible mortgage loans;

8 (B) subsidies to make shared equity homes  
9 affordable to eligible homebuyers; and

10 (C) pre-occupancy home modifications to  
11 accommodate qualified homebuyers or members  
12 of their household with disabilities;

13 (2) AMOUNT OF ASSISTANCE.—Assistance  
14 under this section—

15 (A) may be provided to or on behalf of any  
16 qualified homebuyer;

17 (B) may be provided to or on behalf of any  
18 qualified homebuyer only once in the form of  
19 grants or forgivable, non-amortizing, non-inter-  
20 est-bearing loans that may only be required to  
21 be repaid pursuant to paragraph (d)(4); and

22 (C) may not exceed the greater of \$20,000  
23 or 10 percent of the purchase price in the case  
24 of a qualified homebuyer, not to include assist-  
25 ance received under subsection (d)(1)(C) for

1 disability related home modifications, except  
2 that the Secretary may increase such maximum  
3 limitation amounts for qualified homebuyers  
4 who are economically disadvantaged.

5 (3) PROHIBITION OF PRIORITY OR  
6 RECOUPMENT OF FUNDS.—In selecting qualified  
7 homebuyers for assistance with grant amounts under  
8 this section, a State or eligible entity may not pro-  
9 vide any priority or preference for homebuyers who  
10 are acquiring eligible homes with a mortgage loan  
11 made, insured, guaranteed, or otherwise assisted by  
12 the State housing finance agency for the State, any  
13 other housing agency of the State, or an eligible en-  
14 tity when applicable, nor may the State or eligible  
15 entity seek to recoup any funds associated with the  
16 provision of downpayment assistance to the qualified  
17 homebuyer, whether through premium pricing or  
18 otherwise, except as provided in paragraph (4) of  
19 this subsection or otherwise authorized by the Sec-  
20 retary.

21 (4) REPAYMENT OF ASSISTANCE.—

22 (A) REQUIREMENT.—The Secretary shall  
23 require that, if a homebuyer to or on behalf of  
24 whom assistance is provided from grant  
25 amounts under this section fails or ceases to oc-



1            occupy the property acquired using such assist-  
2            ance as the primary residence of the home-  
3            buyer, except in the case of assistance provided  
4            in connection with the purchase of a principal  
5            residence through a shared equity homeownership  
6            program, the homebuyer shall repay to the  
7            State or eligible entity, as applicable, in a pro-  
8            portional amount of the assistance the home-  
9            buyer receives based on the number of years  
10          they have occupied the eligible home up to 5  
11          years, except that no assistance shall be repaid  
12          if the qualified homebuyer occupies the eligible  
13          home as a primary residence for 5 years or  
14          more.

15            (B) LIMITATION.—Notwithstanding sub-  
16          paragraph (A), a homebuyer to or on behalf of  
17          whom assistance is provided from grant  
18          amounts under this section shall not be liable to  
19          the State or eligible entity for the repayment of  
20          the amount of such shortage if the homebuyer  
21          fails or ceases to occupy the property acquired  
22          using such assistance as the principal residence  
23          of the homebuyer at least in part because of a  
24          hardship, or sells the property acquired with  
25          such assistance before the expiration of the 60-

1 month period beginning on such date of acquisi-  
2 tion and the capital gains from such sale to a  
3 bona fide purchaser in an arm's length trans-  
4 action are less than the amount the homebuyer  
5 is required to repay the State or eligible entity  
6 under subparagraph (A).

7 (5) RELIANCE ON BORROWER ATTESTATIONS.—  
8 No additional documentation beyond the borrower's  
9 attestation shall be required to demonstrate eligi-  
10 bility under subparagraphs (B) and (C) of sub-  
11 section (e)(7) and no State, eligible entity, or cred-  
12 itor shall be subject to liability based on the accu-  
13 racy of such attestation.

14 (6) COSTS TO GRANTEE.—States and eligible  
15 entities receiving grants from the Fund may use a  
16 portion of such grants for administrative costs up to  
17 the limit specified by the Secretary.

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

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

22 (A) a minority depository institution, as  
23 such term is defined in section 308 of the Fi-  
24 nancial Institutions Reform, Recovery, and En-  
25 forcement Act of 1989 (12 U.S.C. 1463 note);

1 (B) a community development financial in-  
2 stitution, as such term is defined in section 103  
3 of the Riegle Community Development and  
4 Regulatory Improvement Act of 1994 (12  
5 U.S.C. 4702), that is certified by the Secretary  
6 of the Treasury and targets services to minority  
7 and low-income populations or provides services  
8 in neighborhoods having high concentrations of  
9 minority and low-income populations;

10 (C) any other nonprofit entity that the  
11 Secretary finds has a track record of providing  
12 assistance to homeowners, targets services to  
13 minority and low-income or provides services in  
14 neighborhoods having high concentrations of  
15 minority and low-income populations; and

16 (D) a unit of general local government, as  
17 such term is defined in section 102 of the  
18 Housing and Community Development Act of  
19 1974 (42 U.S.C. 5302).

20 (2) **ELIGIBLE HOME.**—The term “eligible  
21 home” means a residential dwelling that—

22 (A) consists of 1 to 4 dwelling units; and

23 (B) will be occupied by the qualified home-  
24 buyer as the primary residence of the home-  
25 buyer.

1           (3) ELIGIBLE MORTGAGE LOAN.—The term “el-  
2           igible mortgage loan” means a single-family residen-  
3           tial mortgage loan that—

4                   (A) meets the underwriting requirements  
5                   and dollar amount limitations for acquisition by  
6                   the Federal National Mortgage Association or  
7                   the Federal Home Loan Mortgage Corporation;

8                   (B) is made, insured, or guaranteed under  
9                   any program administered by the Secretary;

10                   (C) is made, insured, or guaranteed by the  
11                   Rural Housing Administrator of the Depart-  
12                   ment of Agriculture;

13                   (D) is a qualified mortgage, as such term  
14                   is defined in section 129C(b)(2) of the Truth in  
15                   Lending Act (15 U.S.C. 1639c(b)(2)); or

16                   (E) is made, insured, or guaranteed for the  
17                   benefit of a veteran.

18           (4) FIRST GENERATION HOMEBUYER.—The  
19           term “first-generation homebuyer” means a home-  
20           buyer that is, as attested by the homebuyer—

21                   (A) an individual—

22                           (i) whose parents or legal guardians  
23                           do not, or did not at the time of their  
24                           death, to the best of the individual’s knowl-  
25                           edge, have any present ownership interest

1 in a residence in any State, excluding own-  
2 ership of heir property or ownership of  
3 chattel; and

4 (ii) whose spouse or domestic partner  
5 has not, during the 3-year period ending  
6 upon acquisition of the eligible home to be  
7 acquired using such assistance, had any  
8 present ownership interest in a residence  
9 in any State, excluding ownership of heir  
10 property or ownership of chattel, whether  
11 the individual is a co-borrower on the loan  
12 or not; or

13 (B) an individual who has at any time  
14 been placed in foster care or institutional care  
15 whose spouse or domestic partner has not, dur-  
16 ing the 3-year period ending upon acquisition of  
17 the eligible home to be acquired using such as-  
18 sistance, had any ownership interest in a resi-  
19 dence in any State, excluding ownership of heir  
20 property or ownership of chattel, whether such  
21 individuals are co-borrowers on the loan or not.

22 (5) HEIR PROPERTY.—The term “heir prop-  
23 erty” means residential property for which title  
24 passed by operation of law through intestacy and is  
25 held by two or more heirs as tenants in common.

1 (6) OWNERSHIP INTEREST.—The term “own-  
2 ership interest” means any ownership, excluding any  
3 interest in heir property, in—

4 (A) real estate in fee simple;

5 (B) a leasehold on real estate under a lease  
6 for not less than ninety-nine years which is re-  
7 newable; or

8 (C) a fee interest in, or long-term leasehold  
9 interest in, real estate consisting of a one-family  
10 unit in a multifamily project, including a  
11 project in which the dwelling units are attached,  
12 or are manufactured housing units, semi-de-  
13 tached, or detached, and an undivided interest  
14 in the common areas and facilities which serve  
15 the project.

16 (7) QUALIFIED HOMEBUYER.—The term  
17 “qualified homebuyer” means a homebuyer—

18 (A) having an annual household income  
19 that is less than or equal to—

20 (i) 120 percent of median income, as  
21 determined by the Secretary, for—

22 (I) the area in which the home to  
23 be acquired using such assistance is  
24 located; or

1 (II) the area in which the place  
2 of residence of the homebuyer is lo-  
3 cated; or

4 (ii) 140 percent of the median income,  
5 as determined by the Secretary, for the  
6 area within which the eligible home to be  
7 acquired using such assistance is located if  
8 the homebuyer is acquiring an eligible  
9 home located in a high-cost area;

10 (B) who is a first-time homebuyer, as such  
11 term is defined in section 104 of the Cranston-  
12 Gonzalez National Affordable Housing Act (42  
13 U.S.C. 12704), except that for the purposes of  
14 this section the reference in such section 104 to  
15 title II shall be considered to refer to this sec-  
16 tion, and except that ownership of heir property  
17 shall not be treated as owning a home for pur-  
18 poses of determining whether a borrower quali-  
19 fies as a first-time homebuyer; and

20 (C) who is a first-generation homebuyer.

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

23 (9) SHARED EQUITY HOMEOWNERSHIP PRO-  
24 GRAM.—

1 (A) IN GENERAL.—The term “shared equity  
2 homeownership program” means affordable  
3 homeownership preservation through a resale  
4 restriction program administered by a commu-  
5 nity land trust, other nonprofit organization, or  
6 State or local government or instrumentalities.

7 (B) AFFORDABILITY REQUIREMENTS.—  
8 Any such program under subparagraph (A)  
9 shall—

10 (i) provide affordable homeownership  
11 opportunities to households; and

12 (ii) utilize a ground lease, deed re-  
13 striction, subordinate loan, or similar  
14 mechanism that includes provisions ensur-  
15 ing that the program shall—

16 (I) maintain the homeownership  
17 unit as affordable for subsequent very  
18 low-, low-, or moderate-income fami-  
19 lies for an affordability term of at  
20 least 30 years after recordation;

21 (II) apply a resale formula that  
22 limits the homeowner’s proceeds upon  
23 resale; and

24 (III) provide the program admin-  
25 istrator or such administrator’s as-



1                   signee a preemptive option to pur-  
2                   chase the homeownership unit from  
3                   the homeowner at resale.

4                   (10) STATE.—The term “State” means any  
5                   State of the United States, the District of Columbia,  
6                   the Commonwealth of Puerto Rico, the United  
7                   States Virgin Islands, Guam, the Commonwealth of  
8                   the Northern Mariana Islands, and American  
9                   Samoa.

10                  (f) IMPLEMENTATION.—The Secretary shall have au-  
11                  thority to issue such regulations, notices, or other guid-  
12                  ance, forms, instructions, and publications to carry out the  
13                  programs, projects, or activities authorized under this sec-  
14                  tion to ensure that such programs, projects, or activities  
15                  are completed in a timely and effective manner.

16   **SEC. 302. HOME LOAN PROGRAM.**

17                  (a) APPROPRIATION.—In addition to amounts other-  
18                  wise available, there is appropriated for fiscal year 2024,  
19                  out of any amounts in the Treasury not otherwise appro-  
20                  priated, to remain available until September 30, 2033—

21                         (1) \$4,000,000,000 to the Secretary of Housing  
22                         and Urban Development for the cost of guaranteed  
23                         or insured loans and other obligations, including the  
24                         cost of modifying such loans, under subsection  
25                         (e)(1)(A);

1           (2) \$500,000,000 to the Secretary of Housing  
2           and Urban Development for costs of carrying out  
3           the program under paragraph (1) and programs of  
4           the Federal Housing Administration and the Gov-  
5           ernment National Mortgage Association generally,  
6           including information technology, financial report-  
7           ing, and other cross-program costs in support of  
8           programs administered by the Secretary in this title,  
9           and other costs;

10           (3) \$150,000,000 to the Secretary of Agri-  
11           culture for the cost of guaranteed and insured loans  
12           and other obligations, including the cost of modi-  
13           fying such loans, under subsection (e)(1)(B);

14           (4) \$50,000,000 to the Secretary of Agriculture  
15           for the costs of carrying out the program under  
16           paragraph (3) and programs of the Rural Housing  
17           Service generally, including information technology  
18           and financial reporting in support of the Program  
19           administered by the Secretary of Agriculture in this  
20           title; and

21           (5) \$300,000,000 to the Secretary of Treasury  
22           for the costs of carrying out the program under this  
23           section.

24           (b) USE OF FUNDS.—

25           (1) IN GENERAL.—

1 (A) The Secretary of Housing and Urban  
2 Development and the Secretary of Agriculture  
3 shall use the funds provided under subsections  
4 (a)(1), (a)(2), (a)(3), and (a)(4) to carry out  
5 the programs under subsections (a)(1) and  
6 (a)(3) to make covered mortgage loans.

7 (B) The Secretary of the Treasury shall  
8 use the funds provided under subsections (a)(5)  
9 and (b)(2) to—

10 (i) purchase, on behalf of the Sec-  
11 retary of Housing and Urban Develop-  
12 ment, securities that are secured by cov-  
13 ered mortgage loans, and sell, manage, and  
14 exercise any rights received in connection  
15 with, any financial instruments or assets  
16 acquired pursuant to the authorities grant-  
17 ed under this section, including, as appro-  
18 priate, establishing and using vehicles to  
19 purchase, hold, and sell such financial in-  
20 struments or assets;

21 (ii) designate one or more banks, se-  
22 curity brokers or dealers, asset managers,  
23 or investment advisers, as a financial agent  
24 of the Federal Government to perform du-

1                   ties related to authorities granted under  
2                   this section; and

3                   (iii) use the services of the Depart-  
4                   ment of Housing and Urban Development  
5                   on a reimbursable basis, and the Secretary  
6                   of Housing and Urban Development is au-  
7                   thorized to provide services as requested by  
8                   the Secretary of Treasury using all au-  
9                   thorities vested in or delegated to the De-  
10                  partment of Housing and Urban Develop-  
11                  ment.

12                  (2) TRANSFER OF AMOUNTS TO TREASURY.—  
13                  Such portions of the appropriation to the Secretary  
14                  of Housing and Urban Development shall be trans-  
15                  ferred by the Secretary of Housing and Urban De-  
16                  velopment to the Department of the Treasury from  
17                  time-to-time in an amount equal to, as determined  
18                  by the Secretary of the Treasury in consultation  
19                  with the Secretary of Housing and Urban Develop-  
20                  ment, the amount necessary for the purchase of se-  
21                  curities under the Program during the period for  
22                  which the funds are intended to be available.

23                  (3) USE OF PROCEEDS.—Revenues of and pro-  
24                  ceeds from the sale, exercise, or surrender of assets  
25                  purchased or acquired under the Program under this

1 section shall be available to the Secretary of the  
2 Treasury through September 30, 2033, for purposes  
3 of purchases under subsection (b)(1)(B)(i).

4 (c) LIMITATION ON AGGREGATE LOAN INSURANCE  
5 OR GUARANTEE AUTHORITY.—The aggregate original  
6 principal obligation of all covered mortgage loans insured  
7 or guaranteed under subsection (e)(1)(A) of this section  
8 may not exceed \$48,000,000,000, and under section  
9 (e)(1)(B) may not exceed \$12,000,000,000.

10 (d) GNMA GUARANTEE AUTHORITY AND FEE.—To  
11 carry out the purposes of this section, the Government Na-  
12 tional Mortgage Association may enter into new commit-  
13 ments to issue guarantees of securities based on or backed  
14 by mortgages insured or guaranteed under this section,  
15 not exceeding \$60,000,000,000, and shall collect guaranty  
16 fees consistent with section 306(g)(1) of the National  
17 Housing Act (12 U.S.C. 1721(g)(1)) that are paid at  
18 securitization.

19 (e) DEFINITIONS.—In this section:

20 (1) COVERED MORTGAGE LOAN.—

21 (A) IN GENERAL.—The term “covered  
22 mortgage loan” means, for purposes of the Pro-  
23 gram established by the Secretary of Housing  
24 and Urban Development, a mortgage loan  
25 that—

1 (i) is insured by the Federal Housing  
2 Administration pursuant to section 203(b)  
3 of the National Housing Act, subject to the  
4 eligibility criteria set forth in this sub-  
5 section, and has a case number issued on  
6 or before December 31, 2031;

7 (ii) is made for an original term of 20  
8 years with a monthly mortgage payment of  
9 principal and interest that is not more  
10 than 110 percent and not less than 100  
11 percent of the monthly payment of prin-  
12 cipal, interest, and periodic mortgage in-  
13 surance premium associated with a newly  
14 originated 30-year mortgage loan with the  
15 same loan balance insured by the agency  
16 as determined by the Secretary;

17 (iii) subject to subparagraph (C) of  
18 this paragraph and notwithstanding sec-  
19 tion 203(c)(2) of the National Housing Act  
20 (12 U.S.C. 1709(c)(2)), has a mortgage in-  
21 surance premium of not more than 4 per-  
22 cent of the loan balance that is paid at  
23 closing, financed into the principal balance  
24 of the loan, paid through an annual pre-  
25 mium, or a combination thereof;

1 (iv) involves a rate of interest that is  
2 fixed over the term of the mortgage loan;  
3 and

4 (v) is secured by a single-family resi-  
5 dence that is the principal residence of an  
6 eligible homebuyer.

7 (B) The term “covered mortgage loan”  
8 means, for purposes of the Program established  
9 by the Secretary of Agriculture, a loan guaran-  
10 teed under section 502(h) of the Housing Act  
11 of 1949 (42 U.S.C. 1472(h)) that—

12 (i) notwithstanding section  
13 502(h)(7)(A) of the Housing Act of 1949  
14 (42 U.S.C. 1472(h)(7)(A)), is made for an  
15 original term of 20 years with a monthly  
16 mortgage payment of principal and interest  
17 that is not more than 110 percent and not  
18 less than 100 percent of the monthly pay-  
19 ment of principal, interest, and loan guar-  
20 antee fee associated with a newly origi-  
21 nated 30-year mortgage loan with the  
22 same loan balance guaranteed by the agen-  
23 cy as determined by the Secretary; and

24 (ii) subject to subparagraph (C) of  
25 this paragraph and notwithstanding sec-

1                   tion 502(h)(8)(A) of the Housing Act of  
2                   1949 (42 U.S.C. 1472(h)(8)(A)), has a  
3                   loan guarantee fee of not more than 4 per-  
4                   cent of the principal obligation of the loan.

5                   (2) ELIGIBLE HOMEBUYER.—The term “eligible  
6                   homebuyer” means an individual who—

7                   (A) for purposes of the Program estab-  
8                   lished by the Secretary of Housing and Urban  
9                   Development—

10                   (i) has an annual household income  
11                   that is less than or equal to—

12                   (I) 120 percent of median income  
13                   for the area, as determined by the  
14                   Secretary of Housing and Urban De-  
15                   velopment for—

16                   (aa) the area in which the  
17                   home to be acquired using such  
18                   assistance is located; or

19                   (bb) the area in which the  
20                   place of residence of the home-  
21                   buyer is located; or

22                   (II) if the homebuyer is acquiring  
23                   an eligible home that is located in a  
24                   high-cost area, 140 percent of the me-  
25                   dian income, as determined by the



1 Secretary, for the area within which  
2 the eligible home to be acquired using  
3 assistance provided under this section  
4 is located;

5 (ii) is a first-time homebuyer, as de-  
6 fined in paragraph (4) of this subsection;  
7 and

8 (iii) is a first-generation homebuyer as  
9 defined in paragraph (3) of this subsection;  
10 (B) for purposes of the Program estab-  
11 lished by the Secretary of Agriculture—

12 (i) meets the applicable requirements  
13 in section 502(h) of the Housing Act of  
14 1949 (42 U.S.C. 1472(h)); and

15 (ii) is a first-time homebuyer as de-  
16 fined in paragraph (4) of this subsection  
17 and a first-generation homebuyer as de-  
18 fined in paragraph (3) of this subsection.

19 (3) FIRST-GENERATION HOMEBUYER.—The  
20 term “first-generation homebuyer” means a home-  
21 buyer that, as attested by the homebuyer, is—

22 (A) an individual—

23 (i) whose parents or legal guardians  
24 do not, or did not at the time of their  
25 death, to the best of the individual’s knowl-

1 edge, have any present ownership interest  
2 in a residence in any State or ownership of  
3 chattel, excluding ownership of heir prop-  
4 erty; and

5 (ii) whose spouse, or domestic partner  
6 has not, during the 3-year period ending  
7 upon acquisition of the eligible home to be  
8 acquired using such assistance, have any  
9 present ownership interest in a residence  
10 in any State, excluding ownership of heir  
11 property or ownership of chattel, whether  
12 the individual is a co-borrower on the loan  
13 or not; or

14 (B) an individual who has at any time  
15 been placed in foster care or institutional care  
16 whose spouse or domestic partner has not, dur-  
17 ing the 3-year period ending upon acquisition of  
18 the eligible home to be acquired using such as-  
19 sistance, had any ownership interest in a resi-  
20 dence in any State, excluding ownership of heir  
21 property or ownership of chattel, whether such  
22 individuals are co-borrowers on the loan or not.

23 (4) FIRST-TIME HOMEBUYER.—The term “first-  
24 time homebuyer” means a homebuyer as defined in  
25 section 104 of the Cranston-Gonzalez National Af-

1       fordable Housing Act (42 U.S.C. 12704), except  
2       that for the purposes of this section the reference in  
3       such section 12704(14) to title II shall be considered  
4       to refer to this section, and except that ownership of  
5       heir property shall not be treated as owning a home  
6       for purposes of determining whether a borrower  
7       qualifies as a first-time homebuyer.

8               (5) HEIR PROPERTY.—The term “heir prop-  
9       erty” means residential property for which title  
10       passed by operation of law through intestacy and is  
11       held by two or more heirs as tenants in common.

12              (6) OWNERSHIP INTEREST.—The term “owner-  
13       ship interest” means any ownership, excluding any  
14       interest in heir property, in—

15                   (A) real estate in fee simple;

16                   (B) a leasehold on real estate under a lease  
17       for not less than ninety-nine years which is re-  
18       newable; or

19                   (C) a fee interest in, or long-term leasehold  
20       interest in, real estate consisting of a one-family  
21       unit in a multifamily project, including a  
22       project in which the dwelling units are attached,  
23       or are manufactured housing units, semi-de-  
24       tached, or detached, and an undivided interest

1 in the common areas and facilities which serve  
2 the project.

3 (7) STATE.—The term “State” means the  
4 States of the United States, the District of Colum-  
5 bia, the Commonwealth of Puerto Rico, the Com-  
6 monwealth of the Northern Mariana Islands, Guam,  
7 the Virgin Islands, American Samoa, the Trust Ter-  
8 ritory of the Pacific Islands, and any other territory  
9 or possession of the United States.

10 (f) RELIANCE ON BORROWER ATTESTATIONS.—No  
11 additional documentation beyond the borrower’s attesta-  
12 tion shall be required to demonstrate eligibility under  
13 clauses (ii) and (iii) of subsection (e)(2)(A) and clause (ii)  
14 of subsection (e)(2)(B) and no State, eligible entity, or  
15 creditor shall be subject to liability based on the accuracy  
16 of such attestation.

17 (g) IMPLEMENTATION.—The Secretary of Housing  
18 and Urban Development, the Secretary of Agriculture,  
19 and the Secretary of Treasury shall have authority to issue  
20 such regulations, notices, or other guidance, forms, in-  
21 structions, and publications to carry out the programs,  
22 projects, or activities authorized under this section to en-  
23 sure that such programs, projects, or activities are com-  
24 pleted in a timely and effective manner.

1 **SEC. 303. HUD-INSURED SMALL DOLLAR MORTGAGE DEM-**  
2 **ONSTRATION PROGRAM.**

3 (a) APPROPRIATION.—In addition to amounts other-  
4 wise available, there is appropriated to the Secretary of  
5 Housing and Urban Development (in this section referred  
6 to as the “Secretary”) for fiscal year 2024, out of any  
7 money in the Treasury not otherwise appropriated, to re-  
8 main available until September 30, 2033—

9 (1) \$76,000,000 for a program to increase ac-  
10 cess to small-dollar mortgages, as defined in sub-  
11 section (b), which may include payment of incentives  
12 to lenders, adjustments to terms and costs, indi-  
13 vidual financial assistance, technical assistance to  
14 lenders and certain financial institutions to help  
15 originate loans, lender and borrower outreach, and  
16 other activities;

17 (2) \$10,000,000 for the cost of insured or guar-  
18 anteed loans, including the cost of modifying loans;  
19 and

20 (3) \$14,000,000 for the costs to the Secretary  
21 of administering and overseeing the implementation  
22 of this section and programs in the Office of Hous-  
23 ing generally, including information technology, fi-  
24 nancial reporting, research and evaluations, fair  
25 housing and fair lending compliance, and other

1 cross-program costs in support of programs adminis-  
2 tered by the Secretary in this title, and other costs.

3 (b) SMALL-DOLLAR MORTGAGE.—For purposes of  
4 this section, the term “small-dollar mortgage” means a  
5 forward mortgage that—

6 (1) has an original principal balance of  
7 \$100,000 or less;

8 (2) is secured by a one- to four-unit property  
9 that is the mortgagor’s principal residence; and

10 (3) is insured or guaranteed by the Secretary.

11 (c) IMPLEMENTATION.—The Secretary shall have au-  
12 thority to issue such regulations, notices, or other guid-  
13 ance, forms, instructions, and publications to carry out the  
14 programs, projects, or activities authorized under this sec-  
15 tion to ensure that such programs, projects, or activities  
16 are completed in a timely and effective manner.

17 **SEC. 304. INVESTMENTS IN RURAL HOMEOWNERSHIP.**

18 (a) APPROPRIATION.—In addition to amounts other-  
19 wise available, there is appropriated to the Rural Housing  
20 Service of the Department of Agriculture for fiscal year  
21 2024, out of any money in the Treasury not otherwise ap-  
22 propriated, to remain available until expended—

23 (1) \$90,000,000 for providing single family  
24 housing repair grants under section 504(a) of the  
25 Housing Act of 1949 (42 U.S.C. 1474(a)), subject

1 to the terms and conditions in subsection (b) of this  
2 section;

3 (2) \$10,000,000 for administrative expenses of  
4 the Rural Housing Service of the Department of Ag-  
5 riculture that in whole or in part support activities  
6 funded by this section and related activities.

7 (b) TERMS AND CONDITIONS.—

8 (1) ELIGIBILITY.—Eligibility for grants from  
9 amounts made available by subsection (a)(1) shall  
10 not be subject to the limitations in section  
11 3550.103(b) of title 7, Code of Federal Regulations.

12 (2) USES.—Notwithstanding the limitations in  
13 section 3550.102(a) of title 7, Code of Federal Reg-  
14 ulations, grants from amounts made available by  
15 subsection (a)(2) shall be available for the eligible  
16 purposes in section 3550.102(b) of title 7, Code of  
17 Federal Regulations.

18 (c) IMPLEMENTATION.—The Administrator of the  
19 Rural Housing Service shall have authority to issue such  
20 regulations, notices, or other guidance, forms, instruc-  
21 tions, and publications to carry out the programs,  
22 projects, or activities authorized under this section to en-  
23 sure that such programs, projects, or activities are com-  
24 pleted in a timely and effective manner.

1 **TITLE IV—HUD ADMINISTRA-**  
2 **TION, CAPACITY BUILDING,**  
3 **TECHNICAL ASSISTANCE, AND**  
4 **AGENCY OVERSIGHT**

5 **SEC. 401. PROGRAM ADMINISTRATION, TRAINING, TECH-**  
6 **NICAL ASSISTANCE, CAPACITY BUILDING,**  
7 **AND OVERSIGHT.**

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

12 (1) \$949,250,000 to the Secretary of Housing  
13 and Urban Development for—

14 (A) the costs to the Secretary of admin-  
15 istering and overseeing the implementation of  
16 this title and the Department’s programs gen-  
17 erally, including information technology, inspec-  
18 tions of housing units, research and evaluation,  
19 financial reporting, and other costs; and

20 (B) new awards or increasing prior awards  
21 to provide training, technical assistance, and ca-  
22 pacity building related to the Department’s pro-  
23 grams, including direct program support to pro-  
24 gram recipients throughout the country, includ-



1           ing insular areas, that require such assistance  
2           with daily operations;

3           (2) \$43,250,000 to the Office of Inspector Gen-  
4           eral of the Department of Housing and Urban De-  
5           velopment for necessary salaries and expenses for  
6           conducting oversight of amounts provided by this  
7           title;

8           (3) \$5,000,000 to the Office of Inspector Gen-  
9           eral of the Department of the Treasury for nec-  
10          essary salaries and expenses for conducting oversight  
11          of amounts provided by this title; and

12          (4) \$2,500,000 to the Office of Inspector Gen-  
13          eral of the Department of the Agriculture for nec-  
14          essary salaries and expenses for conducting oversight  
15          of amounts provided by this title.

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

18          (b) IMPLEMENTATION.—The Secretary of Housing  
19 and Urban Development shall have authority to issue such  
20 regulations, notices, or other guidance, forms, instruc-  
21 tions, and publications to carry out the programs,  
22 projects, or activities authorized under this section to en-  
23 sure that such programs, projects, or activities are com-  
24 pleted in a timely and effective manner.

1 **SEC. 402. COMMUNITY-LED CAPACITY BUILDING.**

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

7 (1) \$90,000,000 for competitively awarded  
8 funds for technical assistance and capacity building  
9 to non-Federal entities, including grants awarded to  
10 nonprofit organizations to provide technical assist-  
11 ance activities to community development corpora-  
12 tions, community housing development organiza-  
13 tions, community land trusts, nonprofit organiza-  
14 tions in insular areas, and other mission-driven and  
15 nonprofit organizations that target services to low-  
16 income and socially disadvantaged populations, and  
17 provide services in neighborhoods having high con-  
18 centrations of minority, low-income, or socially dis-  
19 advantaged populations to—

20 (A) provide training, education, support,  
21 and advice to enhance the technical and admin-  
22 istrative capabilities of community development  
23 corporations, community housing development  
24 organizations, community land trusts, and other  
25 mission-driven and nonprofit organizations un-  
26 dertaking affordable housing development, ac-

1           quisition, preservation, or rehabilitation activi-  
2           ties;

3           (B) provide predevelopment assistance to  
4           community development corporations, commu-  
5           nity housing development organizations, and  
6           other mission-driven and nonprofit organiza-  
7           tions undertaking affordable housing develop-  
8           ment, acquisition, preservation, or rehabilitation  
9           activities; and

10           (C) carry out such other activities as may  
11           be determined by the grantees in consultation  
12           with the Secretary; and

13           (2) \$10,000,000 for the costs to the Secretary  
14           of administering and overseeing the implementation  
15           of this section and the Department's technical as-  
16           sistance programs generally, including information  
17           technology, research and evaluations, financial re-  
18           porting, and other cross-program costs in support of  
19           programs administered by the Secretary in this title  
20           and other costs.

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

23           (b) IMPLEMENTATION.—The Secretary shall have au-  
24           thority to issue such regulations, notices, or other guid-  
25           ance, forms, instructions, and publications to carry out the

1 programs, projects, or activities authorized under this sec-  
2 tion to ensure that such programs, projects, or activities  
3 are completed in a timely and effective manner.