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.


###
Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

SECTION 1. SHORT TITLE; TABLE OF CONTENTS.

(a) Short Title.—This Act may be cited as the “__________ Act of 2023”.

(b) Table of Contents.—The table of contents for 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 PRESERVING AFFORDABLE, EQUITABLE, AND ACCESSIBLE HOUSING FOR THE 21ST CENTURY

6 SEC. 101. PUBLIC HOUSING INVESTMENTS.

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

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

(2) $53,000,000,000, to remain available until September 30, 2028, for eligible activities under section 9(d)(1) of the United States Housing Act of 1937 (42 U.S.C. 1437g(d)(1)) for priority investments as determined by the Secretary to repair, replace, or construct properties assisted under such section 9;

(3) $1,200,000,000, to remain available until September 30, 2028, for competitive grants under section 24 of the United States Housing Act of 1937 (42 U.S.C. 1437v) (in this section referred to as “section 24”), under the terms and conditions in subsection (b), for transformation, rehabilitation, and replacement housing needs of public and assisted housing, and to transform neighborhoods of
poverty into functioning, sustainable mixed-income
neighborhoods;

(4) $750,000,000, to remain available until
September 30, 2033, for the costs to the Secretary
of administering and overseeing the implementation
of this section and the Public Housing Capital Fund
and the section 24 grant program generally, includ-
ing information technology, financial reporting, re-
search and evaluation, other cross-program costs in
support of programs administered by the Secretary
in this title, and other costs; and

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

(b) TERMS AND CONDITIONS FOR SECTION 24
GRANTS.—Grants awarded under subsection (a)(3) shall
be subject to terms and conditions determined by the Sec-

(1) USE.—Grant funds may be used for resi-
edent and community services, community develop-
ment and revitalization, and affordable housing needs in the community.

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

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

(B) JOINT APPLICANTS.—A nonprofit organization or a for-profit developer may apply jointly as a joint applicant with such public entities specified in subparagraph (A). A local government must be a joint applicant with an owner of an assisted housing property specified in subparagraph (A).

(3) PERIOD OF AFFORDABILITY.—Grantees shall commit to a period of affordability determined by the Secretary of not fewer than 20 years, but the Secretary may specify a period of affordability that is fewer than 20 years with respect to homeownership units developed with section 24 grants.

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

(5) Low-income and Affordable Housing.—Amounts made available under this section shall be used for low-income housing (as such term is defined under section 3(b) of the United States Housing Act of 1937 (42 U.S.C. 1437a(b))), HUD-assisted housing, and affordable housing, which shall be housing for which the owner of the project shall record an affordability use restriction approved by the Secretary for households earning up to 120 percent of the area median income and is subject to the period of affordability under paragraph (3) of this subsection.

(c) Other Terms and Conditions.—Grants awarded under this section shall be subject to the following terms and conditions:

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

(2) Development of New Units.—Paragraph (3) of section 9(g) of the United States Housing Act of 1937 (42 U.S.C. 1437g(g)(3)) shall not apply to new funds made available under this section.
(3) Health and Safety.—Amounts made available under this section shall be used to address health, safety, and environmental hazards, including lead, fire, carbon monoxide, mold, asbestos, radon, pest infestation, and other hazards as defined by the Secretary.

(4) Energy Efficiency and Resilience.—Amounts made available under this section shall advance improvements to energy and water efficiency or climate and disaster resilience in housing assisted under this section.

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

(6) Supplementation of Funds.—The Secretary shall ensure that amounts provided pursuant to this section shall serve to supplement and not supplant other amounts generated by a recipient of such amounts or amounts provided by other Federal, State, or local sources.

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

SEC. 102. INVESTMENTS IN AFFORDABLE AND ACCESSIBLE
HOUSING PRODUCTION.

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

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

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

(3) $50,000,000, to remain available until September 30, 2033, to make new awards or increase prior awards to existing technical assistance providers to provide an increase in capacity building and technical assistance available to any grantees implementing activities or projects consistent with this section; and

(4) $100,000,000, to remain available until September 30, 2033, for the costs to the Secretary of administering and overseeing the implementation of this section and the HOME and Housing Trust Fund programs generally, including information technology, financial reporting, research and evaluations, and other cross-program costs in support of programs administered by the Secretary in this title, and other costs.

(b) TERMS AND CONDITIONS.—
(1) FORMULAS.—

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

(B) The Secretary shall allocate amounts made available under subsection (a)(2) pursuant to the formula specified in section 1338(c)(3) of the Federal Housing Enterprises Financial Safety and Soundness Act of 1992 (12 U.S.C. 4568(c)(3)) to grantees that received Housing Trust Fund allocations pursuant to that same formula in fiscal year 2023 and shall make such allocations within 60 days of the date of the enactment of this Act.

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

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

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

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

(c) IMPLEMENTATION.—The Secretary shall have authority to issue such regulations, notices, or other guidance, forms, instructions, and publications to carry out the programs, projects, or activities authorized under this section to ensure that such programs, projects, or activities are completed in a timely and effective manner.

SEC. 103. HOUSING INVESTMENT FUND.

(a) APPROPRIATION.—In addition to amounts otherwise available, there is appropriated for fiscal year 2024, out of any money in the Treasury not otherwise appropriated, to remain available until September 30, 2028—

(1) $740,000,000 to the Department of the Treasury to establish the Housing Investment Fund established by this section within the Community Development Financial Institutions Fund (in this section referred to as the “CDFI Fund”) to make grants to increase investment in the development, preservation, rehabilitation, financing, or purchase of affordable housing primarily for low-, very-low, and extremely low-income families who are renters, and for homeowners with incomes up to 120 percent of the area median income, and for economic devel-
development and community facilities related to such housing and to further fair housing; and

(2) $10,000,000 for the costs to the CDFI Fund of administering and overseeing the implementation of this section, including information technology, financial reporting, research and evaluations, and other costs.

(b) ELIGIBLE GRANTEES.—A grant under this section may be made, pursuant to such requirements as the CDFI Fund shall establish, only to—

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

(2) a nonprofit organization having as one of its principal purposes the creation, development, or preservation of affordable housing, including a subsidiary of a public housing authority; or

(3) a consortium comprised of certified community development financial institutions, eligible nonprofit housing organizations, or a combination of both.
(c) **Eligible Uses.**—Eligible uses for grant amounts awarded from the Housing Investment Fund pursuant to this section shall—

(1) be reasonably expected to result in eligible affordable housing activities that support or sustain affordable housing funded by a grant under this section and capital from other public and private sources; and

(2) include activities—

(A) to provide loan loss reserves;

(B) to capitalize an acquisition fund to acquire residential, industrial, or commercial property and land for the purpose of the preservation, development, or rehabilitation of affordable housing, including to support the creation, preservation, or rehabilitation of resident-owned manufactured housing communities;

(C) to capitalize an affordable housing fund, for development, preservation, rehabilitation, or financing of affordable housing and economic development activities, including community facilities, if part of a mixed-use project, or activities described in this paragraph related to transit-oriented development, which may also be designated as a focus of such a fund;
(D) to capitalize an affordable housing mortgage fund, to facilitate the origination of mortgages to buyers that may experience significant barriers to accessing affordable mortgage credit, including mortgages having low original principal obligations;

(E) for risk-sharing loans;

(F) to provide loan guarantees; and

(G) to fund rental housing operations.

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

SEC. 104. SECTION 811 SUPPORTIVE HOUSING FOR PEOPLE WITH DISABILITIES.

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

(1) $450,000,000 for capital advances, including amendments to capital advance contracts, for supportive housing for persons with disabilities, as
authorized by section 811(b)(2) of the Cranston-
Gonzalez National Affordable Housing Act (42
U.S.C. 8013(b)(2)) (in this section referred to as the
“Act”), and subject to subsections (a) through
(h)(4), (h)(6) through (i)(1)(C), and (i)(2) through
(m) of such section 811 (42 U.S.C. 8013(a)-42
8013(i)(1)(C), 42 U.S.C. 8013(i)(2)-42 U.S.C.
8013(m)), and for project rental assistance for sup-
portive housing for persons with disabilities under
section 811(d)(2) of the Act and for project assist-
ance contracts pursuant to section 202(h) of the
667), for project rental assistance to State housing
finance agencies and other appropriate entities as
authorized under section 811(b)(3) of the Act, for
State housing finance agencies;

(2) $7,500,000 for providing technical assist-
ance to support State-level efforts to integrate hous-
ing assistance and voluntary supportive services for
residents of housing receiving such assistance, which
funding may also be used to provide technical assist-
ance to applicants and potential applicants to under-
stand program requirements and develop effective
applications, and the Secretary may use amounts
made available under this paragraph to increase
prior awards to existing technical assistance pro-
viders to provide an immediate increase in capacity
building and technical assistance; and

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

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

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

(e) OCCUPANCY STANDARDS.—The owner or sponsor
of housing assisted with funds provided under this section
may, with the approval of the Secretary, limit occupancy
with the housing to persons with disabilities who can benefit from the supportive services offered in connection with the housing.

(d) IMPLEMENTATION.—The Secretary shall have authority to issue such regulations, notices, or other guidance, forms, instructions, and publications to carry out the programs, projects, or activities authorized under this section to ensure that such programs, projects, or activities are completed in a timely and effective manner.

SEC. 105. SECTION 202 SUPPORTIVE HOUSING FOR THE ELDERLY PROGRAM.

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

(1) $450,000,000 for the Supportive Housing for the Elderly Program authorized under section 202 of the Housing Act of 1959, and subject to subsections (a) through (g), (h)(2) through (h)(5), and (i) through (m) of such section 202 (12 U.S.C. 1701q(a)-12 U.S.C. 1701q(g), 12 U.S.C. 1701q(h)(2)-12 U.S.C. 1701q(h)(5), 12 U.S.C. 1701q(i)-12 U.S.C. 1701q(m)) (in this section referred to as the “Act”), which shall be used—
(A) for capital advance awards in accordance with section 202(c)(1) of the Act to recipients that are eligible under the Act;

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

(C) for service coordinators;

(2) $7,500,000, to provide technical assistance to support State-level efforts to improve the design and delivery of voluntary supportive services for residents of any housing assisted under the Act and other housing supporting low-income older adults, in order to support residents to age-in-place and avoid institutional care, as well as to assist applicants and potential applicants with project-specific design, and the Secretary may use amounts made available under this paragraph to increase prior awards to existing technical assistance providers to provide an
immediate increase in capacity building and technical assistance; and

(3) $42,500,000 for the costs to the Secretary of administering and overseeing the implementation of this section and the Supportive Housing for the Elderly program generally, including information technology, financial reporting, research and evaluation, other cross-program costs in support of programs administered by the Secretary in this title, and other costs.

Amounts appropriated by this section shall remain available until September 30, 2033.

(b) LIMITATION ON COSTS.—When awarding grants under paragraph (1) of subsection (a), the Secretary shall establish and assess reasonable development cost limitations by market area for various types and sizes of supportive housing for the elderly. The Secretary shall not count owner or sponsor contributions of other funding or assistance against the overall cost of a project.

(c) IMPLEMENTATION.—The Secretary shall have authority to issue such regulations, notices, or other guidance, forms, instructions, and publications to carry out the programs, projects, or activities authorized under this section to ensure that such programs, projects, or activities are completed in a timely and effective manner.
SEC. 106. IMPROVING ENERGY EFFICIENCY OR WATER EFFICIENCY OR CLIMATE RESILIENCE OF AFFORDABLE HOUSING.

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

(1) $1,770,000,000, to remain available until September 30, 2030, for the cost of providing direct loans, including the costs of modifying such loans, and for grants, as provided for and subject to terms and conditions in subsection (b), including to subsidize gross obligations for the principal amount of direct loans, not to exceed $4,000,000,000, to fund projects that improve the energy or water efficiency, indoor air quality and sustainability improvements, implement low-emission technologies, materials, or processes, including zero-emission electricity generation, energy storage, or building electrification, electric car charging station installations, or address climate resilience of multifamily properties;

(2) $25,000,000, to remain available until September 30, 2032, for the costs to the Secretary of administering and overseeing the implementation of this section, including information technology, finan-
cial reporting, research and evaluation, other cross-
program costs in support of programs administered
by the Secretary in this title, and other costs;

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

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

(b) LOAN AND GRANT TERMS AND CONDITIONS.—

Amounts made available under this section shall be for
direct loans, grants, and direct loans that can be converted
to grants to eligible recipients that agree to an extended
period of affordability for the property.

(c) DEFINITIONS.—As used in this section—
(1) the term “eligible recipient” means any owner or sponsor of an eligible property; and

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

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

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

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

(d) IMPLEMENTATION.—The Secretary shall have authority to issue such regulations, notices, or other guidance, forms, instructions, and publications to carry out the programs, projects, or activities authorized under this section to ensure that such programs, projects, or activities are completed in a timely and effective manner.

SEC. 107. REVITALIZATION OF DISTRESSED MULTIFAMILY PROPERTIES.

(a) APPROPRIATION.—In addition to amounts otherwise available, there is appropriated to the Secretary of Housing and Urban Development (in this section referred to as the “Secretary”) for fiscal year 2024, out of any money in the Treasury not otherwise appropriated—
(1) $1,550,000,000 for providing direct loans, which may be forgivable, to owners of distressed properties for the purpose of making necessary physical improvements, including to subsidize gross obligations for the principal amount of direct loans not to exceed $6,000,000,000, subject to the terms and conditions in subsection (b); and

(2) $50,000,000 for the costs to the Secretary of administering and overseeing the implementation of this section and the Office of Housing programs generally, including information technology, financial reporting, research and evaluations, other cross-program costs in support of programs administered by the Secretary in this title, and other costs.

Amounts appropriated by this section shall remain available until September 30, 2031.

(b) LOAN TERMS AND CONDITIONS.—

(1) ELIGIBILITY.—Owners or sponsors of multifamily housing projects who meet each of the following requirements shall be eligible for loan assistance under this section:

(A) The multifamily housing project, including any project from which assistance has been approved to be transferred has deficiencies
that cause the project to be at risk of physical obsolescence or economic non-viability.

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

(C) The owner or sponsor meets any such additional eligibility criteria as the Secretary determines to be appropriate, considering factors that contributed to the project’s deficiencies.

(2) USE OF LOAN FUNDS.—Each recipient of loan assistance under this section may only use such loan assistance to make necessary physical improvements.

(3) LOAN AVAILABILITY.—The Secretary shall only provide loan assistance to an owner or sponsor of a multifamily housing project when such assistance, considered with other financial resources available to the owner or sponsor, is needed to make the necessary physical improvements.

(4) INTEREST RATES AND LENGTH.—Loans provided under this section shall bear interest at 1 percent, and at origination shall have a repayment period coterminous with the affordability period es-
established under paragraph (6), with the frequency and amount of repayments to be determined by requirements established by the Secretary.

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

(A) Waive any due on sale or due on refinancing restriction.

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

(C) Extend the term of the loan.

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

(6) EXTENDED AFFORDABILITY PERIOD.—Each recipient of loan assistance under this section shall agree to an extended affordability period for the project that is subject to the loan by extending any existing affordable housing use agreements for an additional 30 years or, if the project is not currently subject to a use agreement establishing affordability requirements, by establishing a use agreement for 30 years.
(7) MATCHING CONTRIBUTION.—Each recipient of loan assistance under this section shall secure at least 20 percent of the total cost needed to make the necessary physical improvements from non-Federal sources, except in cases where the Secretary determines that a lack of financial resources qualifies a loan recipient for—

(A) a reduced contribution below 20 percent; or

(B) an exemption to the matching contribution requirement.

(8) ADDITIONAL LOAN CONDITIONS.—The Secretary may establish additional conditions for loan eligibility provided under this section as the Secretary determines to be appropriate.

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

(e) DEFINITIONS.—As used in this section—

(1) the term “multifamily housing project” means a project consisting of five or more dwelling
units assisted or approved to receive a transfer of
assistance, insured, or with a loan held by the Sec-
retary or a State or State agency in part or in whole
pursuant to—

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

(B) section 202 of the Housing Act of
1959 (12 U.S.C. 1701q), as amended by section
801 of the Cranston-Gonzalez National Affordable
Housing Act;

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

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

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

(2) the term “necessary physical improve-
ments” means new construction or capital improve-
ments to an existing multifamily housing project
that the Secretary determines are necessary to ad-
dress the deficiencies or that rise to such a level that
delaying physical improvements to the project would be detrimental to the longevity of the project as suitable housing for occupancy.

(d) IMPLEMENTATION.—The Secretary shall have the authority to issue such regulations, notices, or other guidance, forms, instructions, and publications to carry out the programs, projects, or activities authorized under this section to ensure that such programs, projects, or activities are completed in a timely and effective manner.

SEC. 108. INVESTMENTS IN RURAL RENTAL HOUSING.

(a) APPROPRIATION.—In addition to amounts otherwise available, there is appropriated to the Rural Housing Service of the Department of Agriculture for fiscal year 2024, out of any money in the Treasury not otherwise appropriated—

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

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

(3) $100,000,000, to remain available until September 30, 2032, for the costs to the Rural Housing Service of the Department of Agriculture of administering and overseeing the implementation of this section, including information technology, financial reporting, research and evaluations, other cross-program costs in support of programs administered by the Secretary in this title, and other costs.

(b) Preservation and Revitalization Terms and Conditions.—

(1) Loans and Grants and Other Assistance.—The Administrator of the Rural Housing Service of the Department of Agriculture shall provide direct loans and grants, including the cost of modifying loans, to restructure existing Department
of Agriculture multi-family housing loans expressly for the purposes of ensuring the project has sufficient resources to preserve the project for the purpose of providing safe and affordable housing for low-income residents and farm laborers, including—

(A) reducing or eliminating interest;

(B) deferring loan payments;

(C) subordinating, reducing, or re-amortizing loan debt; and

(D) providing other financial assistance, including advances, payments, and incentives (including the ability of owners to obtain reasonable returns on investment) required by the Secretary, including such assistance to non-profit entities and public housing authorities.

(2) RESTRICTIVE USE AGREEMENT.—The Administrator of the Rural Housing Service of the Department of Agriculture shall as part of the preservation and revitalization agreement obtain a restrictive use agreement consistent with the terms of the restructuring.

(c) IMPLEMENTATION.—The Administrator of the Rural Housing Service of the Department of Agriculture shall have authority to issue such regulations, notices, or other guidance, forms, instructions, and publications to
carry out the programs, projects, or activities authorized under this section to ensure that such programs, projects, or activities are completed in a timely and effective manner.

SEC. 109. HOUSING VOUCHERS.

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

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

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

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

(C) fees for the costs of administering tenant-based rental assistance and other expenses related to the utilization of voucher assistance under subparagraph (A), which may include the cost of facilitating the use of voucher assistance provided under paragraph (5);
(2) $7,100,000,000, to remain available until September 30, 2031, for—

(A) incremental tenant-based rental assistance under section 8(o) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)) for households experiencing or at risk of homelessness, survivors of domestic violence, dating violence, sexual assault, and stalking, and survivors of trafficking;

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

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

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

(A) tenant protection vouchers for relocation and replacement of public housing units demolished or disposed as part of a public housing preservation or project-based replacement transaction using funds made available under this title;
(B) renewals of such tenant-based rental assistance; and

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

(4) $300,000,000, to remain available until September 30, 2033, for competitive grants, subject to terms and conditions determined by the Secretary, to public housing agencies for mobility-related services for voucher families, including families with children, and service coordination;

(5) $230,000,000, to remain available until September 30, 2033, for eligible expenses to facilitate the use of voucher assistance under this section and for other voucher assistance under section 8(o) of the United States Housing Act of 1937, as determined by the Secretary, in addition to amounts otherwise available for such expenses, including property owner outreach and retention activities such as incentive payments, security deposit payments and loss reserves, landlord liaisons, and other uses of funds designed primarily—
(A) to recruit owners of dwelling units, particularly dwelling units in census tracts with a poverty rate of less than 20 percent, to enter into housing assistance payment contracts; and

(B) to encourage owners that enter into housing assistance payment contracts as described in subparagraph (A) to continue to lease their dwelling units to tenants assisted under section 8(o) of the United States Housing Act of 1937;

(6) $300,000,000, to remain available until September 30, 2033, for the costs to the Secretary of administering and overseeing the implementation of this section and the Housing Choice Voucher program generally, including information technology, financial reporting, research and evaluations, other cross-program costs in support of programs administered by the Secretary in this title, and other costs; and

(7) $70,000,000, to remain available until September 30, 2033, for making new awards or increasing prior awards to existing technical assistance providers to provide an increase in capacity building and technical assistance available to public housing agencies.
(b) TERMS AND CONDITIONS.—

(1) ALLOCATION.—The Secretary shall allocate initial incremental assistance provided for rental assistance under subsection (a)(1) and (2) in each fiscal year commencing in 2024 and ending in 2028 in accordance with a formula or formulas that include measures of severe housing need among extremely low-income renters and public housing agency capacity, and ensures geographic diversity among public housing agencies administering the Housing Choice Voucher program.

(2) ELECTION TO ADMINISTER.—The Secretary shall establish a procedure for public housing agencies to accept or decline the incremental vouchers made available under this section.

(3) FAILURE TO USE VOUCHERS PROMPTLY.—If a public housing agency fails to lease the authorized vouchers it has received under this subsection on behalf of eligible families within a reasonable period of time, the Secretary may offset the agency’s voucher renewal allocations and may revoke and redistribute any unleased vouchers and associated funds, which may include administrative fees and amounts allocated under subsections (a)(3) and (a)(4), to other public housing agencies.
(4) LIMITATION OF USE OF FUNDS.— Public housing agencies may use funds received under this section only for the activities listed in subsection (a) for which the funds were provided to such agency.

(5) CAP ON PROJECT-BASED VOUCHERS FOR VULNERABLE POPULATIONS.— Upon request by a public housing agency, the Secretary may designate a number of the public housing agency’s vouchers allocated under this section as excepted units that do not count against the percentage limitation on the number of authorized units a public housing agency may project-base under section 8(o)(13)(B) of the United States Housing Act of 1937, in accordance with the conditions established by the Secretary. This paragraph may not be construed to waive, limit, or specify alternative requirements, or permit such waivers, limitations, or alternative requirements, related to fair housing and nondiscrimination, including the requirement to provide housing and services to individuals with disabilities in integrated settings.

(6) HOMELESS WAIVER AUTHORITY.— In administering the voucher assistance targeted for households experiencing or at risk of homelessness, survivors of domestic violence, dating violence sexual
assault, and stalking, and survivors of trafficking under subsection (a)(2), the Secretary may, upon a finding that a waiver or alternative requirement is necessary to facilitate the use of such assistance, waive or specify alternative requirements for—

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

(B) section 214(d)(2) of the Housing and Community Development Act of 1980 (42 U.S.C. 1436a(d)(2)), section 576(a), (b), and (c) of the Quality Housing and Work Responsibility Act of 1998 (42 U.S.C. 13661(a), (b), and (c)), and regulatory provisions related to the verification of eligibility, eligibility requirements, and the admissions process;

(C) section 8(o)(7)(A) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)(7)(A)) and regulatory provisions related to the initial lease term;

(D) section 8(r)(B)(i) of the United States Housing Act of 1937 (42 U.S.C. 1437f(r)(B)(i)) and regulatory provisions re-
lated to portability moves by non-resident applicants; and
(E) regulatory provisions related to the establishment of payment standards.
(c) IMPLEMENTATION.—The Secretary shall have authority to issue such regulations, notices, or other guidance, forms, instructions, and publications to carry out the programs, projects, or activities authorized under this section to ensure that such programs, projects, or activities are completed in a timely and effective manner.

SEC. 110. PROJECT-BASED RENTAL ASSISTANCE.
(a) APPROPRIATION.—In addition to amounts otherwise available, there is appropriated to the Secretary of Housing and Urban Development (in this section referred to as the “Secretary”) for fiscal year 2024, out of any money in the Treasury not otherwise appropriated—
(1) $880,000,000 for the project-based rental assistance program, as authorized under section 8(b) of the United States Housing Act of 1937 (42 U.S.C. 1437f(b)), (in this section referred to as the “Act”), subject to the terms and conditions of subsection (b) of this section;
(2) $20,000,000 for providing technical assistance to recipients of or applicants for project-based
rental assistance or to States allocating the project-
based rental assistance; and

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

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

(b) TERMS AND CONDITIONS.—

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

(2) PROJECT-BASED RENTAL ASSISTANCE.—
The Secretary may make assistance payments using
amounts made available under this section pursuant
to contracts with owners or prospective owners who
agree to construct housing, to substantially rehabili-
tate existing housing, to substantially rehabilitate
non-housing structures for use as new multifamily
housing, or to attach the assistance to newly con-
structed housing in which some or all of the units
shall be available for occupancy by very low-income
families in accordance with the provisions of section
8 of the Act. In awarding contracts pursuant to this
section, the Secretary shall give priority to owners or
prospective owners of multifamily housing projects
located or to be located in areas of high opportunity,
as defined by the Secretary, in areas experiencing
economic growth or rising housing prices to prevent
displacement or secure affordable housing for low-in-
come households, or that serve people at risk of
homelessness or that integrate additional units that
are accessible for persons with mobility impairments
and persons with hearing or visual impairments be-
yond those required by applicable Federal accessibility standards.

(3) ALLOCATION.—The Secretary shall make awards with amounts made available under this section using the following mechanisms, alone or in combination:

(A) A competitive process, which the Secretary may carry out in multiple rounds of competition, each of which may have its own selection, performance, and reporting criteria as established by the Secretary.

(B) Selecting proposals submitted through FHA loan applications that meet specified criteria.

(C) Delegating to States the awarding of contracts, including related determinations such as the maximum monthly rent, subject to the requirements of section 8 of the Act, as determined by the Secretary.

(4) CONTRACT TERM, RENT SETTING, AND RENT ADJUSTMENTS.—The Secretary may set the terms of the contract, including the duration and provisions regarding rent setting and rent adjustments.
(c) IMPLEMENTATION.—The Secretary shall have the authority to issue such regulations, notices, or other guidance, forms, instructions, and publications to carry out the programs, projects, or activities authorized under this section to ensure that such programs, projects, or activities are completed in a timely and effective manner.

SEC. 111. INVESTMENTS IN NATIVE AMERICAN COMMUNITIES.

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

(1) $277,500,000 for formula grants for eligible affordable housing activities described in section 202 of the Native American Housing Assistance and Self-Determination Act of 1996 (in this section referred to as “NAHASDA”) (25 U.S.C. 4132), which shall be distributed according to the most recent fiscal year funding formula for the Indian Housing Block Grant;

(2) $200,000,000 for—

(A) affordable housing activities authorized under section 810(a) of NAHASDA (25 U.S.C. 4229);
(B) community-wide infrastructure and infrastructure improvement projects carried out on Hawaiian Home Lands pursuant to section 810(b)(5) of NAHASDA (25 U.S.C. 4229(b)(5)); and

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

(3) $277,500,000 for competitive grants for eligible affordable housing activities described in section 202 of NAHASDA (25 U.S.C. 4132);

(4) $200,000,000 for—

(A) competitive single-purpose Indian community development block grants for Indian tribes; and

(B) imminent threat Indian community development block grants, including for long-term environmental threats and relocation, for Indian tribes, or a tribal organization, governmental entity, or nonprofit organization designated by the Indian tribe to apply for a grant on its behalf;

(5) $25,000,000 for the costs to the Secretary of administering and overseeing the implementation
of this section and Indian and Native Hawaiian programs administered by the Secretary, including information technology, financial reporting, research and evaluations, other cross-program costs in support of programs administered by the Secretary in this title, and other costs; and

(6) $20,000,000 to make new awards or increase prior awards to technical assistance providers to provide an immediate increase in capacity building and technical assistance to grantees.

Amounts appropriated by this section shall remain available until September 30, 2033.

(b) REALLOCATION.—Amounts made available under subsection (a)(1) that are not accepted within a time specified by the Secretary, are voluntarily returned, or are otherwise recaptured for any reason shall be used to fund grants under paragraph (3) or (4) of subsection (a).

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

(d) PROHIBITION ON INVESTMENTS.—Amounts made available under this section may not be invested in investment securities and other obligations.
(e) IMPLEMENTATION.—The Secretary shall have au-
therity to issue such regulations, notices, or other guid-
ance, forms, instructions, and publications to carry out the
programs, projects, or activities authorized under this sec-
tion to ensure that such programs, projects, or activities
are completed in a timely and effective manner.

SEC. 112. INCREASED AFFORDABLE HOUSING PROGRAM IN-
VESTMENT.

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

SEC. 113. PROMOTING HOUSING ACCESSIBILITY AND
VISITABILITY.

(a) ACCESSIBILITY REQUIREMENT.—The Secretary
of Housing and Urban Development shall issue a rule
amending sections 8.22 and 8.23 of title 24, Code of Federal Regulations to require that—

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

(2) in addition to the units meeting the requirements of paragraph (1), not less than 5 percent of total dwelling units or one dwelling unit, whichever is greater, in each multifamily housing project shall be accessible for persons with hearing or vision impairments.

(b) VISITABILITY REQUIREMENT.—

(1) REQUIREMENT.—It shall be unlawful for any person or entity, with respect to a covered dwelling unit designed, constructed, or commissioned, contracted, or otherwise arranged for construction, by the person or entity, to fail to ensure that the dwelling unit contains not less than 1 level that complies with the Standards for Type C (Visitable) Units of the American National Standards Institute (commonly known as ANSI) Standards for Accessible and Usable Buildings and Facilities (section 1005 of ICC ANSI A117.1–2009) or any successor standard.
(2) DEFINITIONS.—As used in this subsection:

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

(i) is—

(I) a detached single-family house;

(II) a townhouse or multi-level dwelling unit (whether detached or attached to other units or structures);

or

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

(ii) is designed as, or intended for occupancy as, a residence;

(iii) was designed, constructed, or commissioned, contracted, or otherwise arranged for construction, by any person or entity that, at any time before the design or construction, received or was guaranteed Federal financial assistance for any program or activity relating to the design, construction, or commissioning, con-
tracting, or other arrangement for con-
struction, of the dwelling unit; and

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

(B) Federal financial assistance.—
The term “Federal financial assistance”
means—

(i) any assistance that is provided or
otherwise made available by the Secretary
of Housing and Urban Development or the
Secretary of Veterans Affairs, or under
any program or activity of the Department
of Housing and Urban Development or the
Department of Veterans Affairs, through
any grant, loan, contract, or any other ar-
angement, on or after the date that is 1
year after the date of enactment of this
Act, including—

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

(II) service provided by a Federal
employee;
(III) real or personal property or any interest in or use of such property, including—

(aa) a transfer or lease of the property for less than the fair market value or for reduced consideration; and

(bb) proceeds from a subsequent transfer or lease of the property if the Federal share of the fair market value is not returned to the Federal Government;

(IV) any—

(aa) tax credit; or

(bb) mortgage or loan guarantee or insurance; and

(V) community development funds in the form of an obligation guaranteed under section 108 of the Housing and Community Development Act of 1974 (42 U.S.C. 5308); and

(ii) any assistance that is provided or otherwise made available by the Secretary
of Agriculture under title V of the Housing Act of 1949 (42 U.S.C. 1471 et seq.).

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

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

(a) Appropriation.—In addition to amounts otherwise available, there is appropriated to the Secretary of Housing and Urban Development (in this section referred to as the “Secretary”) for fiscal year 2024, out of any money in the Treasury not otherwise appropriated—

(1) $1,735,000,000 for grants in accordance with sections 101, 102, 103, 104(a) through 104(i), 104(l), 104(m), 105(a) through 105(g), 106(a)(2), 106(a)(4), 106(b) through 106(f), 109, 110, 111, 113, 115, 116, 120, and 122 of the Housing and Community Development Act of 1974 (42 U.S.C. 5301, 5302, 5303, 5304(a)-(i), 5304(l), 5304(m), 5305(a)-(g), 5306(a)(2), 5306(a)(4), 5306(b)-(f), 5309, 5310, 5311, 5313, 5315, 5316, 5319, and 5321) to grantees under subsections (a)(2) and (4) and (d) of section 106 of such Act (42 U.S.C. 5306(a)(2), (a)(4), and (d)), subject to sub-
section (b) of this section, except that for purposes
of amounts made available by this paragraph, para-
graph (2) of such section 106(a) shall be applied by
substituting "$70,000,000" for "$7,000,000";

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

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

(4) $87,500,000 for the costs to the Secretary of administering and overseeing the implementation of this section, the Community Development Block Grant program, and the manufactured home construction and safety standards program generally, including information technology, financial reporting, research and evaluations, other cross-program costs in support of programs administered by the Secretary in this title, and other costs; and

(5) $27,500,000 for providing technical assistance to recipients of or applicants for grants under this section.
Amounts appropriated by this section shall remain available until September 30, 2033.

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

(c) MANUFACTURED HOUSING COMMUNITY IMPROVEMENT GRANT PROGRAM.—

(1) ESTABLISHMENT.—The Secretary of Housing and Urban Development shall carry out a competitive grant program to award funds appropriated under subsection (a)(3) to eligible recipients to carry out eligible projects for improvements in eligible manufactured home communities.

(2) ELIGIBLE PROJECTS.—Amounts from grants under this subsection shall be used to assist in carrying out a project for construction, reconstruction, repair, or clearance of housing, facilities and improvements in or serving a manufactured housing community that is necessary to protect the health and safety of the residents of the manufactured housing community and the long-term sustainability of the community.
(d) DEFINITIONS.—For purposes of this section, the following definitions shall apply:

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

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

(B) lacks potable water supply, adequate sewage systems, or decent, safe, sanitary housing, or other objective criteria as approved by the Secretary.

(2) ELIGIBLE MANUFACTURED HOME COMMUNITY.—The term “eligible manufactured home community” means a community that—

(A) is affordable to low- and moderate-income persons (as such term is defined in section 102(a) of the Housing and Community Development Act of 1974 (42 U.S.C. 5302(a))); and

(B)(i) is owned by the residents of the manufactured housing community through a resident-controlled entity, as defined by the Secretary, in which at least two-thirds of residents
are member-owners of the land-owning entity;

or

(ii) will be maintained as such a community, and remain affordable for low- and moderate-income families, to the maximum extent practicable and for the longest period feasible.

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

(A) a grantee under paragraph (2) or (4) of section 106(a) or section 106(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5306(a)(2), (a)(4), and (d)); and

(B) an eligible manufactured home community, a nonprofit entity, or a consortia of nonprofit entities working with an eligible manufactured home community.

(4) MANUFACTURED HOME COMMUNITY.—The term “manufactured home community” means any community, court, or park equipped to accommodate manufactured homes for which pad sites, with or without existing manufactured homes or other allowed homes, or other suitable sites, are used primarily for residential purposes, with any additional requirements as determined by the Secretary, including any manufactured housing community as such
term is used for purposes of the program of the Federal National Mortgage Association for multifamily loans for manufactured housing communities and the program of the Federal Home Loan Mortgage Corporation for loans for manufactured housing communities.

(e) IMPLEMENTATION.—The Secretary shall have authority to issue such regulations, notices, or other guidance, forms, instructions, and publications to carry out the programs, projects, or activities authorized under this section to ensure that such programs, projects, or activities are completed in a timely and effective manner.

SEC. 202. LEAD-BASED PAINT HAZARD CONTROL AND HOUSING-RELATED HEALTH AND SAFETY HAZARD MITIGATION IN HOUSING OF FAMILIES WITH LOWER INCOMES.

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

(1) $3,425,000,000 for grants to States, units of general local government, Indian tribes or their tribally designated housing entities, and nonprofit organizations for the activities under subsection (c)
in target housing units that do not receive Federal
housing assistance other than assistance provided
under subsection 8(o) of the United States Housing
Act of 1937 (42 U.S.C. 1437f(o)), excluding para-
graph (o)(13) of such section, and common areas
servicing such units, where low-income families re-
side or are expected to reside;

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

(3) $1,000,000,000 for grants to owners of a
property receiving project-based rental assistance
under section 8 of the United States Housing Act of
1937 (42 U.S.C. 1437f), including under subsection
(o)(13) of such section, that meets the definition of
target housing and that has not received a grant for
similar purposes under this Act, for the activities in subsection (c), except for abatement of lead-based paint by enclosure or encapsulation, or interim controls of lead-based paint hazards in target housing units receiving such assistance and common areas servicing such units;

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

(5) $250,000,000 for the costs to the Secretary of administering and overseeing the implementation of this section, and the Secretary’s lead hazard reduction and related programs generally including information technology, financial reporting, research and evaluations, other cross-program costs in support of programs administered by the Secretary in this title, and other costs.

Amounts appropriated by this section shall remain available until September 30, 2033.

(b) TERMS AND CONDITIONS.—

(1) INCOME ELIGIBILITY DETERMINATIONS.—
The Secretary may make income determinations of eligibility for enrollment of housing units for assistance under this section that are consistent with eligi-
ability requirements for grants awarded under other Federal means-tested programs, provided such determination does not require additional action by other Federal agencies.

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

(3) ADMINISTRATIVE EXPENSES.—A recipient of a grant under this section may use up to 10 percent of the grant for administrative expenses associated with the activities funded by this section.

(c) ELIGIBLE ACTIVITIES.—Grants awarded under this section shall be used for purposes of building capacity and conducting activities relating to testing, evaluating, and mitigating lead-based paint, lead-based paint hazards, and housing-related health and safety hazards; outreach, education, and engagement with community stakeholders, including stakeholders in disadvantaged communities; program evaluation and research; grant administration, and other activities that directly or indirectly support the work...
under this section, as applicable, that without which such activities could not be conducted.

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

(1) Nonprofit; nonprofit organization.—The terms “nonprofit” and “nonprofit organization” mean a corporation, community chest, fund, or foundation not organized for profit, but organized and operated exclusively for religious, charitable, scientific, testing for public safety, literary, or educational purposes; or an organization not organized for profit but operated exclusively for the promotion of social welfare.

(2) Public housing; public housing agency; low-income family.—The terms “public housing”, “public housing agency”, and “low-income family” have the same meaning given such terms in section 3(b) of the United States Housing Act of 1937 (42 U.S.C. 1437a(b)).
(3) **State; Unit of General Local Government.**—The terms “State” and “unit of general local government” have the same meaning given such terms in section 102 of the Housing and Community Development Act of 1974 (42 U.S.C. 5302).

(e) **Grant Compliance.**—For any grant of assistance under this section, a State or unit of general local government may assume responsibilities for elements of grant compliance, regardless of whether it is the grant recipient, if the State or unit of general local government is permitted to assume responsibility for the applicable element of grant compliance for grants for which it is the recipient under section 1011 of the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852).

(f) **Implementation.**—The Secretary shall have the authority to issue such regulations, notices, or other guidance, forms, instructions, and publications to carry out the programs, projects, or activities authorized under this section to ensure that such programs, projects, or activities are completed in a timely and effective manner.

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

(a) **Appropriation.**—In addition to amounts otherwise available, there is appropriated to the Secretary of Housing and Urban Development for fiscal year 2024, out
of any money in the Treasury not otherwise appro-
riated—

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

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

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

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

Amounts appropriated by this section shall remain available until September 30, 2033.

(b) PROGRAM ESTABLISHMENT.—The Secretary of Housing and Urban Development shall establish a competitive grant program for—

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

(2) streamlining regulatory requirements and shorten processes, reform zoning codes, increasing capacity to conduct housing inspections, or other initiatives that reduce barriers to housing supply elasticity and affordability;

(3) developing and evaluating local or regional plans for community development to substantially improve community development strategies related to sustainability, fair housing, and location efficiency;

(4) implementation and livable community investment grants; and

(5) research and evaluation.

(c) GRANTS.—
(1) **PLANNING GRANTS.**—The Secretary shall, under selection criteria determined by the Secretary, award grants under this paragraph on a competitive basis to eligible entities to assist planning activities, including administration of such activities, engagement with community stakeholders and housing practitioners, to—

(A) develop housing plans;
(B) substantially improve State or local housing strategies;
(C) develop new regulatory requirements and processes, reform zoning codes, increasing capacity to conduct housing inspections, or undertake other initiatives to reduce barriers to housing supply elasticity and affordability;
(D) develop local or regional plans for community development; and
(E) substantially improve community development strategies, including strategies to increase availability and access to affordable housing, to further access to public transportation or to advance other sustainable or location-efficient community development goals.

(2) **IMPLEMENTATION AND LIVABLE COMMUNITY INVESTMENT GRANTS.**—The Secretary shall
award implementation grants under this paragraph on a competitive basis to eligible entities for the purpose of implementing and administering—

(A) completed housing strategies and housing plans and any planning to affirmatively further fair housing within the meaning of subsections (d) and (e) of section 808 of the Fair Housing Act (42 U.S.C. 608) and applicable regulations and for community investments that support the goals identified in such housing strategies or housing plans;

(B) new regulatory requirements and processes, reformed zoning codes, increased capacity to conduct housing inspections, or other initiatives to reduce barriers to housing supply elasticity and affordability that are consistent with a plan under subparagraph (A);

(C) completed local or regional plans for community development and any planning to increase availability and access to affordable housing, access to public transportation and other sustainable or location-efficient community development goals.

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

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

(1) ELIGIBLE ENTITY.—The term “eligible entity” means—

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

(B) for purposes of grants under subsection (b)(1), a regional planning agency or consortia.

(2) HOUSING PLAN; HOUSING STRATEGY.—

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

(i) match the creation of housing supply to existing demand and projected demand growth in the area, with attention to preventing displacement of residents, reducing the concentration of poverty, and meaningfully reducing and not perpetuating housing segregation on the basis of
race, color, religion, natural origin, sex, disability, or familial status;

(ii) increase the affordability of housing in the area, increase the accessibility of housing in the area for people with disabilities, including location-efficient housing, and preserve or improve the quality of housing in the area;

(iii) reduce barriers to housing development in the area, with consideration for location efficiency, affordability, and accessibility; and

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

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

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

(g) RULES OF CONSTRUCTION.—
(1) IN GENERAL.— Except as otherwise provided by this section, amounts appropriated or otherwise made available under this section shall be subject to the community development block grant program requirements under subsection (a)(1).

(2) EXCEPTIONS.—

(A) HOUSING CONSTRUCTION.—Expenditures on new construction of housing shall be an eligible expense under this section.

(B) BUILDINGS FOR GENERAL CONDUCT OF GOVERNMENT.—Expenditures on building for the general conduct of government, other than the Federal Government, shall be eligible under this section when necessary and appropriate as a part of a natural hazard mitigation project.

(h) IMPLEMENTATION.—The Secretary shall have the authority to issue such regulations notices, or other guidance, forms, instructions, and publications to carry out the programs, projects, or activities authorized under this section to ensure that such programs, projects, or activities are completed in a timely and effective manner.

SEC. 204. STRENGTHENING RESILIENCE UNDER NATIONAL FLOOD INSURANCE PROGRAM.

(a) NFIP Program Activities.—
(1) CANCELLATION.—All indebtedness of the Administrator of the Federal Emergency Management Agency under any notes or other obligations issued pursuant to section 1309(a) of the National Flood Insurance Act of 1968 (42 U.S.C. 4016(a)) and section 15(e) of the Federal Insurance Act of 1956 (42 U.S.C. 2414(e)), and outstanding as of the date of the enactment of this Act, is hereby cancelled, the Administrator and the National Flood Insurance Fund are relieved of all liability under any such notes or other obligations, including for any interest due, including capitalized interest, and any other fees and charges payable in connection with such notes and obligations.

(2) USE OF SAVINGS FOR FLOOD MAPPING.—In addition to amounts otherwise available, for each of fiscal years 2024 and 2025, an amount equal to the interest the National Flood Insurance Program would have accrued from servicing the canceled debt under paragraph (1) in that fiscal year, which shall be derived from offsetting amounts collected under section 1310(d) of the National Flood Insurance Act of 1968 (42 U.S.C. 4017(d)) and shall remain available until expended for activities identified in section 100216 (b)(1)(A) of the Biggert-Waters Flood Ins-
insurance Reform Act of 2012 (42 U.S.C. 4101b(b)(1)(A)) and related salaries and administrative expenses.

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

(1) APPROPRIATION.—In addition to amounts otherwise available, there is appropriated to the Administrator of the Federal Emergency Management Agency for fiscal year 2024, out of any money in the Treasury not otherwise appropriated, $600,000,000, to remain available until September 30, 2028, to provide assistance to eligible policyholders in the form of graduated discounts for insurance costs with respect to covered properties.

(2) TERMS AND CONDITIONS.—

(A) DISCOUNTS.—The Administrator shall use funds provided under this subsection to establish graduated discounts available to eligible policyholders under this subsection, with respect to covered properties, which may be based on the following factors:

(i) The percentage by which the household income of the eligible policyholder is equal to, or less than, 120 percent of the area median income for the
area in which the property to which the policy applies is located.

(ii) The number of eligible policyholders participating in the program authorized under this subsection.

(iii) The availability of funding.

(B) DISTRIBUTION OF PREMIUM.—With respect to the amount of the discounts provided under this subsection in a fiscal year, and any administrative expenses incurred in carrying out this subsection for that fiscal year, the Administrator shall, from amounts made available to carry out this subsection for that fiscal year, deposit in the National Flood Insurance Fund established under section 1310 of the National Flood Insurance Act of 1968 (42 U.S.C. 4017) an amount equal to those discounts and administrative expenses, except to the extent that section 1310A of the National Flood Insurance Act of 1968 (42 U.S.C. 4017a) applies to any portion of those discounts or administrative expenses, in which case the Administrator shall deposit an amount equal to those amounts to which such section 1310A applies in the Na-
tional Flood Insurance Reserve Fund estab-
lished under such section 1310A.

(C) Requirement on Timing.—Not later
than 21 months after the date of the enactment
of this section, the Administrator shall issue in-
terim guidance to implement this subsection
which shall expire on the later of—

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

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

(3) Definitions.—In this subsection:

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

(B) Covered Property.—The term “cov-
ered property” means—

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

(ii) personal property relating to a
dwelling described in clause (i) or personal
property in the primary residential dwelling of a renter.

(C) Eligible Policyholder.—The term “eligible policyholder” means a policyholder with a household income that is not more than 120 percent of the area median income for the area in which the property to which the policy applies is located.

(D) Insurance Costs.—The term “insurance costs” means insurance premiums, fees, and surcharges charged under the National Flood Insurance Program, with respect to a covered property for a year.

SEC. 205. COMMUNITY RESTORATION AND REVITALIZATION FUND.

(a) Appropriation.—In addition to amounts otherwise available, there is appropriated to the Community Restoration and Revitalization Fund established under subsection (b) for fiscal year 2024, out of any money in the Treasury not otherwise appropriated, to remain available until September 30, 2033—

(1) $2,000,000,000 for awards of planning and implementation grants under section 101, 102, 103, 104(a) through 104(i), 104(l), 104(m), 105(a) through 105(g), 106(a)(2), 106(a)(4), 106(b)
through 106(f), 109, 110, 111, 113, 115, 116, 120, and 122 of the Housing and Community Development Act of 1974 (42 U.S.C. 5301, 5302, 5303, 5304(a)-(i), 5304(l), 5304(m), 5305(a)-(g), 5306(a)(2), 5306(a)(4), 5306(b)-(f), 5309, 5310, 5311, 5313, 5315, 5316, 5319, and 5321), awarded on a competitive basis to eligible recipients, as defined under subsection (c)(2) of this section, to carry out community-led projects to create equitable civic infrastructure and create or preserve affordable, accessible housing, including creating, expanding, and maintaining community land trusts and shared equity homeownership programs;

(2) $500,000,000 for planning and implementation grants under section 101, 102, 103, 104(a) through 104(i), 104(l), 104(m), 105(a) through 105(g), 106(a)(2), 106(a)(4), 106(b) through 106(f), 109, 110, 111, 113, 115, 116, 120, and 122 of the Housing and Community Development Act of 1974 (42 U.S.C. 5301, 5302, 5303, 5304(a)-(i), 5304(l), 5304(m), 5305(a)-(g), 5306(a)(2), 5306(a)(4), 5306(b)-(f), 5309, 5310, 5311, 5313, 5315, 5316, 5319, and 5321), awarded on a competitive basis to eligible recipients to create, expand, and maintain community land trusts and shared eq-
uity homeownership, including through the acquisition, rehabilitation, and new construction of affordable, accessible housing;

(3) $400,000,000 for the Secretary to provide technical assistance, capacity building, and program support to applicants, potential applicants, and recipients of amounts appropriated for grants under this section; and

(4) $100,000,000 for the costs to the Secretary of administering and overseeing the implementation of this section and community and economic development programs overseen by the Secretary generally, including information technology, financial reporting, research and evaluations, and other cross-program costs in support of programs administered by the Secretary in this title, and other costs.

(b) ESTABLISHMENT OF FUND.—The Secretary of Housing and Urban Development (in this section referred to as the “Secretary”) shall establish a Community Restoration and Revitalization Fund (in this section referred to as the “Fund”) to award planning and implementation grants on a competitive basis to eligible recipients as defined in this section for activities authorized under subsections (a) through (g) of section 105 of the Housing and Community Development Act of 1974 (42 U.S.C. 5305)
and under this section for community-led affordable housing and civic infrastructure projects.

(c) Eligible Geographical Areas, Recipients, and Applicants.—

(1) Geographical Areas.—The Secretary shall award grants from the Fund to eligible recipients within geographical areas at the neighborhood, county, or census tract level, including census tracts adjacent to the project area that are areas in need of investment, as demonstrated by two or more of the following factors:

(A) High and persistent rates of poverty.

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

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

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

(E) Low rates of homeownership by race and ethnicity, relative to the national homeownership rate.
(2) ELIGIBLE RECIPIENT.—An eligible recipient of a planning or implementation grant under subsection (a)(1) or an implementation grant under subsection (a)(2) shall be a local partnership of a lead applicant and one or more joint applicants with the ability to administer the grant. An eligible recipient of a planning grant under subsection (b)(1) shall be a lead applicant with the ability to administer the grant, including a regional, State, or national non-profit.

(d) ELIGIBLE RECIPIENTS AND APPLICANTS.—

(1) LEAD APPLICANT.—An eligible lead applicant for a grant awarded under this section shall be an entity that is located within or serves the geographic area of the project, or derives its mission and operational priorities from the needs of the geographic area of the project, demonstrates a commitment to anti-displacement efforts, and that is—

(A) a nonprofit organization that has expertise in community planning, engagement, organizing, housing and community development;
(B) a community development corporation;
(C) a community housing development organization;
(D) a community-based development organization; or

(E) a community development financial institution, as defined by section 103 of the Riegle Community Development and Regulatory Improvement Act of 1994 (12 U.S.C. 4702).

(2) JOINT APPLICANTS.—A joint applicant shall be an entity eligible to be a lead applicant in paragraph (1), or a local, regional, or national—

(A) nonprofit organization;

(B) community development financial institution;

(C) unit of general local government;

(D) Indian tribe;

(E) State housing finance agency;

(F) land bank;

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

(H) public housing agency;

(I) tribally designated housing entity; or

(J) philanthropic organization.

(3) LACK OF LOCAL ENTITY.—A regional, State, or national nonprofit organization may serve
as a lead entity if there is no local entity that meets the geographic requirements in paragraph (1).

(e) USES OF FUNDS.—

(1) IN GENERAL.—Planning and implementation grants awarded under this section shall be used to support civic infrastructure and housing-related activities.

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

(A) new construction of housing;

(B) demolition of abandoned or distressed structures, but only if such activity is part of a strategy that incorporates rehabilitation or new construction, anti-displacement efforts such as tenants’ right to return and right of first refusal to purchase, and efforts to increase affordable, accessible housing and homeownership, except that not more than 10 percent of any grant made under this section may be used for activities under this subparagraph unless
the Secretary determines that such use is to the
benefit of existing residents;

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

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

(E) establishing or operating land banks;

and

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

(3) Community Land Trust Grants and
Shared Equity Homeownership Grants.—An eli-
gible recipient of a community land trust grant
awarded for establishing and operating a community land trust or shared equity homeownership program; creation, subsidization, construction, acquisition, rehabilitation, and preservation of housing in a community land trust or shared equity homeownership program, and expanding the capacity of the recipient to carry out the grant.

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

(1) COMMUNITY LAND TRUST.—The term “community land trust” means a nonprofit organization or State or local governments or instrumentalities that—

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

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

(ii) stipulate a preemptive option to purchase the affordable rentals or homeownership units so that the affordability of the units is preserved for successive income-eligible households; and

(B) monitor properties to ensure affordability is preserved.
(2) **Land Bank.**—The term “land bank” means a government entity, agency, or program, or a special purpose nonprofit entity formed by one or more units of government in accordance with State or local land bank enabling law, that has been designated by one or more State or local governments to acquire, steward, and dispose of vacant, abandoned, or other problem properties in accordance with locally-determined priorities and goals.

(3) **Shared Equity Homeownership Program.**—The term “shared equity homeownership program” means a program to facilitate affordable homeownership preservation through a resale restriction program administered by a community land trust, other nonprofit organization, or State or local government or instrumentalities and that utilizes a ground lease, deed restriction, subordinate loan, or similar mechanism that includes provisions ensuring that the program shall—

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

(B) apply a resale formula that limits the homeowner’s proceeds upon resale; and
(C) provide the program administrator or such administrator’s assignee a preemptive option to purchase the homeownership unit from the homeowner at resale.

(g) IMPLEMENTATION.—The Secretary shall have authority to issue such regulations, notices, or other guidance, forms, instructions, and publications to carry out the programs, projects, or activities authorized under this section to ensure that such programs, projects, or activities are completed in a timely and effective manner.

SEC. 206. FAIR HOUSING ACTIVITIES AND INVESTIGATIONS.

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

(1) $540,000,000, to remain available until September 30, 2028, for the Fair Housing Initiatives Program under section 561 of the Housing and Community Development Act of 1987 (42 U.S.C. 3616a) to ensure existing and new fair housing organizations have expanded and strengthened capacity to address fair housing inquiries and complaints, conduct local, regional, and national testing and investigations, conduct education and outreach activi-
ties, and address costs of delivering or adapting services to meet increased housing market activity and evolving business practices in the housing, housing-related, and lending markets. Amounts made available under this section shall support greater organizational continuity and capacity, including through up to 10-year grants; and

(2) $160,000,000, to remain available until September 30, 2033, for the costs to the Secretary of administering and overseeing the implementation of this section and the Fair Housing Initiatives and Fair Housing Assistance Programs generally, including information technology, financial reporting, research and evaluations, other cross-program costs in support of programs administered by the Secretary in this title, and other costs.

(b) IMPLEMENTATION.—The Secretary shall have authority to issue such regulations, notices, or other guidance, forms, instructions, and publications to carry out the programs, projects, or activities authorized under this section to ensure that such programs, projects, or activities are completed in a timely and effective manner.
SEC. 207. INTERGOVERNMENTAL FAIR HOUSING ACTIVITIES AND INVESTIGATIONS.

In addition to amounts otherwise available, there is appropriated to the Secretary of Housing and Urban Development (in this section referred to as the “Secretary”) for fiscal year 2024, out of any money in the Treasury not otherwise appropriated—

(1) $75,000,000 for support for cooperative efforts with State and local agencies administering fair housing laws under section 817 of the Fair Housing Act (42 U.S.C. 3616) to assist the Secretary to affirmatively further fair housing, and for Fair Housing Assistance Program cooperative agreements with interim certified and certified State and local agencies, under the requirements of subpart C of part 115 of title 24, Code of Federal Regulations, to ensure expanded and strengthened capacity of substantially equivalent agencies to assume a greater share of the responsibility for the administration and enforcement of fair housing laws; and

(2) $25,000,000 for the costs to the Secretary of administering and overseeing the implementation of this section and the Fair Housing Assistance and Fair Housing Initiatives Programs generally, including information technology, financial reporting, research and evaluations, other cross-program costs in
support of programs administered by the Secretary in this title, and other costs.

**TITLE III—HOMEOWNERSHIP INVESTMENTS**

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

(a) APPROPRIATION.—In addition to amounts otherwise available, there is appropriated to the First Generation Downpayment Fund to increase equal access to homeownership, established under subsection (b) for fiscal year 2024, out of any money in the Treasury not otherwise appropriated—

(1) $6,825,000,000, to remain available until September 30, 2028, for the First-Generation Downpayment Assistance Fund under this section for allocation to each State in accordance with a formula established by the Secretary, which shall take into consideration best available data to approximate the number of potential qualified homebuyers as defined in subsection (e)(7) as well as median area home prices, to carry out the eligible uses of the Fund as described in subsection (d);

(2) $2,275,000,000, to remain available until September 30, 2028, for the First-Generation Downpayment Assistance Program under this section for competitive grants to eligible entities to carry out
the eligible uses of the Fund as described in subsection (d);

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

(4) $400,000,000, to remain available until September 30, 2033, for the costs to the Secretary of Housing and Urban Development of administering and overseeing the implementation of the First-Generation Downpayment Assistance Program, including information technology, financial reporting, programmatic reporting, research and evaluations, which shall include the program’s impact on racial and ethnic disparities in homeownership rates, technical assistance to recipients of amounts under this section, and other cross-program costs in support of programs administered by the Secretary in this Act, and other costs.

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

(1) Initial Allocation.—The Secretary shall allocate and award funding provided by subsection (a) as provided under such subsection not later than 12 months after the date of the enactment of this section.

(2) Reallocation.—If a State or eligible entity does not demonstrate the capacity to expend grant funds provided under this section, the Secretary may recapture amounts remaining available to a grantee that has not demonstrated the capacity to expend such funds in a manner that furthers the purposes of this section and shall reallocate such amounts among any other States or eligible entities that have demonstrated to the Secretary the capacity to expend such amounts in a manner that furthers the purposes of this section.

(d) Terms and Conditions of Grants Allocated or Awarded from Fund.—

(1) Uses of Funds.—States and eligible entities receiving grants from the Fund shall use such grants to provide assistance to or on behalf of a qualified homebuyer who has completed a program of housing counseling provided through a housing counseling agency approved by the Secretary or...
other adequate homebuyer education before entering
into a sales purchase agreement for—

(A) costs in connection with the acquisition, involving an eligible mortgage loan, of an
eligible home, including downpayment costs, closing costs, and costs to reduce the rates of
interest on eligible mortgage loans;

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

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

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

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

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

(C) may not exceed the greater of $20,000 or 10 percent of the purchase price in the case
of a qualified homebuyer, not to include assistance received under subsection (d)(1)(C) for
disability related home modifications, except that the Secretary may increase such maximum limitation amounts for qualified homebuyers who are economically disadvantaged.

(3) Prohibition of priority or recoupment of funds.—In selecting qualified homebuyers for assistance with grant amounts under this section, a State or eligible entity may not provide any priority or preference for homebuyers who are acquiring eligible homes with a mortgage loan made, insured, guaranteed, or otherwise assisted by the State housing finance agency for the State, any other housing agency of the State, or an eligible entity when applicable, nor may the State or eligible entity seek to recoup any funds associated with the provision of downpayment assistance to the qualified homebuyer, whether through premium pricing or otherwise, except as provided in paragraph (4) of this subsection or otherwise authorized by the Secretary.

(4) Repayment of assistance.—

(A) Requirement.—The Secretary shall require that, if a homebuyer to or on behalf of whom assistance is provided from grant amounts under this section fails or ceases to oc-
cupy the property acquired using such assist-
ance as the primary residence of the home-
buyer, except in the case of assistance provided
in connection with the purchase of a principal
residence through a shared equity homeowner-
ship program, the homebuyer shall repay to the
State or eligible entity, as applicable, in a pro-
portional amount of the assistance the home-
buyer receives based on the number of years
they have occupied the eligible home up to 5
years, except that no assistance shall be repaid
if the qualified homebuyer occupies the eligible
home as a primary residence for 5 years or
more.

(B) LIMITATION.—Notwithstanding sub-
paragraph (A), a homebuyer to or on behalf of
whom assistance is provided from grant
amounts under this section shall not be liable to
the State or eligible entity for the repayment of
the amount of such shortage if the homebuyer
fails or ceases to occupy the property acquired
using such assistance as the principal residence
of the homebuyer at least in part because of a
hardship, or sells the property acquired with
such assistance before the expiration of the 60-
month period beginning on such date of acquisi-

tion and the capital gains from such sale to a
bona fide purchaser in an arm’s length trans-
action are less than the amount the homebuyer
is required to repay the State or eligible entity
under subparagraph (A).

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

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

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

(1) ELIGIBLE ENTITY.—The term “eligible enti-

ty” means—

(A) a minority depository institution, as
such term is defined in section 308 of the Fi-
nancial Institutions Reform, Recovery, and En-
forcement Act of 1989 (12 U.S.C. 1463 note);
(B) a community development financial institution, as such term is defined in section 103 of the Riegle Community Development and Regulatory Improvement Act of 1994 (12 U.S.C. 4702), that is certified by the Secretary of the Treasury and targets services to minority and low-income populations or provides services in neighborhoods having high concentrations of minority and low-income populations;

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

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

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

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

(B) will be occupied by the qualified homebuyer as the primary residence of the homebuyer.
(3) ELIGIBLE MORTGAGE LOAN.—The term “eligible mortgage loan” means a single-family residential mortgage loan that—

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

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

(C) is made, insured, or guaranteed by the Rural Housing Administrator of the Department of Agriculture;

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

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

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

(A) an individual—

(i) whose parents or legal guardians do not, or did not at the time of their death, to the best of the individual’s knowledge, have any present ownership interest
in a residence in any State, excluding ownership of heir property or ownership of chattel; and

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

(B) an individual who has at any time been placed in foster care or institutional care whose spouse or domestic partner has not, during the 3-year period ending upon acquisition of the eligible home to be acquired using such assistance, had any ownership interest in a residence in any State, excluding ownership of heir property or ownership of chattel, whether such individuals are co-borrowers on the loan or not.

(5) **HEIR PROPERTY.**—The term “heir property” means residential property for which title passed by operation of law through intestacy and is held by two or more heirs as tenants in common.
(6) OWNERSHIP INTEREST.—The term “ownership interest” means any ownership, excluding any interest in heir property, in—

(A) real estate in fee simple;

(B) a leasehold on real estate under a lease for not less than ninety-nine years which is renewable; or

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

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

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

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

(I) the area in which the home to be acquired using such assistance is located; or
(II) the area in which the place
of residence of the homebuyer is lo-
cated; or
(ii) 140 percent of the median income,
as determined by the Secretary, for the
area within which the eligible home to be
acquired using such assistance is located if
the homebuyer is acquiring an eligible
home located in a high-cost area;

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

(C) who is a first-generation homebuyer.

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

(9) SHARED EQUITY HOMEOWNERSHIP PRO-
GRAM.—
(A) IN GENERAL.—The term “shared equity homeownership program” means affordable homeownership preservation through a resale restriction program administered by a community land trust, other nonprofit organization, or State or local government or instrumentalities.

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

(i) provide affordable homeownership opportunities to households; and

(ii) utilize a ground lease, deed restriction, subordinate loan, or similar mechanism that includes provisions ensuring that the program shall—

(I) maintain the homeownership unit as affordable for subsequent very low-, low-, or moderate-income families for an affordability term of at least 30 years after recordation;

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

(III) provide the program administrator or such administrator’s as-
signee a preemptive option to purchase the homeownership unit from the homeowner at resale.

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

(f) **IMPLEMENTATION.**—The Secretary shall have authority to issue such regulations, notices, or other guidance, forms, instructions, and publications to carry out the programs, projects, or activities authorized under this section to ensure that such programs, projects, or activities are completed in a timely and effective manner.

**SEC. 302. HOME LOAN PROGRAM.**

(a) **APPROPRIATION.**—In addition to amounts otherwise available, there is appropriated for fiscal year 2024, out of any amounts in the Treasury not otherwise appropriated, to remain available until September 30, 2033—

(1) $4,000,000,000 to the Secretary of Housing and Urban Development for the cost of guaranteed or insured loans and other obligations, including the cost of modifying such loans, under subsection (e)(1)(A);
(2) $500,000,000 to the Secretary of Housing and Urban Development for costs of carrying out the program under paragraph (1) and programs of the Federal Housing Administration and the Government National Mortgage Association generally, including information technology, financial reporting, and other cross-program costs in support of programs administered by the Secretary in this title, and other costs;

(3) $150,000,000 to the Secretary of Agriculture for the cost of guaranteed and insured loans and other obligations, including the cost of modifying such loans, under subsection (e)(1)(B);

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

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

(b) USE OF FUNDS.—

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

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

(i) purchase, on behalf of the Secretary of Housing and Urban Development, securities that are secured by covered mortgage loans, and sell, manage, and exercise any rights received in connection with, any financial instruments or assets acquired pursuant to the authorities granted under this section, including, as appropriate, establishing and using vehicles to purchase, hold, and sell such financial instruments or assets;

(ii) designate one or more banks, security brokers or dealers, asset managers, or investment advisers, as a financial agent of the Federal Government to perform du-
ties related to authorities granted under this section; and

(iii) use the services of the Department of Housing and Urban Development on a reimbursable basis, and the Secretary of Housing and Urban Development is authorized to provide services as requested by the Secretary of Treasury using all authorities vested in or delegated to the Department of Housing and Urban Development.

(2) Transfer of amounts to Treasury.—
Such portions of the appropriation to the Secretary of Housing and Urban Development shall be transferred by the Secretary of Housing and Urban Development to the Department of the Treasury from time-to-time in an amount equal to, as determined by the Secretary of the Treasury in consultation with the Secretary of Housing and Urban Development, the amount necessary for the purchase of securities under the Program during the period for which the funds are intended to be available.

(3) Use of proceeds.—Revenues of and proceeds from the sale, exercise, or surrender of assets purchased or acquired under the Program under this
section shall be available to the Secretary of the Treasury through September 30, 2033, for purposes of purchases under subsection (b)(1)(B)(i).

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

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

(e) DEFINITIONS.—In this section:

(1) COVERED MORTGAGE LOAN.—

(A) IN GENERAL.—The term “covered mortgage loan” means, for purposes of the Program established by the Secretary of Housing and Urban Development, a mortgage loan that—
(i) is insured by the Federal Housing Administration pursuant to section 203(b) of the National Housing Act, subject to the eligibility criteria set forth in this subsection, and has a case number issued on or before December 31, 2031;

(ii) is made for an original term of 20 years with a monthly mortgage payment of principal and interest that is not more than 110 percent and not less than 100 percent of the monthly payment of principal, interest, and periodic mortgage insurance premium associated with a newly originated 30-year mortgage loan with the same loan balance insured by the agency as determined by the Secretary;

(iii) subject to subparagraph (C) of this paragraph and notwithstanding section 203(c)(2) of the National Housing Act (12 U.S.C. 1709(c)(2)), has a mortgage insurance premium of not more than 4 percent of the loan balance that is paid at closing, financed into the principal balance of the loan, paid through an annual premium, or a combination thereof;
(iv) involves a rate of interest that is fixed over the term of the mortgage loan; and

(v) is secured by a single-family residence that is the principal residence of an eligible homebuyer.

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

(i) notwithstanding section 502(h)(7)(A) of the Housing Act of 1949 (42 U.S.C. 1472(h)(7)(A)), is made for an original term of 20 years with a monthly mortgage payment of principal and interest that is not more than 110 percent and not less than 100 percent of the monthly payment of principal, interest, and loan guarantee fee associated with a newly originated 30-year mortgage loan with the same loan balance guaranteed by the agency as determined by the Secretary; and

(ii) subject to subparagraph (C) of this paragraph and notwithstanding sec-
tion 502(h)(8)(A) of the Housing Act of 1949 (42 U.S.C. 1472(h)(8)(A)), has a loan guarantee fee of not more than 4 percent of the principal obligation of the loan.

(2) Eligible homebuyer.—The term “eligible homebuyer” means an individual who—

(A) for purposes of the Program established by the Secretary of Housing and Urban Development—

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

(I) 120 percent of median income for the area, as determined by the Secretary of Housing and Urban Development for—

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

(bb) the area in which the place of residence of the homebuyer is located; or

(II) if the homebuyer is acquiring an eligible home that is located in a high-cost area, 140 percent of the median income, as determined by the...
Secretary, for the area within which
the eligible home to be acquired using
assistance provided under this section
is located;

(ii) is a first-time homebuyer, as de-
defined in paragraph (4) of this subsection;

and

(iii) is a first-generation homebuyer as
defined in paragraph (3) of this subsection;

(B) for purposes of the Program estab-
lished by the Secretary of Agriculture—

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

(ii) is a first-time homebuyer as de-
defined in paragraph (4) of this subsection
and a first-generation homebuyer as de-
defined in paragraph (3) of this subsection.

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

(A) an individual—

(i) whose parents or legal guardians
do not, or did not at the time of their
death, to the best of the individual’s knowl-
edge, have any present ownership interest in a residence in any State or ownership of chattel, excluding ownership of heir property; and

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

(B) an individual who has at any time been placed in foster care or institutional care whose spouse or domestic partner has not, during the 3-year period ending upon acquisition of the eligible home to be acquired using such assistance, had any ownership interest in a residence in any State, excluding ownership of heir property or ownership of chattel, whether such individuals are co-borrowers on the loan or not.

(4) FIRST-TIME HOMEBUYER.—The term “first-time homebuyer” means a homebuyer as defined in section 104 of the Cranston-Gonzalez National Af-
fordable Housing Act (42 U.S.C. 12704), except that for the purposes of this section the reference in such section 12704(14) to title II shall be considered to refer to this section, and except that ownership of heir property shall not be treated as owning a home for purposes of determining whether a borrower qualifies as a first-time homebuyer.

(5) **Heir Property.**—The term “heir property” means residential property for which title passed by operation of law through intestacy and is held by two or more heirs as tenants in common.

(6) **Ownership Interest.**—The term “ownership interest” means any ownership, excluding any interest in heir property, in—

(A) real estate in fee simple;

(B) a leasehold on real estate under a lease for not less than ninety-nine years which is renewable; or

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

(7) State.—The term "State" means the States of the United States, the District of Columbia, the Commonwealth of Puerto Rico, the Commonwealth of the Northern Mariana Islands, Guam, the Virgin Islands, American Samoa, the Trust Territory of the Pacific Islands, and any other territory or possession of the United States.

(f) Reliance on Borrower Attestations.—No additional documentation beyond the borrower’s attestation shall be required to demonstrate eligibility under clauses (ii) and (iii) of subsection (e)(2)(A) and clause (ii) of subsection (e)(2)(B) and no State, eligible entity, or creditor shall be subject to liability based on the accuracy of such attestation.

(g) Implementation.—The Secretary of Housing and Urban Development, the Secretary of Agriculture, and the Secretary of Treasury shall have authority to issue such regulations, notices, or other guidance, forms, instructions, and publications to carry out the programs, projects, or activities authorized under this section to ensure that such programs, projects, or activities are completed in a timely and effective manner.
SEC. 303. HUD-INSURED SMALL DOLLAR MORTGAGE DEMONSTRATION PROGRAM.

(a) APPROPRIATION.—In addition to amounts otherwise available, there is appropriated to the Secretary of Housing and Urban Development (in this section referred to as the “Secretary”) for fiscal year 2024, out of any money in the Treasury not otherwise appropriated, to remain available until September 30, 2033—

(1) $76,000,000 for a program to increase access to small-dollar mortgages, as defined in subsection (b), which may include payment of incentives to lenders, adjustments to terms and costs, individual financial assistance, technical assistance to lenders and certain financial institutions to help originate loans, lender and borrower outreach, and other activities;

(2) $10,000,000 for the cost of insured or guaranteed loans, including the cost of modifying loans; and

(3) $14,000,000 for the costs to the Secretary of administering and overseeing the implementation of this section and programs in the Office of Housing generally, including information technology, financial reporting, research and evaluations, fair housing and fair lending compliance, and other
cross-program costs in support of programs adminis-
tered by the Secretary in this title, and other costs.

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

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

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

(3) is insured or guaranteed by the Secretary.

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

SEC. 304. INVESTMENTS IN RURAL HOMEOWNERSHIP.

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

(1) $90,000,000 for providing single family
housing repair grants under section 504(a) of the
Housing Act of 1949 (42 U.S.C. 1474(a)), subject
to the terms and conditions in subsection (b) of this section;

(2) $10,000,000 for administrative expenses of the Rural Housing Service of the Department of Agriculture that in whole or in part support activities funded by this section and related activities.

(b) TERMS AND CONDITIONS.—

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

(2) USES.—Notwithstanding the limitations in section 3550.102(a) of title 7, Code of Federal Regulations, grants from amounts made available by subsection (a)(2) shall be available for the eligible purposes in section 3550.102(b) of title 7, Code of Federal Regulations.

(c) IMPLEMENTATION.—The Administrator of the Rural Housing Service shall have authority to issue such regulations, notices, or other guidance, forms, instructions, and publications to carry out the programs, projects, or activities authorized under this section to ensure that such programs, projects, or activities are completed in a timely and effective manner.
TITLE IV—HUD ADMINISTRATION, CAPACITY BUILDING, TECHNICAL ASSISTANCE, AND AGENCY OVERSIGHT

SEC. 401. PROGRAM ADMINISTRATION, TRAINING, TECHNICAL ASSISTANCE, CAPACITY BUILDING, AND OVERSIGHT.

(a) APPROPRIATION.—In addition to amounts otherwise available, there is appropriated for fiscal year 2024, out of any money in the Treasury not otherwise appropriated,—

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

(A) the costs to the Secretary of administering and overseeing the implementation of this title and the Department’s programs generally, including information technology, inspections of housing units, research and evaluation, financial reporting, and other costs; and

(B) new awards or increasing prior awards to provide training, technical assistance, and capacity building related to the Department’s programs, including direct program support to program recipients throughout the country, includ-
ing insular areas, that require such assistance
with daily operations;

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

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

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

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

(b) **Implementation.**—The Secretary of Housing
and Urban Development shall have authority to issue such
regulations, notices, or other guidance, forms, instruc-
tions, and publications to carry out the programs,
projects, or activities authorized under this section to en-
sure that such programs, projects, or activities are com-
pleted in a timely and effective manner.
SEC. 402. COMMUNITY-LED CAPACITY BUILDING.

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

(1) $90,000,000 for competitively awarded funds for technical assistance and capacity building to non-Federal entities, including grants awarded to nonprofit organizations to provide technical assistance activities to community development corporations, community housing development organizations, community land trusts, nonprofit organizations in insular areas, and other mission-driven and nonprofit organizations that target services to low-income and socially disadvantaged populations, and provide services in neighborhoods having high concentrations of minority, low-income, or socially disadvantaged populations to—

(A) provide training, education, support, and advice to enhance the technical and administrative capabilities of community development corporations, community housing development organizations, community land trusts, and other mission-driven and nonprofit organizations undertaking affordable housing development, ac-
quisition, preservation, or rehabilitation activities;

(B) provide predevelopment assistance to community development corporations, community housing development organizations, and other mission-driven and nonprofit organizations undertaking affordable housing development, acquisition, preservation, or rehabilitation activities; and

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

(2) $10,000,000 for the costs to the Secretary of administering and overseeing the implementation of this section and the Department’s technical assistance programs generally, including information technology, research and evaluations, financial reporting, and other cross-program costs in support of programs administered by the Secretary in this title and other costs.

Amounts appropriated by this section shall remain available until September 30, 2033.

(b) IMPLEMENTATION.—The Secretary shall have authority to issue such regulations, notices, or other guidance, forms, instructions, and publications to carry out the
programs, projects, or activities authorized under this section to ensure that such programs, projects, or activities are completed in a timely and effective manner.