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(Original Signature of Member)

118TH CONGRESS
2D SESSION

H. R. _____

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

IN THE HOUSE OF REPRESENTATIVES

Ms. BALINT introduced the following bill; which was referred to the
Committee on _____

A BILL

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

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

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

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

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

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

TITLE I—INVESTMENTS IN HOUSING SUPPLY

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

TITLE II—RENTAL SUPPORT AND PERPETUAL AFFORDABILITY

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

TITLE III—RURAL HOUSING

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

6 **SEC. 2. CONGRESSIONAL FINDINGS.**

7 The Congress finds that—

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

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

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

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

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

12 (6) the Housing Trust Fund (HTF) provides a
13 dedicated, permanent source of funding for afford-
14 able housing;

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

19 (8) the Capital Magnet Fund (CMF) provides
20 funding to nonprofits and Community Development
21 Financial Institutions (CDFIs) to expand financing
22 for the development, rehabilitation, and purchase of
23 affordable housing and other related economic devel-
24 opment projects in distressed communities;

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

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

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

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

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

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

22 (15) restrictive land use regulations dispro-
23 portionately affect low- and moderate-income families
24 by limiting the availability of quality affordable
25 housing and driving up the costs of existing housing;

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

7 (17) almost 2 million people in the United
8 States live in public housing;

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

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

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

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

24 (22) 44 percent of all shared equity dwelling
25 units are rental units;

1 (23) a reported 45 percent of shared equity
2 homeowners are people of color;

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

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

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

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

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

20 (29) State and Federal antitrust enforcers
21 would benefit from greater visibility into use of real
22 estate and property management software to stem
23 anti-competitive price fixing in the rental housing
24 markets.

1 **SEC. 3. SEVERABILITY.**

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

9 **TITLE I—INVESTMENTS IN**
10 **HOUSING SUPPLY**

11 **SEC. 101. HOUSING TRUST FUND.**

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

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

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

22 Section 1337(a) of the Federal Housing Enterprises
23 Financial Safety and Soundness Act of 1992 (12 U.S.C.
24 4567) is amended—

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

1 Housing Act (42 U.S.C. 12741-12742, 42 U.S.C.
2 12744-12753, 42 U.S.C. 12755-12756, 42 U.S.C.
3 12831-12840) (in this section referred to as
4 “NAHA”), subject to the terms and conditions para-
5 graph (1)(A) of subsection (b);

6 (2) \$14,925,000,000, to remain available until
7 September 30, 2028, for activities and assistance for
8 the HOME Investment Partnerships Program, as
9 authorized under sections 241 through 242, 244
10 through 253, 255 through 256, and 281 through
11 290 of the Cranston-Gonzalez National Affordable
12 Housing Act (42 U.S.C. 12741-12742, 42 U.S.C.
13 12744-12753, 42 U.S.C. 12755-12756, 42 U.S.C.
14 12831-12840), subject to the terms and conditions
15 in paragraphs (1)(B) and (2) of subsection (b);

16 (3) \$50,000,000, to remain available until Sep-
17 tember 30, 2033, to make new awards or increase
18 prior awards to existing technical assistance pro-
19 viders to provide an increase in capacity building
20 and technical assistance available to any grantees
21 implementing activities or projects consistent with
22 this section; and

23 (4) \$100,000,000, to remain available until
24 September 30, 2033, for the costs to the Secretary
25 of administering and overseeing the implementation

1 of this section and the HOME and Housing Trust
2 Fund programs generally, including information
3 technology, financial reporting, research and evalua-
4 tions, and other cross-program costs in support of
5 programs administered by the Secretary in this title,
6 and other costs.

7 (b) TERMS AND CONDITIONS.—

8 (1) FORMULAS.—

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

16 (B) The Secretary shall allocate amounts
17 made available under subsection (a)(2) pursu-
18 ant to the formula specified in section
19 1338(c)(3) of the Federal Housing Enterprises
20 Financial Safety and Soundness Act of 1992
21 (12 U.S.C. 4568(c)(3)) to grantees that re-
22 ceived Housing Trust Fund allocations pursu-
23 ant to that same formula in fiscal year 2023
24 and shall make such allocations within 60 days
25 of the date of the enactment of this Act.

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

11 (3) FUNDING RESTRICTIONS.—The commit-
12 ment requirements in section 218(g) (42 U.S.C.
13 12748(g)) of NAHA, the matching requirements in
14 section 220 (42 U.S.C. 12750) of NAHA, and the
15 set-aside for housing developed, sponsored, or owned
16 by community housing development organizations re-
17 quired in section 231 of NAHA (42 U.S.C. 12771)
18 shall not apply for amounts made available under
19 this section.

20 (4) REALLOCATION.—For funds provided under
21 paragraphs (1) and (2) of subsection (a), the Sec-
22 retary may recapture certain amounts remaining
23 available to a grantee under this section or amounts
24 declined by a grantee, and reallocate such amounts
25 to other grantees under that paragraph to ensure

1 fund expenditure, geographic diversity, and avail-
2 ability of funding to communities within the State
3 from which the funds have been recaptured.

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

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

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

1 **SEC. 105. UNLOCKING POSSIBILITIES PROGRAM.**

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

7 (1) \$1,646,000,000 for awarding grants under
8 section 101, 102, 103, 104(a) through 104(i),
9 104(l), 104(m), 105(a) through 105(g), 106(a)(2),
10 106(a)(4), 106(b) through 106(f), 109, 110, 111,
11 113, 115, 116, 120, and 122 of the Housing and
12 Community Development Act of 1974 (42 U.S.C.
13 5301, 5302, 5303, 5304(a)-(i), 5304(l), 5304(m),
14 5305(a)-(g), 5306(a)(2), 5306(a)(4), 5306(b)-(f),
15 5309, 5310, 5311, 5313, 5315, 5316, 5319, and
16 5321) awarded on a competitive basis to eligible re-
17 cipients to carry out grants under subsection (c) of
18 this section;

19 (2) \$8,000,000 for research and evaluation re-
20 lated to housing planning and other associated costs;

21 (3) \$3,000,000 to provide technical assistance
22 to grantees or applicants for grants made available
23 by this section; and

24 (4) \$66,000,000 for the costs to the Secretary
25 of administering and overseeing the implementation
26 of this section and community and economic develop-

1 ment programs overseen by the Secretary generally,
2 including information technology, financial report-
3 ing, research and evaluations, and other cross-pro-
4 gram costs in support of programs administered by
5 the Secretary in this title, and other costs.

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

8 (b) PROGRAM ESTABLISHMENT.—The Secretary of
9 Housing and Urban Development, acting through the Di-
10 rector of the Office of Community Land Use and Zoning
11 Reform established under section 4(i) of the Department
12 of Housing and Urban Development Act (as added by the
13 amendment made by section 108(a) of this Act), shall es-
14 tablish a competitive grant program for—

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

18 (2) streamlining regulatory requirements and
19 shorten processes, reform zoning codes, increasing
20 capacity to conduct housing inspections, or other ini-
21 tiatives that reduce barriers to housing supply elas-
22 ticity and affordability;

23 (3) developing and evaluating local or regional
24 plans for community development to substantially
25 improve community development strategies related

1 to sustainability, fair housing, and location effi-
2 ciency;

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

5 (5) research and evaluation.

6 (c) GRANTS.—

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

14 (A) develop housing plans;

15 (B) substantially improve State or local
16 housing strategies;

17 (C) develop new regulatory requirements
18 and processes, reform zoning codes, increasing
19 capacity to conduct housing inspections, or un-
20 dertake other initiatives to reduce barriers to
21 housing supply elasticity and affordability;

22 (D) develop local or regional plans for
23 community development; and

24 (E) substantially improve community de-
25 velopment strategies, including strategies to in-

1 crease availability and access to affordable
2 housing, to further access to public transpor-
3 tation or to advance other sustainable or loca-
4 tion-efficient community development goals.

5 (2) IMPLEMENTATION AND LIVABLE COMMU-
6 NITY INVESTMENT GRANTS.—The Secretary shall
7 award implementation grants under this paragraph
8 on a competitive basis to eligible entities for the pur-
9 pose of implementing and administering—

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

18 (B) new regulatory requirements and proc-
19 esses, reformed zoning codes, increased capacity
20 to conduct housing inspections, or other initia-
21 tives to reduce barriers to housing supply elas-
22 ticity and affordability that are consistent with
23 a plan under subparagraph (A);

24 (C) completed local or regional plans for
25 community development and any planning to in-

1 crease availability and access to affordable
2 housing, access to public transportation and
3 other sustainable or location-efficient commu-
4 nity development goals.

5 (d) COORDINATION WITH FTA ADMINISTRATOR.—

6 To the extent practicable, the Secretary shall coordinate
7 with the Federal Transit Administrator in carrying out
8 this section.

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

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

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

17 (B) for purposes of grants under sub-
18 section (b)(1), a regional planning agency or
19 consortia.

20 (2) HOUSING PLAN; HOUSING STRATEGY.—

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

1 (i) match the creation of housing sup-
2 ply to existing demand and projected de-
3 mand growth in the area, with attention to
4 preventing displacement of residents, re-
5 ducing the concentration of poverty, and
6 meaningfully reducing and not perpet-
7 uating housing segregation on the basis of
8 race, color, religion, natural origin, sex,
9 disability, or familial status;

10 (ii) increase the affordability of hous-
11 ing in the area, increase the accessibility of
12 housing in the area for people with disabil-
13 ities, including location-efficient housing,
14 and preserve or improve the quality of
15 housing in the area;

16 (iii) reduce barriers to housing devel-
17 opment in the area, with consideration for
18 location efficiency, affordability, and acces-
19 sibility; and

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

24 (B) HOUSING STRATEGY.—The term
25 “housing strategy” means the housing strategy

1 required under section 105 of the Cranston-
2 Gonzalez National Affordable Housing Act (42
3 U.S.C. 12705).

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

6 (g) RULES OF CONSTRUCTION.—

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

12 (2) EXCEPTIONS.—

13 (A) HOUSING CONSTRUCTION.—Expendi-
14 tures on new construction of housing shall be
15 an eligible expense under this section.

16 (B) BUILDINGS FOR GENERAL CONDUCT
17 OF GOVERNMENT.—Expenditures on building
18 for the general conduct of government, other
19 than the Federal Government, shall be eligible
20 under this section when necessary and appro-
21 priate as a part of a natural hazard mitigation
22 project.

23 (h) WAIVERS.—The Secretary may waive or specify
24 alternative requirements for any provision of subsection
25 (a)(1) or regulation for the administration of the amounts

1 made available under this section other than requirements
2 related to fair housing, nondiscrimination, labor stand-
3 ards, and the environment, upon a finding that the waiver
4 or alternative requirement is not inconsistent with the
5 overall purposes of such Act and that the waiver or alter-
6 native requirement is necessary to facilitate the use of
7 amounts made available under this section.

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

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

15 (a) APPROPRIATION.—In addition to amounts other-
16 wise available, there is appropriated to the Community
17 Restoration and Revitalization Fund established under
18 subsection (b) for fiscal year 2022, out of any money in
19 the Treasury not otherwise appropriated, to remain avail-
20 able until September 30, 2031, \$500,000,000 for planning
21 and implementation grants under sections 101, 102, 103,
22 104(a) through 104(i), 104(l), 104(m), 105(a) through
23 105(g), 106(a)(2), 106(a)(4), 106(b) through 106(f), 109,
24 110, 111, 113, 115, 116, 120, and 122 of the Housing
25 and Community Development Act of 1974 (42 U.S.C.

1 5301, 5302, 5303, 5304(a)-(i), 5304(l), 5304(m),
2 5305(a)-(g), 5306(a)(2) 5306(a)(4), 5306(b)-(f), 5309,
3 5310, 5311, 5313, 5315, 5316, 5319, and 5321), awarded
4 on a competitive basis to eligible recipients, as defined
5 under subsection (d) of this section, to create, expand, and
6 maintain community land trusts and shared equity home-
7 ownership, including through the acquisition, rehabilita-
8 tion, and new construction of affordable, accessible hous-
9 ing.

10 (b) ESTABLISHMENT OF FUND.—The Secretary of
11 Housing and Urban Development (in this section referred
12 to as the “Secretary”) shall establish a Shared Equity
13 Fund (in this section referred to as the “Fund”) to award
14 planning and implementation grants on a competitive
15 basis to eligible recipients for activities authorized under
16 subsections (a) through (g) of section 105 of the Housing
17 and Community Development Act of 1974 (42 U.S.C.
18 5305) and under this section for community-led affordable
19 housing and community development and economic devel-
20 opment projects.

21 (c) USE OF FUNDS.—An eligible recipient of a com-
22 munity land trust grant awarded under subsection (a)
23 shall use such grant for establishing and operating a com-
24 munity land trust or shared equity homeownership pro-
25 gram; creation, subsidization, construction, acquisition, re-

1 habilitation, and preservation of housing in a community
2 land trust or shared equity homeownership program, and
3 expanding the capacity of the recipient to carry out the
4 grant, provided that any housing units created or main-
5 tained

6 (1) in the case of rental units, including units
7 in mixed-use properties, are affordable and acces-
8 sible to a household whose income does not exceed
9 80 percent of the median income for the area, as de-
10 termined by the Secretary, for a period of not less
11 than 30 years; and

12 (2) in the case of homeownership units, are af-
13 fordable and accessible to households whose incomes
14 do not exceed 120 percent of the median income for
15 the area, as determined by the Secretary.

16 (d) ELIGIBLE RECIPIENT.—An eligible recipient of a
17 planning or implementation grant under subsection (a)
18 shall be a local partnership with the ability to administer
19 the grant.

20 (e) WAIVERS.—The Secretary may waive or specify
21 alternative requirements for sections 104(a) through (e),
22 104(h), 104(l), 104(m), 105(a) through (g), 106(a)(2),
23 106(a)(4), and 106(b) through (f) of the Housing and
24 Community Development Act of 1974 (42 U.S.C. 5304(a)
25 through (e), 5304(h), 5304(l), 5304(m), 5305(a) through

1 (g), 5306 (a)(2), 5306(a)(4), and 5306(b) through (f),
2 or associated regulations for the administration of the
3 amounts made available under this section other than re-
4 quirements related to fair housing, nondiscrimination,
5 labor standards, and the environment, upon a finding that
6 the waiver or alternative requirement is not inconsistent
7 with the overall purposes of such Act and that the waiver
8 or alternative requirement is necessary to expedite or fa-
9 cilitate the use of amounts made available under this sec-
10 tion.

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

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

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

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

22 (ii) stipulate a preemptive option to
23 purchase the affordable rentals or home-
24 ownership units so that the affordability of

1 the units is preserved for successive in-
2 come-eligible households; and

3 (B) monitor properties to ensure afford-
4 ability is preserved.

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

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

24 (A) maintain the home as affordable for
25 subsequent very low-, low-, or moderate-income

1 families for an affordability term of at least 30
2 years after recordation;

3 (B) apply a resale formula that limits the
4 homeowner's proceeds upon resale; and

5 (C) provide the program administrator or
6 such administrator's assignee a preemptive op-
7 tion to purchase the homeownership unit from
8 the homeowner at resale.

9 (g) IMPLEMENTATION.—The Secretary shall have the
10 authority to establish by notice any requirements that the
11 Secretary determines are necessary for timely and effec-
12 tive implementation of the program and expenditure of
13 funds appropriated, which requirements shall take effect
14 upon issuance.

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

16 Section 9(g) of the United States Housing Act of
17 1937 (42 U.S.C. 1437g(g)) is amended by striking para-
18 graph (3) (relating to limitation on new construction).

19 **SEC. 108. ESTABLISHMENT OF HUD OFFICE OF COMMUNITY**
20 **LAND USE AND ZONING.**

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

1 “(i) OFFICE OF COMMUNITY LAND USE AND ZON-
2 ING.—

3 “(1) ESTABLISHMENT.—There is established in
4 the Department, in the Office of the Secretary, the
5 Office of Community Land Use and Zoning.

6 “(2) DIRECTOR.—There is established the posi-
7 tion of Director of the Office of Community Land
8 Use and Zoning. The Director shall be the head of
9 the Office of Community Land Use and Zoning and
10 shall be appointed by, and shall report to, the Sec-
11 retary. Such position shall be a career-reserved posi-
12 tion in the Senior Executive Service.

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

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

21 “(A) To collect, process, assemble, coordi-
22 nate research, and disseminate information on
23 State and local regulations and policies affect-
24 ing the creation and maintenance of affordable
25 housing.

1 “(B) To provide technical assistance to
2 State and local communities regarding State
3 and local regulations and policies affecting the
4 creation and maintenance of affordable housing.

5 “(C) To maintain a Regulatory Barriers
6 Clearinghouse and a database of land use poli-
7 cies across the United States.

8 “(D) To administer the Unlocking Possi-
9 bilities Program under section 105 of the Com-
10 munity Housing Act of 2024.

11 “(E) To administer the Shared Equity
12 Housing Resource Center established under sec-
13 tion 203(b) of the Community Housing Act of
14 2024.

15 “(F) To issue, not later than 2 years after
16 the date of the enactment of this Act, guidance
17 and best practices regarding State and local
18 land use and zoning regulations and policies af-
19 fecting the creation and maintenance of afford-
20 able housing, and to maintain and update such
21 guidance and best practices regularly.”.

22 (b) **TRANSFER; REDESIGNATION.**—The Secretary of
23 Housing and Urban Development shall provide for—

24 (1) the transfer of the administration of the
25 Regulatory Barriers Clearinghouse of the Depart-

1 ment, which as of the date of the enactment of this
2 Act is the responsibility of the Office of Policy De-
3 velopment and Research, to the Director of the Of-
4 fice of Community Land Use and Zoning established
5 under section 4(i) of the Department of Housing
6 and Urban Development Act, as added by the
7 amendment made by subsection (a) of this section;
8 and

9 (2) the redesignation of the Regulatory Barriers
10 Clearinghouse as the Community Land Use and
11 Zoning Research Center.

12 (c) **AUTHORIZATION OF APPROPRIATIONS.**—There is
13 authorized to be appropriated \$2,000,000 for each of fis-
14 cal years 2024 through 2028 for costs of personnel for
15 and activities of the Office of Community Land Use and
16 Zoning.

17 **SEC. 109. CONTINUATION OF FHA-FFB AFFORDABLE RENT-**
18 **AL HOUSING FINANCING PARTNERSHIP.**

19 The Secretary of Housing and Urban Development
20 shall continue to carry out the FHA affordable rental
21 housing financing partnership with the Federal Financing
22 Bank, under which such Bank provides financing for loans
23 insured under the FHA Multifamily Risk-Sharing Pro-
24 gram under section 542 of the Housing and Community
25 Development Act of 1992 (12 U.S.C. 1707), and may

1 enter into such new commitments under such program
2 during fiscal year 2024 and fiscal years thereafter, subject
3 to the overall limitations provided in this Act on new com-
4 mitments to guarantee loans insured under the General
5 and Special Risk Insurance Funds, as authorized by sec-
6 tions 238 and 519 of the National Housing Act (12 U.S.C.
7 1715z-3 and 1735c).

8 **SEC. 110. INCREASE OF MINIMUM STATE ALLOCATIONS**
9 **UNDER HOUSING PROGRAMS.**

10 (a) **HOUSING TRUST FUND.**—Subparagraph (C) of
11 section 1338(c)(4) of the Federal Housing Enterprises Fi-
12 nancial Safety and Soundness Act of 1992 (12 U.S.C.
13 4568(c)(4)(C)) is amended by striking “\$3,000,000” each
14 place such term appears and insertting “\$6,000,000”.

15 (b) **HOME INVESTMENT PARTNERSHIPS PRO-**
16 **GRAM.**—Subparagraph (A) of section 217(b)(2) of the
17 Cranston-Gonzalez National Affordable Housing Act (42
18 U.S.C. 12747(b)(2)(A)) is amended by striking
19 “\$3,000,000” each place such term appears and insertting
20 “\$6,000,000”.

1 **TITLE J—RENTAL SUPPORT AND**
2 **PERPETUAL AFFORDABILITY**

3 **SEC. 201. PERMANENT EMERGENCY RENTAL ASSISTANCE**
4 **PROGRAM.**

5 Section 3201 of the American Rescue Plan Act of
6 2021 (15 U.S.C. 9058c) is amended—

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

9 “(3) APPROPRIATION.—In addition to amounts
10 otherwise available, there is appropriated to the Sec-
11 retary of the Treasury for each of fiscal years 2024
12 through 2029, out of any money in the Treasury not
13 otherwise appropriated, \$3,000,000,000, for making
14 payments to eligible grantees under this section.

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

18 “(A) \$42,300,000 for making payments
19 under this section to the Commonwealth of
20 Puerto Rico, the United States Virgin Islands,
21 Guam, the Commonwealth of the Northern
22 Mariana Islands, and American Samoa;

23 “(B) \$4,170,000 for costs of the Secretary
24 for the administration of emergency rental as-
25 sistance programs and technical assistance to

1 recipients of any grants made by the Secretary
2 to provide financial and other assistance to
3 renters;

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

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

9 (2) in subsection (b)—

10 (A) in paragraph (1)(A)—

11 (i) in the matter preceding clause

12 (i)—

13 (I) by inserting “or (3)” after

14 “paragraph (1)”; and

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

17 (ii) in clause (iii), by inserting “or,

18 with respect to amounts appropriated

19 under subsection (a)(3), by substituting

20 ‘\$22,000,000’ for ‘\$200,000,000’ each

21 place such term appears” before the semi-

22 colon at the end; and

23 (B) in paragraph (2)—

24 (i) in the matter preceding subpara-

25 graph (A)—

1 (I) by striking “The amount”
2 and inserting “The amounts”; and

3 (II) by inserting “and under sub-
4 section (a)(4)(A)” after “subsection
5 (a)(2)(A)”;

6 (ii) in subparagraph (A), by inserting
7 “or (a)(4)(A)” before “of section 3201”;
8 and

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

11 (3) in subsection (d)—

12 (A) in paragraph (1)(D), by inserting “or
13 October 1, 2025, in the case of funds made
14 available by subsection (a)(3),”;

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

17 (4) in subsection (e)(1)—

18 (A) by striking “March 1, 2022” and in-
19 serting “the first day of the first month com-
20 mencing more than 12 months after the enact-
21 ment of an Act making amounts available for
22 payments to eligible grantees under this sec-
23 tion”; and

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

1 (5) in subsection (g), by striking “September
2 30, 2025” and inserting “the fifth September 30 oc-
3 curring after the date of the enactment of the Act
4 making such funds available for payments to such
5 eligible grantee”.

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

7 In addition to amounts otherwise made available,
8 there is appropriated to the Secretary of Housing and
9 Urban Development for each of fiscal years 2024 through
10 2033, out of any money in the Treasury not otherwise ap-
11 propriated, \$10,000,000 for grants under the Eviction
12 Protection Grant Program of the Office of Policy Develop-
13 ment and Research.

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

15 (a) **FUNDING.**—In addition to amounts otherwise
16 made available, there is appropriated for fiscal year 2024
17 for payment to the Neighborhood Reinvestment Corpora-
18 tion for use in neighborhood reinvestment activities, as au-
19 thorized by the Neighborhood Reinvestment Corporation
20 Act (42 U.S.C. 8101– 8107), \$12,000,000, to remain
21 available until September 30, 2027: *Provided*, That such
22 amount shall be for the promotion and development of
23 shared equity housing models, including for capital grants
24 for NeighborWorks affiliates to acquire homes for their
25 shared equity portfolios.

1 (b) RESOURCE CENTER.—The Secretary of Housing
2 and Urban Development shall establish and maintain,
3 under the Office of Community Land Use and Zoning, a
4 Shared Equity Housing Resource Center to provide tech-
5 nical and legal assistance and resources to communities
6 and the general public regarding forming shared equity
7 housing governance structures, including affordable hous-
8 ing community land trusts. There is authorized to be ap-
9 propriated for each fiscal year such sums as may be nec-
10 essary to operate such Resource Center.

11 **SEC. 204. HOMEOWNERSHIP ASSISTANCE.**

12 (a) RURAL HOMEOWNERHIP.—

13 (1) APPROPRIATION.—In addition to amounts
14 otherwise available, there is appropriated to the Sec-
15 retary of Agriculture for each of fiscal years 2024
16 through 2033, out of any money in the Treasury not
17 otherwise appropriated—

18 (A) \$4,000,000,000, for gross obligations
19 for the principal amount of direct loans as au-
20 thorized by section 502 of the Housing Act of
21 1949 (42 U.S.C. 1472); and

22 (B) \$148,400,000 for the cost of direct
23 loans authorized by such section 502, including
24 the cost of modifying loans, as defined in sec-

1 tion 502 of the Congressional Budget Act of
2 1974 (2 U.S.C. 661a).

3 (2) INTEREST RATE.—Notwithstanding any
4 other provision of law, the annual interest rate pay-
5 able on a direct loan authorized by section 502 of
6 the Housing Act of 1949 (42 U.S.C. 1472), as modi-
7 fied by payment assistance, may not be lower than
8 1.0 percent.

9 (b) HOUSING CHOICE VOUCHER DOWNPAYMENT
10 PROGRAM.—In addition to amounts otherwise available,
11 there is appropriated to the Secretary of Housing and
12 Urban Development for each of fiscal years 2024 through
13 2033, out of any money in the Treasury not otherwise ap-
14 propriated, \$1,000,000,000, for providing downpayment
15 assistance under section 8(y)(7) of the United States
16 Housing Act of 1937 (42 U.S.C. 1437f(y)(7)).

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

18 The Secretary of the Treasury shall, not later than
19 180 days after the date of the enactment of this Act, sub-
20 mit to Congress a report on the feasibility, economic con-
21 sequences, and revenue effects of establishing a tax on va-
22 cation homes and short-term rental homes.

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

24 (a) ESTABLISHMENT.—The Secretary of Housing
25 and Urban Development and the Director of the Federal

1 Housing Finance Agency shall jointly establish and main-
2 tain a national database of landlords of residential rental
3 dwelling units in multifamily housing.

4 (b) INFORMATION.—The Secretary and the Director
5 shall require each landlord of a residential rental dwelling
6 unit in multifamily housing to submit to the database the
7 following information regarding a residential rental dwell-
8 ing unit:

9 (1) The identity of the landlord and owner of
10 the dwelling unit and contact information for such
11 landlord and owner.

12 (2) The total number of residential rental dwell-
13 ing units in the property in which such dwelling unit
14 is located.

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

18 (4) The total number of properties containing
19 residential dwelling units managed by such landlord
20 and owned by such owner, the number of residential
21 rental dwelling units in each such property.

22 (5) Whether the landlord uses real estate and
23 property management software in making residential
24 rental dwelling units available for rental and, if so,
25 the identity of such software.

1 (c) AVAILABILITY.—Information maintained in the
2 database shall be made publicly available on a website of
3 the registry.

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

6 (1) LANDLORD.—The term “landlord” means,
7 with respect to a residential rental dwelling unit, the
8 person or entity having legal authority to lease such
9 dwelling unit.

10 (2) MULTIFAMILY HOUSING.—The term “multi-
11 family housing’” means a residence consisting of 5
12 or more dwelling units.

13 (e) ANNUAL REPORT.—The Secretary and the Direc-
14 tor shall submit a report to the Congress, the Federal
15 Trade Commission, the Attorney General of the United
16 States, and the Attorney General for each State annually
17 assessing the extent of concentration in ownership of resi-
18 dential rental dwelling units and the issues and dangers
19 posed by such concentration.

1 **TITLE K—RURAL HOUSING**

2 **SEC. 301. PERMANENT ESTABLISHMENT OF HOUSING PRES-**
3 **ERVATION AND REVITALIZATION PROGRAM;**
4 **DECOUPLING RENTAL ASSISTANCE.**

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

8 **“SEC. 545. HOUSING PRESERVATION AND REVITALIZATION**
9 **PROGRAM.**

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

14 “(b) NOTICE OF MATURING LOANS.—

15 “(1) TO OWNERS.—On an annual basis, the
16 Secretary shall provide written notice to each owner
17 of a property financed under section 515 or both
18 sections 514 and 516 that will mature within the 4-
19 year period beginning upon the provision of the no-
20 tice, setting forth the options and financial incen-
21 tives that are available to facilitate the extension of
22 the loan term or the option to decouple a rental as-
23 sistance contract pursuant to subsection (f).

24 “(2) TO TENANTS.—

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

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

18 “(c) LOAN RESTRUCTURING.—Under the program
19 under this section, in any circumstance in which the Sec-
20 retary proposes a restructuring to an owner or an owner
21 proposes a restructuring to the Secretary, the Secretary
22 may restructure such existing housing loans, as the Sec-
23 retary considers appropriate, for the purpose of ensuring
24 that those projects have sufficient resources to preserve

1 the projects to provide safe and affordable housing for low-
2 income residents and farm laborers, by—

3 “(1) reducing or eliminating interest;

4 “(2) deferring loan payments;

5 “(3) subordinating, reducing, or reamortizing
6 loan debt; and

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

11 “(d) RENEWAL OF RENTAL ASSISTANCE.—

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

23 “(2) ADDITIONAL RENTAL ASSISTANCE.—

24 “(A) IN GENERAL.—With respect to a
25 project described in paragraph (1), if rental as-

1 sistance is not available for all households in
2 the project for which the loan is being restruc-
3 tured pursuant to subsection (c), the Secretary
4 may extend such additional rental assistance to
5 unassisted households at that project as is nec-
6 essary to make the project safe and affordable
7 to low-income households.

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

13 “(e) RESTRICTIVE USE AGREEMENTS.—

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

19 “(2) TERM.—

20 “(A) NO EXTENSION OF RENTAL ASSIST-
21 ANCE CONTRACT.—Except when the Secretary
22 enters into a 20-year extension of the rental as-
23 sistance contract for a project, the term of the
24 restrictive use agreement for the project shall

1 be consistent with the term of the restructured
2 loan for the project.

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

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

15 “(f) DECOUPLING OF RENTAL ASSISTANCE.—

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

1 years, provided that the owner enters into a restric-
2 tive use agreement.

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

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

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

18 or

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

24 “(4) CONDITIONS FOR APPROVAL.—

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

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

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

24 “(h) TRANSFER OF RENTAL ASSISTANCE.—After the
25 loan or loans for a rental project originally financed under

1 section 515 or both sections 514 and 516 have matured
2 or have been prepaid and the owner has chosen not to
3 restructure the loan pursuant to subsection (c)—

4 “(1) a tenant residing in the project shall have
5 18 months before loan maturation or prepayment to
6 transfer the rental assistance assigned to the unit of
7 the tenant to another rental project originally fi-
8 nanced under section 515 or both sections 514 and
9 516, and such tenants will have priority for admis-
10 sion over other applicants; and

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

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

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

23 “(k) RULEMAKING.—

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

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

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

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

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

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

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

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

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