

1 **TITLE IV—COMMITTEE ON**
2 **BANKING, HOUSING, AND**
3 **URBAN AFFAIRS**

4 **Subtitle A—Creating and Pre-**
5 **serving Affordable, Equitable**
6 **and Accessible Housing for the**
7 **21st Century**

8 **SEC. 40001. PUBLIC HOUSING INVESTMENTS.**

9 (a) APPROPRIATION.—In addition to amounts other-
10 wise made available, there is appropriated to the Secretary
11 of Housing and Urban Development (in this section re-
12 ferred to as the “Secretary”) for fiscal year 2022, out of
13 any money in the Treasury not otherwise appropriated—

14 (1) \$10,000,000,000, to remain available until
15 September 30, 2031, for the Capital Fund under
16 section 9(d) of the United States Housing Act of
17 1937 (42 U.S.C. 1437g(d)) pursuant to the same
18 formula as in fiscal year 2021, to be made available
19 within 60 days of the date of the enactment of this
20 Act;

21 (2) \$53,000,000,000, to remain available until
22 September 30, 2026, for eligible activities under sec-
23 tion 9(d)(1) of the United States Housing Act of

1 1937 (42 U.S.C. 1437g(d)(1)) for priority invest-
2 ments as determined by the Secretary to repair, re-
3 place, or construct properties assisted under such
4 section 9;

5 (3) \$1,200,000,000, to remain available until
6 September 30, 2026, for competitive grants under
7 section 24 of the United States Housing Act of 1937
8 (42 U.S.C. 1437v) (in this section referred to as
9 “section 24”), under the terms and conditions in
10 subsection (b), for transformation, rehabilitation,
11 and replacement housing needs of public and as-
12 sisted housing, and to transform neighborhoods of
13 poverty into functioning, sustainable mixed-income
14 neighborhoods;

15 (4) \$750,000,000, to remain available until
16 September 30, 2031, for the costs to the Secretary
17 of administering and overseeing the implementation
18 of this section and the Public Housing Capital Fund
19 and the section 24 grant program generally, includ-
20 ing information technology, financial reporting, re-
21 search and evaluation, other cross-program costs in
22 support of programs administered by the Secretary
23 in this title, and other costs; and

24 (5) \$50,000,000, to remain available until Sep-
25 tember 30, 2031, to make new awards or increase

1 prior awards to existing technical assistance pro-
2 viders to provide an increase in capacity building
3 and technical assistance available to entities eligible
4 for funding for activities or projects consistent with
5 this section.

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

10 (1) USE.—Eligible uses of grant funds shall in-
11 clude resident and community services, community
12 development and revitalization, and affordable hous-
13 ing needs in the community.

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

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

21 (B) JOINT APPLICANTS.—A nonprofit or-
22 ganization or a for-profit developer may apply
23 jointly as a joint applicant with such public en-
24 tities specified in subparagraph (A). A local
25 government must be a joint applicant with an

1 owner of an assisted housing property specified
2 in subparagraph (A).

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

9 (4) ENVIRONMENTAL REVIEW.—For purposes
10 of environmental review, a grantee shall be treated
11 as a public housing agency under section 26 of the
12 United States Housing Act of 1937 (42 U.S.C.
13 1437x).

14 (5) LOW-INCOME AND AFFORDABLE HOUS-
15 ING.—Amounts made available under this section
16 shall be used for low-income housing (as such term
17 is defined under section 3(b) of the United States
18 Housing Act of 1937 (42 U.S.C. 1437a(b))), HUD-
19 assisted housing, and affordable housing, which shall
20 be housing for which the owner of the project shall
21 record an affordability use restriction approved by
22 the Secretary for households earning up to 120 per-
23 cent of the area median income and is subject to the
24 period of affordability under paragraph (3) of this
25 subsection.

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

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

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

11 (3) HEALTH AND SAFETY.—Amounts made
12 available under this section shall be used to address
13 health, safety, and environmental hazards, including
14 lead, fire, carbon monoxide, mold, asbestos, radon,
15 pest infestation, and other hazards as defined by the
16 Secretary.

17 (4) ENERGY EFFICIENCY AND RESILIENCE.—
18 Amounts made available under this section shall ad-
19 vance improvements to energy and water efficiency
20 or climate and disaster resilience in housing assisted
21 under this section.

22 (5) RECAPTURE.—If the Secretary recaptures
23 funding allocated by formula from a public housing
24 agency under subsection (a)(1), such recaptured
25 amounts shall be added to the amounts available

1 under subsection (a)(2), and shall be obligated by
2 the Secretary prior to the expiration of such funds.

3 (6) WAIVERS AND ALTERNATIVE REQUIRE-
4 MENTS.—The Secretary may waive or specify alter-
5 native requirements for subsections (d)(1), (d)(2),
6 and (e) of section 9 of the United States Housing
7 Act of 1937 (42 U.S.C. 1437g) with respect to util-
8 ity costs and associated incentives, and for sub-
9 section (j) of section 9 of such Act, and associated
10 regulations, in connection with the use of amounts
11 made available under this section other than require-
12 ments related to tenant rights and protections, fair
13 housing, nondiscrimination, labor standards, and the
14 environment, upon a finding that the waiver or alter-
15 native requirement is necessary to facilitate the use
16 of amounts made available under this section.

17 (d) IMPLEMENTATION.—The Secretary shall have the
18 authority to establish by notice any requirements that the
19 Secretary determines are necessary for timely and effec-
20 tive implementation of the program and expenditure of
21 funds appropriated, which requirements shall take effect
22 upon issuance.

1 **SEC. 40002. INVESTMENTS IN AFFORDABLE AND ACCES-**
2 **SIBLE HOUSING PRODUCTION.**

3 (a) APPROPRIATION.—In addition to amounts other-
4 wise made available, there is appropriated to the Secretary
5 of Housing and Urban Development (in this section re-
6 ferred to as the “Secretary”) for fiscal year 2022, out of
7 any money in the Treasury not otherwise appropriated—

8 (1) \$9,925,000,000, to remain available until
9 September 30, 2026, for activities and assistance for
10 the HOME Investment Partnerships Program (in
11 this section referred to as the “HOME program”),
12 as authorized under sections 211, 212, 214 through
13 219, 221 through 223, 225, 226, 234,, and 281
14 through 290 of the Cranston-Gonzalez National Af-
15 fordable Housing Act (42 U.S.C. 12741–12742, 42
16 U.S.C. 12744–12749, 42 U.S.C. 12751 through
17 12753, 42 U.S.C. 12755–12756, 42 U.S.C., 12774,
18 42 U.S.C. 12831–12840) (in this section referred to
19 as “NAHA”), subject to the terms and conditions
20 paragraph (1)(A) of subsection (b);

21 (2) \$14,925,000,000, to remain available until
22 September 30, 2026, for activities and assistance for
23 the HOME Investment Partnerships Program, as
24 authorized under sections 211, 212, 214 through
25 219, 221 through 223, 225, 226, 234, and 281
26 through 290 of the Cranston-Gonzalez National Af-

1 fordable Housing Act (42 U.S.C. 12741–12742, 42
2 U.S.C. 12744–12749, 42 U.S.C. 12751–12753, 42
3 U.S.C. 12755–12756, 42 U.S.C. 12774, and 42
4 U.S.C. 12831–12840), subject to the terms and con-
5 ditions in paragraphs (1)(B) and (2) of subsection
6 (b);

7 (3) \$50,000,000, to remain available until Sep-
8 tember 30, 2031, to make new awards or increase
9 prior awards to existing technical assistance pro-
10 viders to provide an increase in capacity building
11 and technical assistance available to any grantees
12 implementing activities or projects consistent with
13 this section; and

14 (4) \$100,000,000, to remain available until
15 September 30, 2031, for the costs to the Secretary
16 of administering and overseeing the implementation
17 of this section and the HOME and Housing Trust
18 Fund programs generally, including information
19 technology, financial reporting, research and evalua-
20 tions, and other cross-program costs in support of
21 programs administered by the Secretary in this title,
22 and other costs.

23 (b) TERMS AND CONDITIONS.—

24 (1) FORMULAS.—

1 (A) The Secretary shall allocate amounts
2 made available under subsection (a)(1) pursu-
3 ant to section 217 of NAHA (42 U.S.C. 12747)
4 to grantees that received allocations pursuant
5 to that same formula in fiscal year 2021 and
6 shall make such allocations within 60 days of
7 the enactment of this Act.

8 (B) The Secretary shall allocate amounts
9 made available under subsection (a)(2) pursu-
10 ant to the formula specified in section
11 1338(c)(3) of the Federal Housing Enterprises
12 Financial Safety and Soundness Act of 1992
13 (12 U.S.C. 4568(c)(3)) to grantees that re-
14 ceived Housing Trust Fund allocations pursu-
15 ant to that same formula in fiscal year 2021
16 and shall make such allocations within 60 days
17 of the date of the enactment of this Act.

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

1 available may be used for activities under such sub-
2 paragraph (B)(i).

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

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

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

1 (c) WAIVERS.—The Secretary may waive or specify
2 alternative requirements for sections 212, 214 through
3 219, 222, and 225 of the Cranston-Gonzalez National Af-
4 fordable Housing Act (42 U.S.C. 12742, 42 U.S.C. 12744
5 through 12749, 42 U.S.C. 12752, and 42 U.S.C. 12755)
6 or associated regulations for the administration of the
7 amounts made available under this section other than re-
8 quirements related to tenant rights and protections, fair
9 housing, nondiscrimination, labor standards, and the envi-
10 ronment, upon a finding that the waiver or alternative re-
11 quirement is necessary to facilitate the use of amounts
12 made available under this section.

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

19 **SEC. 40003. HOUSING INVESTMENT FUND.**

20 (a) APPROPRIATION.—In addition to amounts other-
21 wise available, there is appropriated for fiscal year 2022,
22 out of any money in the Treasury not otherwise appro-
23 priated, to remain available until September 30, 2026—

24 (1) \$728,000,000 to the Department of the
25 Treasury to establish the Housing Investment Fund

1 established by this section within the Community
2 Development Financial Institutions Fund (in this
3 section referred to as the “CDFI Fund”) to make
4 grants to increase investment in the development,
5 preservation, rehabilitation, financing, or purchase
6 of affordable housing primarily for low-, very-low,
7 and extremely low-income families who are renters,
8 and for homeowners with incomes up to 120 percent
9 of the area median income, and for economic devel-
10 opment and community facilities related to such
11 housing and to further fair housing; and

12 (2) \$22,000,000 for the costs to the CDFI
13 Fund of administering and overseeing the implemen-
14 tation of this section, including information tech-
15 nology, financial reporting, research and evaluations,
16 and other costs.

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

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

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

5 (3) a consortium comprised of certified commu-
6 nity development financial institutions, eligible non-
7 profit housing organizations, or a combination of
8 both.

9 (c) ELIGIBLE USES.—Eligible uses for grant
10 amounts awarded from the Housing Investment Fund
11 pursuant to this section shall—

12 (1) be reasonably expected to result in eligible
13 affordable housing activities that support or sustain
14 affordable housing funded by a grant under this sec-
15 tion and capital from other public and private
16 sources; and

17 (2) include activities—

18 (A) to provide loan loss reserves;

19 (B) to capitalize an acquisition fund to ac-
20 quire residential, industrial, or commercial
21 property and land for the purpose of the preser-
22 vation, development, or rehabilitation of afford-
23 able housing, including to support the creation,
24 preservation, or rehabilitation of resident-owned
25 manufactured housing communities;

1 (C) to capitalize an affordable housing
2 fund, for development, preservation, rehabilita-
3 tion, or financing of affordable housing and eco-
4 nomic development activities, including commu-
5 nity facilities, if part of a mixed-use project, or
6 activities described in this paragraph related to
7 transit-oriented development, which may also be
8 designated as a focus of such a fund;

9 (D) to capitalize an affordable housing
10 mortgage fund, to facilitate the origination of
11 mortgages to buyers that may experience sig-
12 nificant barriers to accessing affordable mort-
13 gage credit, including mortgages having low
14 original principal obligations;

15 (E) for risk-sharing loans;

16 (F) to provide loan guarantees; and

17 (G) to fund rental housing operations.

18 (d) IMPLEMENTATION.—The CDFI Fund shall have
19 the authority to issue such regulations as may be nec-
20 essary to carry out this section.

21 **SEC. 40004. SECTION 811 SUPPORTIVE HOUSING FOR PEOP-**
22 **PLE WITH DISABILITIES.**

23 (a) APPROPRIATION.—In addition to amounts other-
24 wise available, there is appropriated to the Secretary of
25 Housing and Urban Development (in this section referred

1 to as the “Secretary”) for fiscal year 2022, out of any
2 money in the Treasury not otherwise appropriated—

3 (1) \$450,000,000 for capital advances, includ-
4 ing amendments to capital advance contracts, for
5 supportive housing for persons with disabilities, as
6 authorized by section 811(b)(2) of the Cranston-
7 Gonzalez National Affordable Housing Act (42
8 U.S.C. 8013(b)(2)) (in this section referred to as the
9 “Act”), and subject to subsections (a) through
10 (h)(4), (h)(6) through (i)(1)(C), and (i)(2) through
11 (m) of such section 811 (42 U.S.C. 8013(a)-42
12 U.S.C. 8013(h)(4), 42 U.S.C. 8013(h)(6)-42 U.S.C.
13 8013(i)(1)(C), 42 U.S.C. 8013(i)(2)-42 U.S.C.
14 8013(m)), and for project rental assistance for sup-
15 portive housing for persons with disabilities under
16 section 811(d)(2) of the Act and for project assist-
17 ance contracts pursuant to section 202(h) of the
18 Housing Act of 1959 (Public Law 86–372; 73 Stat.
19 667), for project rental assistance to State housing
20 finance agencies and other appropriate entities as
21 authorized under section 811(b)(3) of the Act, for
22 State housing finance agencies;

23 (2) \$7,500,000 for providing technical assist-
24 ance to support State-level efforts to integrate hous-
25 ing assistance and voluntary supportive services for

1 residents of housing receiving such assistance, which
2 funding may also be used to provide technical assist-
3 ance to applicants and potential applicants to under-
4 stand program requirements and develop effective
5 applications, and the Secretary may use amounts
6 made available under this paragraph to increase
7 prior awards to existing technical assistance pro-
8 viders to provide an immediate increase in capacity
9 building and technical assistance; and

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

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

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

1 other funding or assistance against the overall cost of a
2 project.

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

9 (d) WAIVERS.—The Secretary may waive or specify
10 alternative requirements for subsection (c) or (bb) of sec-
11 tion 8 of the United States Housing Act of 1937 (42
12 U.S.C. 1437f (c), 1437f(bb)) upon a finding that the waiv-
13 er or alternative requirement is necessary to facilitate the
14 use of amounts made available under this section.

15 (e) IMPLEMENTATION.—The Secretary shall have the
16 authority to establish by notice any requirements that the
17 Secretary determines are necessary for timely and effec-
18 tive implementation of the program and expenditure of
19 funds appropriated, which requirements shall take effect
20 upon issuance.

21 **SEC. 40005. SECTION 202 SUPPORTIVE HOUSING FOR THE**
22 **ELDERLY PROGRAM.**

23 (a) APPROPRIATION.—In addition to amounts other-
24 wise available, there is appropriated to the Secretary of
25 Housing and Urban Development (in this section referred

1 to as the “Secretary”) for fiscal year 2022, out of any
2 money in the Treasury not otherwise appropriated—

3 (1) \$450,000,000 for the Supportive Housing
4 for the Elderly Program authorized under section
5 202 of the Housing Act of 1959, and subject to sub-
6 sections (a) through (g), (h)(2) through (h)(5), and
7 (i) through (m) of such section 202 (12 U.S.C.
8 1701q(a)-12 U.S.C. 1701q(g), 12 U.S.C.
9 1701q(h)(2)-12 U.S.C. 1701q(h)(5), 12 U.S.C.
10 1701q(i)-12 U.S.C. 1701q(m)) (in this section re-
11 ferred to as the “Act”), which shall be used—

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

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

25 (C) for service coordinators;

1 (2) \$7,500,000, to provide technical assistance
2 to support State-level efforts to improve the design
3 and delivery of voluntary supportive services for resi-
4 dents of any housing assisted under the Act and
5 other housing supporting low-income older adults, in
6 order to support residents to age-in-place and avoid
7 institutional care, as well as to assist applicants and
8 potential applicants with project-specific design, and
9 the Secretary may use amounts made available
10 under this paragraph to increase prior awards to ex-
11 isting technical assistance providers to provide an
12 immediate increase in capacity building and tech-
13 nical assistance; and

14 (3) \$42,500,000 for the costs to the Secretary
15 of administering and overseeing the implementation
16 of this section and the Supportive Housing for the
17 Elderly program generally, including information
18 technology, financial reporting, research and evalua-
19 tion, other cross-program costs in support of pro-
20 grams administered by the Secretary in this title,
21 and other costs.

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

24 (b) **LIMITATION ON COSTS.**—When awarding grants
25 under paragraph (1) of subsection (a), the Secretary shall

1 establish and assess reasonable development cost limita-
2 tions by market area for various types and sizes of sup-
3 portive housing for the elderly. The Secretary shall not
4 count owner or sponsor contributions of other funding or
5 assistance against the overall cost of a project.

6 (c) WAIVERS.—The Secretary may waive or specify
7 alternative requirements for any provision of subsection
8 (c) or (bb) of section 8 of the United States Housing Act
9 of 1937 (42 U.S.C. 1437f (c), 1437f(bb)) upon a finding
10 that the waiver or alternative requirement is necessary to
11 facilitate the use of amounts made available under this
12 section.

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

19 **SEC. 40006. IMPROVING ENERGY EFFICIENCY OR WATER**
20 **EFFICIENCY OR CLIMATE RESILIENCE OF AF-**
21 **FORDABLE HOUSING.**

22 (a) APPROPRIATION.—In addition to amounts other-
23 wise available, there is appropriated to the Secretary of
24 Housing and Urban Development (in this section referred

1 to as the “Secretary”) for fiscal year 2022, out of any
2 money in the Treasury not otherwise appropriated—

3 (1) \$1,770,000,000, to remain available until
4 September 30, 2028, for the cost of providing direct
5 loans, including the costs of modifying such loans,
6 and for grants, as provided for and subject to terms
7 and conditions in subsection (b), including to sub-
8 sidize gross obligations for the principal amount of
9 direct loans, not to exceed \$4,000,000,000, to fund
10 projects that improve the energy or water efficiency,
11 indoor air quality and sustainability improvements,
12 implement low-emission technologies, materials, or
13 processes, including zero-emission electricity genera-
14 tion, energy storage, or building electrification, elec-
15 tric car charging station installations, or address cli-
16 mate resilience of multifamily properties;

17 (2) \$25,000,000, to remain available until Sep-
18 tember 30, 2030, for the costs to the Secretary of
19 administering and overseeing the implementation of
20 this section, including information technology, finan-
21 cial reporting, research and evaluation, other cross-
22 program costs in support of programs administered
23 by the Secretary in this title, and other costs;

24 (3) \$120,000,000, to remain available until
25 September 30, 2029, for expenses of contracts ad-

1 ministered by the Secretary, including to carry out
2 property climate risk, energy, or water assessments,
3 due diligence, and underwriting functions for such
4 grant and direct loan program; and

5 (4) \$85,000,000, to remain available until Sep-
6 tember 30, 2028, for energy and water
7 benchmarking of properties eligible to receive grants
8 or loans under this section, regardless of whether
9 they actually received such grants, along with associ-
10 ated data analysis and evaluation at the property
11 and portfolio level, including the development of in-
12 formation technology systems necessary for the col-
13 lection, evaluation, and analysis of such data.

14 (b) LOAN AND GRANT TERMS AND CONDITIONS.—
15 Amounts made available under this section shall be for
16 direct loans, grants, and direct loans that can be converted
17 to grants to eligible recipients that agree to an extended
18 period of affordability for the property.

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

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

22 (2) the term “eligible property” means a prop-
23 erty assisted pursuant to—

24 (A) section 202 of the Housing Act of
25 1959 (12 U.S.C. 1701q);

1 (B) section 202 of the Housing Act of
2 1959 (former 12 U.S.C. 1701q), as such section
3 existed before the enactment of the Cranston-
4 Gonzalez National Affordable Housing Act;

5 (C) section 811 of the Cranston-Gonzalez
6 National Affordable Housing Act (42 U.S.C.
7 8013);

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

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

12 (F) a Housing Assistance Payments con-
13 tract for Project-Based Rental Assistance in fis-
14 cal year 2021.

15 (d) WAIVER.—The Secretary may waive or specify al-
16 ternative requirements for any provision of subsection (c)
17 or (bb) of section 8 of the United States Housing Act of
18 1937 (42 U.S.C. 1437f(c), 1437f(bb)) upon a finding that
19 the waiver or alternative requirement is necessary to facili-
20 tate the use of amounts made available under this section.

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

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

3 **SEC. 40007. REVITALIZATION OF DISTRESSED MULTI-**
4 **FAMILY PROPERTIES.**

5 (a) APPROPRIATION.—In addition to amounts other-
6 wise available, there is appropriated to the Secretary of
7 Housing and Urban Development (in this section referred
8 to as the “Secretary”) for fiscal year 2022, out of any
9 money in the Treasury not otherwise appropriated—

10 (1) \$1,550,000,000 for providing direct loans,
11 which may be forgivable, to owners of distressed
12 properties for the purpose of making necessary phys-
13 ical improvements, including to subsidize gross obli-
14 gations for the principal amount of direct loans not
15 to exceed \$6,000,000,000, subject to the terms and
16 conditions in subsection (b); and

17 (2) \$50,000,000 for the costs to the Secretary
18 of administering and overseeing the implementation
19 of this section and the Office of Housing programs
20 generally, including information technology, financial
21 reporting, research and evaluations, other cross-pro-
22 gram costs in support of programs administered by
23 the Secretary in this title, and other costs.

24 Amounts appropriated by this section shall remain avail-
25 able until September 30, 2029.

1 (b) LOAN TERMS AND CONDITIONS.—

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

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

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

15 (C) The owner or sponsor meets any such
16 additional eligibility criteria as the Secretary
17 determines to be appropriate, considering fac-
18 tors that contributed to the project's defi-
19 ciencies.

20 (D) The owner or sponsor agrees to extend
21 or establish an affordable housing use agree-
22 ment for 30 years.

23 (2) USE OF LOAN FUNDS.—Each recipient of
24 loan assistance under this section may only use such

1 loan assistance to make necessary physical improve-
2 ments.

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

9 (4) INTEREST RATES AND LENGTH.—Loans
10 provided under this section shall bear interest at 1
11 percent, and at origination shall have a repayment
12 period coterminous with the affordability period de-
13 scribed in paragraph (1)(D), with the frequency and
14 amount of repayments to be determined by require-
15 ments established by the Secretary.

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

21 (A) Waive any due on sale or due on refi-
22 nancing restriction.

23 (B) Consent to the terms of new debt to
24 which the loans may be subordinate, even if

1 such new debt would impact the repayment of
2 the loans.

3 (C) Extend the term of the loan.

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

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

12 (A) a reduced contribution below 20 per-
13 cent; or

14 (B) an exemption to the matching con-
15 tribution requirement.

16 (7) ADDITIONAL LOAN CONDITIONS.—The Sec-
17 retary may establish additional conditions for loan
18 eligibility provided under this section as the Sec-
19 retary determines to be appropriate.

20 (8) PROPERTIES INSURED BY THE SEC-
21 RETARY.—In the case of any property with respect
22 to which assistance is provided under this section
23 that has a mortgage insured by the Secretary, the
24 Secretary may use funds available under this section

1 as necessary to pay for the costs of modifying such
2 loan.

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

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

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

12 (B) section 202 of the Housing Act of
13 1959 (12 U.S.C. 1701q), as amended by section
14 801 of the Cranston-Gonzalez National Afford-
15 able Housing Act;

16 (C) section 202 of the Housing Act of
17 1959 (former 12 U.S.C. 1701q), as such section
18 existed before the enactment of the Cranston-
19 Gonzalez National Affordable Housing Act;

20 (D) section 811 of the Cranston-Gonzalez
21 National Affordable Housing Act (42 U.S.C.
22 8013); or

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

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

9 (d) WAIVER.—The Secretary may waive or specify al-
10 ternative requirements for any provision of subsection (c)
11 or (bb) of section 8 of the United States Housing Act of
12 1937 (42 U.S.C. 1437f(c), 1437f(bb)) upon a finding that
13 the waiver or alternative requirement is necessary to facili-
14 tate the use of amounts made available under this section.

15 (e) IMPLEMENTATION.—The Secretary shall have the
16 authority to establish by notice any requirements that the
17 Secretary determines are necessary for timely and effec-
18 tive implementation of the program and expenditure of
19 funds appropriated, which requirements shall take effect
20 upon issuance.

21 **SEC. 40008. INVESTMENTS IN RURAL RENTAL HOUSING.**

22 (a) APPROPRIATION.—In addition to amounts other-
23 wise available, there is appropriated to the Rural Housing
24 Service of the Department of Agriculture for fiscal year

1 2022, out of any money in the Treasury not otherwise ap-
2 propriated—

3 (1) \$1,800,000,000, to remain available until
4 September 30, 2029, for the Administrator of the
5 Rural Housing Service for making loans and grants
6 for new construction, improvements to energy and
7 water efficiency or climate resilience, the removal of
8 health and safety hazards, and the preservation and
9 revitalization of housing for other purposes described
10 under section 514 of the Housing Act of 1949 (42
11 U.S.C. 1484), subsections (a)(1) through (a)(2),
12 (b)(1) through (b)(3), (b)(5) through (aa)(2)(A),
13 and (aa)(4) of section 515 of such Act (42 U.S.C.
14 1485(a)(1)-42 U.S.C. 1485(a)(2), 42 U.S.C.
15 1485(b)(1)-(b)(3), 42 U.S.C. 1485(b)(5)-42 U.S.C.
16 1485(aa)(2)(A), 42 U.S.C. 1485(aa)(4)), and 516 of
17 such act (42 U.S.C. 1486), subject to the terms and
18 conditions in subsection (b);

19 (2) \$100,000,000, to remain available until
20 September 30, 2029, to provide continued assistance
21 pursuant to section 3203 of the American Rescue
22 Plan Act of 2021; and

23 (3) \$100,000,000, to remain available until
24 September 30, 2030, for the costs to the Rural
25 Housing Service of the Department of Agriculture of

1 administering and overseeing the implementation of
2 this section, including information technology, finan-
3 cial reporting, research and evaluations, other cross-
4 program costs in support of programs administered
5 by the Secretary in this title, and other costs.

6 (b) PRESERVATION AND REVITALIZATION TERMS
7 AND CONDITIONS.—

8 (1) LOANS AND GRANTS AND OTHER ASSIST-
9 ANCE.—The Administrator of the Rural Housing
10 Service of the Department of Agriculture shall pro-
11 vide direct loans and grants, including the cost of
12 modifying loans, to restructure existing Department
13 of Agriculture multi-family housing loans expressly
14 for the purposes of ensuring the project has suffi-
15 cient resources to preserve the project for the pur-
16 pose of providing safe and affordable housing for
17 low-income residents and farm laborers, including—

18 (A) reducing or eliminating interest;

19 (B) deferring loan payments;

20 (C) subordinating, reducing, or re-amor-
21 tizing loan debt; and

22 (D) providing other financial assistance,
23 including advances, payments, and incentives
24 (including the ability of owners to obtain rea-
25 sonable returns on investment) required by the

1 Secretary, including such assistance to non-
2 profit entities and public housing authorities.

3 (2) RESTRICTIVE USE AGREEMENT.—The Ad-
4 ministrator of the Rural Housing Service of the De-
5 partment of Agriculture shall as part of the preser-
6 vation and revitalization agreement obtain a restric-
7 tive use agreement consistent with the terms of the
8 restructuring.

9 (c) IMPLEMENTATION.—The Administrator of the
10 Rural Housing Service of the Department of Agriculture
11 shall have the authority to establish by notice any require-
12 ments that the Administrator determines are necessary for
13 timely and effective implementation of the program and
14 expenditure of funds appropriated, which requirements
15 shall take effect upon issuance.

16 **SEC. 40009. HOUSING VOUCHERS.**

17 (a) APPROPRIATION.—In addition to amounts other-
18 wise available, there is appropriated to the Secretary of
19 Housing and Urban Development (in this section referred
20 to as the “Secretary”) for fiscal year 2022, out of any
21 money in the Treasury not otherwise appropriated—

22 (1) \$15,000,000,000, to remain available until
23 September 30, 2029, for—

24 (A) incremental tenant-based rental assist-
25 ance for extremely low-income families under

1 section 8(o) of the United States Housing Act
2 of 1937 (42 U.S.C. 1437f(o));

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

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

11 (2) \$7,100,000,000, to remain available until
12 September 30, 2029, for—

13 (A) incremental tenant-based rental assist-
14 ance under section 8(o) of the United States
15 Housing Act of 1937 (42 U.S.C. 1437f(o)) for
16 households experiencing or at risk of homeless-
17 ness, survivors of domestic violence, dating vio-
18 lence, sexual assault, and stalking, and sur-
19 vivors of trafficking;

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

22 (C) fees for the costs of administering ten-
23 ant-based rental assistance and other expenses
24 related to the utilization of voucher assistance
25 under subparagraph (A), which may include the

1 cost of facilitating the use of voucher assistance
2 provided under paragraph (5);

3 (3) \$1,000,000,000, to remain available until
4 September 30, 2031, for—

5 (A) tenant protection vouchers for reloca-
6 tion and replacement of public housing units
7 demolished or disposed as part of a public hous-
8 ing preservation or project-based replacement
9 transaction using funds made available under
10 this title;

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

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

19 (4) \$300,000,000, to remain available until
20 September 30, 2031, for competitive grants, subject
21 to terms and conditions determined by the Sec-
22 retary, to public housing agencies for mobility-re-
23 lated services for voucher families, including families
24 with children, and service coordination;

1 (5) \$230,000,000, to remain available until
2 September 30, 2031, for eligible expenses to facili-
3 tate the use of voucher assistance under this section
4 and for other voucher assistance under section 8(o)
5 of the United States Housing Act of 1937, as deter-
6 mined by the Secretary, in addition to amounts oth-
7 erwise available for such expenses, including prop-
8 erty owner outreach and retention activities such as
9 incentive payments, security deposit payments and
10 loss reserves, landlord liaisons, and other uses of
11 funds designed primarily—

12 (A) to recruit owners of dwelling units,
13 particularly dwelling units in census tracts with
14 a poverty rate of less than 20 percent, to enter
15 into housing assistance payment contracts; and

16 (B) to encourage owners that enter into
17 housing assistance payment contracts as de-
18 scribed in subparagraph (A) to continue to
19 lease their dwelling units to tenants assisted
20 under section 8(o) of the United States Hous-
21 ing Act of 1937;

22 (6) \$300,000,000, to remain available until
23 September 30, 2031, for the costs to the Secretary
24 of administering and overseeing the implementation
25 of this section and the Housing Choice Voucher pro-

1 gram generally, including information technology, fi-
2 nancial reporting, research and evaluations, other
3 cross-program costs in support of programs adminis-
4 tered by the Secretary in this title, and other costs;
5 and

6 (7) \$70,000,000, to remain available until Sep-
7 tember 30, 2031, for making new awards or increas-
8 ing prior awards to existing technical assistance pro-
9 viders to provide an increase in capacity building
10 and technical assistance available to public housing
11 agencies.

12 (b) TERMS AND CONDITIONS.—

13 (1) ALLOCATION.—The Secretary shall allocate
14 initial incremental assistance provided for rental as-
15 sistance under subsection (a)(1) and (2) in each fis-
16 cal year commencing in 2022 and ending in 2026 in
17 accordance with a formula or formulas that include
18 measures of severe housing need among extremely
19 low-income renters and public housing agency capac-
20 ity, and ensures geographic diversity among public
21 housing agencies administering the Housing Choice
22 Voucher program.

23 (2) ELECTION TO ADMINISTER.—The Secretary
24 shall establish a procedure for public housing agen-

1 cies to accept or decline the incremental vouchers
2 made available under this section.

3 (3) FAILURE TO USE VOUCHERS PROMPTLY.—

4 If a public housing agency fails to lease the author-
5 ized vouchers it has received under this subsection
6 on behalf of eligible families within a reasonable pe-
7 riod of time, the Secretary may offset the agency's
8 voucher renewal allocations and may revoke and re-
9 distribute any unleased vouchers and associated
10 funds, which may include administrative fees and
11 amounts allocated under subsections (a)(3) and
12 (a)(4), to other public housing agencies.

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

17 (5) CAP ON PROJECT-BASED VOUCHERS FOR
18 VULNERABLE POPULATIONS.—Upon request by a
19 public housing agency, the Secretary may designate
20 a number of the public housing agency's vouchers al-
21 located under this section as excepted units that do
22 not count against the percentage limitation on the
23 number of authorized units a public housing agency
24 may project-base under section 8(o)(13)(B) of the
25 United States Housing Act of 1937, in accordance

1 with the conditions established by the Secretary.
2 This paragraph may not be construed to waive,
3 limit, or specify alternative requirements, or permit
4 such waivers, limitations, or alternative require-
5 ments, related to fair housing and nondiscrimina-
6 tion, including the requirement to provide housing
7 and services to individuals with disabilities in inte-
8 grated settings.

9 (6) HOMELESS WAIVER AUTHORITY.—In ad-
10 ministering the voucher assistance targeted for
11 households experiencing or at risk of homelessness,
12 survivors of domestic violence, dating violence, sex-
13 ual assault, and stalking, and survivors of traf-
14 ficking under subsection (a)(2), the Secretary may,
15 upon a finding that a waiver or alternative require-
16 ment is necessary to facilitate the use of such assist-
17 ance, waive or specify alternative requirements for—

18 (A) section 8(o)(6)(A) of the United States
19 Housing Act of 1937 (42 U.S.C.
20 1437f(o)(6)(A)) and regulatory provisions re-
21 lated to the administration of waiting lists and
22 local preferences;

23 (B) section 214(d)(2) of the Housing and
24 Community Development Act of 1980 (42
25 U.S.C. 1436a(d)(2)) related to the timing of

1 when documentation verifying eligibility must
2 be obtained;

3 (C) subsections (a), (b), and (c) of section
4 576 of the Quality Housing and Work Respon-
5 sibility Act of 1998 (42 U.S.C. 13661(a), (b),
6 and (c)), and regulatory provisions related to
7 the verification of eligibility, eligibility require-
8 ments, and the admissions process;

9 (D) section 8(o)((7)(A) of the United
10 States Housing Act of 1937 (42 U.S.C.
11 1437f(o)(7)(A)) and regulatory provisions re-
12 lated to the initial lease term;

13 (E) section 8(r)(B)(i) of the United States
14 Housing Act of 1937 (42 U.S.C.
15 1437f(r)(B)(i)) and regulatory provisions re-
16 lated to portability moves by non-resident appli-
17 cants; and

18 (F) regulatory provisions related to the es-
19 tablishment of payment standards.

20 (c) IMPLEMENTATION.—The Secretary shall have the
21 authority to establish by notice any requirements that the
22 Secretary determines are necessary for timely and effec-
23 tive implementation of the program and expenditure of
24 funds appropriated, which requirements shall take effect
25 upon issuance.

1 **SEC. 40010. PROJECT-BASED RENTAL ASSISTANCE.**

2 (a) APPROPRIATION.—In addition to amounts other-
3 wise available, there is appropriated to the Secretary of
4 Housing and Urban Development (in this section referred
5 to as the “Secretary”) for fiscal year 2022, out of any
6 money in the Treasury not otherwise appropriated—

7 (1) \$880,000,000 for the project-based rental
8 assistance program, as authorized under section 8(b)
9 of the United States Housing Act of 1937 (42
10 U.S.C. 1437f(b)), (in this section referred to as the
11 “Act”), subject to the terms and conditions of sub-
12 section (b) of this section;

13 (2) \$20,000,000 for providing technical assist-
14 ance to recipients of or applicants for project-based
15 rental assistance or to States allocating the project-
16 based rental assistance; and

17 (3) \$100,000,000 for the costs to the Secretary
18 of administering and overseeing the implementation
19 of this section and the section 8 project-based rental
20 assistance program generally, including information
21 technology, financial reporting, research and evalua-
22 tions, other cross-program costs in support of pro-
23 grams administered by the Secretary in this title,
24 and other costs.

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

1 (b) TERMS AND CONDITIONS.—

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

15 (2) PROJECT-BASED RENTAL ASSISTANCE.—
16 The Secretary may make assistance payments using
17 amounts made available under this section pursuant
18 to contracts with owners or prospective owners who
19 agree to construct housing, to substantially rehabili-
20 tate existing housing, to substantially rehabilitate
21 non-housing structures for use as new multifamily
22 housing, or to attach the assistance to newly con-
23 structed housing in which some or all of the units
24 shall be available for occupancy by very low-income
25 families in accordance with the provisions of section

1 8 of the Act. In awarding contracts pursuant to this
2 section, the Secretary shall give priority to owners or
3 prospective owners of multifamily housing projects
4 located or to be located in areas of high opportunity,
5 as defined by the Secretary, in areas experiencing
6 economic growth or rising housing prices to prevent
7 displacement or secure affordable housing for low-in-
8 come households, or that serve people at risk of
9 homelessness or that integrate additional units that
10 are accessible for persons with mobility impairments
11 and persons with hearing or visual impairments be-
12 yond those required by applicable Federal accessi-
13 bility standards.

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

18 (A) A competitive process, which the Sec-
19 retary may carry out in multiple rounds of com-
20 petition, each of which may have its own selec-
21 tion, performance, and reporting criteria as es-
22 tablished by the Secretary.

23 (B) Selecting proposals submitted through
24 FHA loan applications that meet specified cri-
25 teria.

1 (C) Delegating to States the awarding of
2 contracts, including related determinations such
3 as the maximum monthly rent, subject to the
4 requirements of section 8 of the Act, as deter-
5 mined by the Secretary.

6 (4) CONTRACT TERM, RENT SETTING, AND
7 RENT ADJUSTMENTS.—The Secretary may set the
8 terms of the contract, including the duration and
9 provisions regarding rent setting and rent adjust-
10 ments.

11 (c) WAIVERS.—The Secretary may waive or specify
12 alternative requirements for any provision of subsection
13 (c) or (bb) of section 8 of the United States Housing Act
14 of 1937 (42 U.S.C. 1437f(c), 1437f(bb)) upon a finding
15 that the waiver or alternative requirement is necessary to
16 facilitate the use of amounts made available under this
17 section.

18 (d) IMPLEMENTATION.—The Secretary shall have the
19 authority to establish by notice any requirements that the
20 Secretary determines are necessary for timely and effec-
21 tive implementation of the program and expenditure of
22 funds appropriated, which requirements shall take effect
23 upon issuance.

1 **SEC. 40011. INCREASED AFFORDABLE HOUSING PROGRAM**
2 **INVESTMENT.**

3 Notwithstanding subsection (j)(5)(C) of section 10 of
4 the Federal Home Loan Bank Act (12 U.S.C. 1430), in
5 2022 and every year thereafter until 2027, each Federal
6 Home Loan Bank shall annually contribute 15 percent of
7 the preceding year's net income of the Federal Home
8 Bank, or such prorated sums as may be required to assure
9 that the aggregate contribution of the Federal Home Loan
10 Banks shall not be less than \$100,000,000 for each such
11 year, to support grants or subsidized advances through the
12 Affordable Housing Programs established and carried out
13 under subsections (j)(1), (2), (3)(A), (3)(C), and (4)
14 through (13) of section 10 of such Act.

15 **Subtitle B—21st Century Sustain-**
16 **able and Equitable Commu-**
17 **nities**

18 **SEC. 40101. COMMUNITY DEVELOPMENT BLOCK GRANT**
19 **FUNDING FOR AFFORDABLE HOUSING AND**
20 **INFRASTRUCTURE.**

21 (a) APPROPRIATION.—In addition to amounts other-
22 wise available, there is appropriated to the Secretary of
23 Housing and Urban Development (in this section referred
24 to as the “Secretary”) for fiscal year 2022, out of any
25 money in the Treasury not otherwise appropriated—

1 (1) \$1,735,000,000 for grants in accordance
2 with sections 101, 102, 103, 104(a) through 104(i),
3 104(l), 104(m), 105(a) through 105(g), 106(a)(2),
4 106(a)(4), 106(b) through 106(f), 109, 110, 111,
5 113, 115, 116, 120, and 122 of the Housing and
6 Community Development Act of 1974 (42 U.S.C.
7 5301, 5302, 5303, 5304(a)-(i), 5304(l), 5304(m),
8 5305(a)-(g), 5306(a)(2), 5306(a)(4), 5306(b)-(f),
9 5309, 5310, 5311, 5313, 5315, 5316, 5319, and
10 5321) to grantees under subsections (a)(2), (a)(4),
11 and (d) of section 106 of such Act (42
12 U.S.C.5306(a)(2), (a)(4), and (d)), subject to sub-
13 section (b) of this section, except that for purposes
14 of amounts made available by this paragraph, para-
15 graph (2) of such section 106(a) shall be applied by
16 substituting “\$70,000,000” for “\$7,000,000”;

17 (2) \$700,000,000 for grants in accordance with
18 sections 101, 102, 103, 104(a) through 104(i),
19 104(l), 104(m), 105(a) through 105(g), 106(a)(2),
20 106(a)(4), 106(b) through 106(f), 109, 110, 111,
21 113, 115, 116, 120, and 122 of title I of the Hous-
22 ing and Community Development Act of 1974 (42
23 U.S.C. 5301, 5302, 5303, 5304(a)-(i), 5304(l),
24 5304(m), 5305(a)-(g), 5306(a)(2), 5306(a)(4),
25 5306(b)-(f), 5309, 5310, 5311, 5313, 5315, 5316,

1 5319, and 5321) to community development block
2 grant grantees, as determined by the Secretary,
3 under subsections (a)(4) and (b) through (f) of sec-
4 tion 106 of such Act (5306(a)(4) and 5306(b)-(f)),
5 only for colonias, to address the community and
6 housing infrastructure needs of existing colonia resi-
7 dents based on a formula that takes into account
8 persons in poverty in the colonia areas, except that
9 grantees may use funds in colonias outside of the
10 150-mile border area upon approval of the Sec-
11 retary;

12 (3) \$500,000,000 for grants in accordance with
13 sections 101, 102, 103, 104(a) through 104(i),
14 104(l), 104(m), 105(a) through 105(g), 106(a)(2),
15 106(a)(4), 106(b) through 106(f), 109, 110, 111,
16 113, 115, 116, 120, and 122 of title I of the Hous-
17 ing and Community Development Act of 1974 (42
18 U.S.C. 5301, 5302, 5303, 5304(a)-(i), 5304(l),
19 5304(m), 5305(a)-(g), 5306(a)(2), 5306(a)(4),
20 5306(b)-(f), 5309, 5310, 5311, 5313, 5315, 5316,
21 5319, and 5321), to eligible recipients (as defined in
22 subsection (e)(3) of this section) under subsection
23 (e) of this section for manufactured housing infra-
24 structure improvements in eligible manufactured
25 home communities;

1 (4) \$87,500,000 for the costs to the Secretary
2 of administering and overseeing the implementation
3 of this section, the Community Development Block
4 Grant program, and the manufactured home construction and safety standards program generally,
5 including information technology, financial reporting, research and evaluations, other cross-program
6 costs in support of programs administered by the
7 Secretary in this title, and other costs; and

10 (5) \$27,500,000 for providing technical assistance to recipients of or applicants for grants under
11 this section.
12

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

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

20 (c) MANUFACTURED HOUSING COMMUNITY IMPROVEMENT GRANT PROGRAM.—

22 (1) ESTABLISHMENT.—The Secretary of Housing and Urban Development shall carry out a competitive grant program to award funds appropriated
23 under subsection (a)(3) to eligible recipients to carry
24
25

1 out eligible projects for improvements in eligible
2 manufactured home communities.

3 (2) ELIGIBLE PROJECTS.—Amounts from
4 grants under this subsection shall be used to assist
5 in carrying out a project for construction, recon-
6 struction, repair, or clearance of housing, facilities
7 and improvements in or serving a manufactured
8 housing community that is necessary to protect the
9 health and safety of the residents of the manufac-
10 tured housing community and the long-term sustain-
11 ability of the community.

12 (d) WAIVERS.—The Secretary may waive or specify
13 alternative requirements for sections 104(a) through (e),
14 104(h), 104(l), 104(m), 105(a) through (g), 106(a)(2),
15 106(a)(4), and 106(b) through (f) of the Housing and
16 Community Development Act of 1974 (42 U.S.C. 5304(a)
17 through (e), 5304(h), 5304(l), 5304(m), 5305(a) through
18 (g), 5306 (a)(2), 5306(a)(4), and 5306(b) through (f)),
19 or associated regulations that the Secretary administers
20 in connection with use of amounts made available under
21 this section other than requirements related to fair hous-
22 ing, nondiscrimination, labor standards, and the environ-
23 ment, upon a finding that the waiver or alternative re-
24 quirement is not inconsistent with the overall purposes of
25 such Act and that the waiver or alternative requirement

1 is necessary to facilitate the use of amounts made avail-
2 able under this section.

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

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

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

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

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

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

23 (B)(i) is owned by the residents of the
24 manufactured housing community through a
25 resident-controlled entity, as defined by the Sec-

1 retary, in which at least two-thirds of residents
2 are member-owners of the land-owning entity;
3 or

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

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

10 (A) a grantee under paragraph (2) or (4)
11 of section 106(a) or section 106(d) of the Hous-
12 ing and Community Development Act of 1974
13 (42 U.S.C. 5306(a)(2), (a)(4), and (d)); and

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

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

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

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

14 **SEC. 40102. LEAD-BASED PAINT HAZARD CONTROL AND**
15 **HOUSING-RELATED HEALTH AND SAFETY**
16 **HAZARD MITIGATION IN HOUSING OF FAMI-**
17 **LIES WITH LOWER INCOMES.**

18 (a) APPROPRIATION.—In addition to amounts other-
19 wise made available, there is appropriated to the Secretary
20 of Housing and Urban Development (in this section re-
21 ferred to as the “Secretary”) for fiscal year 2022, out of
22 any money in the Treasury not otherwise appropriated—

23 (1) \$3,675,000,000 for grants to States, units
24 of general local government, Indian tribes or their
25 tribally designated housing entities, and nonprofit

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

9 (2) \$1,000,000,000 for grants to owners of a
10 property receiving project-based rental assistance
11 under section 8 of the United States Housing Act of
12 1937 (42 U.S.C. 1437f), including under subsection
13 (o)(13) of such section, that meets the definition of
14 target housing and that has not received a grant for
15 similar purposes under this Act, for the activities in
16 subsection (c), except for abatement of lead-based
17 paint by enclosure or encapsulation, or interim con-
18 trols of lead-based paint hazards in target housing
19 units receiving such assistance and common areas
20 servicing such units;

21 (3) \$75,000,000 for costs related to training
22 and technical assistance to support identification
23 and mitigation of lead and housing-related health
24 and safety hazards, research, and evaluation; and

1 (4) \$250,000,000 for the costs to the Secretary
2 of administering and overseeing the implementation
3 of this section, and the Secretary's lead hazard re-
4 duction and related programs generally including in-
5 formation technology, financial reporting, research
6 and evaluations, other cross-program costs in sup-
7 port of programs administered by the Secretary in
8 this title, and other costs.

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

11 (b) TERMS AND CONDITIONS.—

12 (1) INCOME ELIGIBILITY DETERMINATIONS.—

13 The Secretary may make income determinations of
14 eligibility for enrollment of housing units for assist-
15 ance under this section that are consistent with eligi-
16 bility requirements for grants awarded under other
17 Federal means-tested programs, provided such deter-
18 mination does not require additional action by other
19 Federal agencies.

20 (2) HOUSING FAMILIES WITH YOUNG CHIL-

21 DREN.—An owner of rental property that receives
22 assistance under subsection (a)(2) shall give priority
23 in renting units for which the lead-based paint has
24 been abated pursuant to subsection (a)(2), for not
25 less than 3 years following the completion of lead

1 abatement activities, to families with a child under
2 the age of 6 years.

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

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

18 (d) DEFINITIONS.—For purposes of this section, the
19 following definitions, and definitions in paragraphs (1),
20 (2), (3), (5), (6), (7), (10) through (17), and (20) through
21 (27) of section 1004 of the Residential Lead-Based Paint
22 Hazard Reduction Act of 1992 (42 U.S.C. 4851b(1)-(3),
23 42 U.S.C. 4851b(5)-(7), 42 U.S.C. 4851b(10)-(17). 42
24 U.S.C. 4851b(20)-(27), shall apply:

1 (1) NONPROFIT; NONPROFIT ORGANIZATION.—
2 The terms “nonprofit” and “nonprofit organization”
3 mean a corporation, community chest, fund, or foun-
4 dation not organized for profit, but organized and
5 operated exclusively for religious, charitable, sci-
6 entific, testing for public safety, literary, or edu-
7 cational purposes; or an organization not organized
8 for profit but operated exclusively for the promotion
9 of social welfare.

10 (2) PUBLIC HOUSING; PUBLIC HOUSING AGEN-
11 CY; LOW-INCOME FAMILY.—The terms “public hous-
12 ing”, “public housing agency”, and “low-income
13 family” have the same meaning given such terms in
14 section 3(b) of the United States Housing Act of
15 1937 (42 U.S.C. 1437a(b)).

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

21 (e) GRANT COMPLIANCE.—For any grant of assist-
22 ance under this section, a State or unit of general local
23 government may assume responsibilities for elements of
24 grant compliance, regardless of whether it is the grant re-
25 cipient, if the State or unit of general local government

1 is permitted to assume responsibility for the applicable ele-
2 ment of grant compliance for grants for which it is the
3 recipient under section 1011 of the Residential Lead-
4 Based Paint Hazard Reduction Act of 1992 (42 U.S.C.
5 4852).

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

12 **SEC. 40103. UNLOCKING POSSIBILITIES PROGRAM.**

13 (a) APPROPRIATION.—In addition to amounts other-
14 wise available, there is appropriated to the Secretary of
15 Housing and Urban Development for fiscal year 2022, out
16 of any money in the Treasury not otherwise appro-
17 priated—

18 (1) \$1,646,000,000 for awarding grants under
19 sections 101, 102, 103, 104(a) through 104(i),
20 104(l), 104(m), 105(a) through 105(g), 106(a)(2),
21 106(a)(4), 106(b) through 106(f), 109, 110, 111,
22 113, 115, 116, 120, and 122 of the Housing and
23 Community Development Act of 1974 (42 U.S.C.
24 5301, 5302, 5303, 5304(a)-(i), 5304(l), 5304(m),
25 5305(a)-(g), 5306(a)(2), 5306(a)(4), 5306(b)-(f),

1 5309, 5310, 5311, 5313, 5315, 5316, 5319, and
2 5321) awarded on a competitive basis to eligible re-
3 cipients to carry out grants under subsection (c) of
4 this section;

5 (2) \$8,000,000 for research and evaluation re-
6 lated to housing planning and other associated costs;

7 (3) \$30,000,000 to provide technical assistance
8 to grantees or applicants for grants made available
9 by this section; and

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

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

20 (b) PROGRAM ESTABLISHMENT.—The Secretary of
21 Housing and Urban Development shall establish a com-
22 petitive grant program for—

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

1 (2) streamlining regulatory requirements and
2 shortening processes, reforming zoning codes, in-
3 creasing capacity to conduct housing inspections, or
4 other initiatives that reduce barriers to housing sup-
5 ply elasticity and affordability;

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

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

13 (5) research and evaluation.

14 (c) GRANTS.—

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

22 (A) develop housing plans;

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

1 (C) develop new regulatory requirements
2 and processes, reform zoning codes, increase ca-
3 pacity to conduct housing inspections, or under-
4 take other initiatives to reduce barriers to hous-
5 ing supply elasticity and affordability;

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

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

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

19 (A) completed housing strategies and hous-
20 ing plans and any planning to affirmatively fur-
21 ther fair housing within the meaning of sub-
22 sections (d) and (e) of section 808 of the Fair
23 Housing Act (42 U.S.C. 3608) and applicable
24 regulations and for community investments that

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

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

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

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

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

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

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

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

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

6 (2) HOUSING PLAN; HOUSING STRATEGY.—

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

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

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

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

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

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

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

16 (g) RULES OF CONSTRUCTION.—

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

22 (2) EXCEPTIONS.—

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

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

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

23 (i) IMPLEMENTATION.—The Secretary shall have the
24 authority to establish by notice any requirements that the
25 Secretary determines are necessary for timely and effec-

1 tive implementation of the program and expenditure of
2 funds appropriated, which requirements shall take effect
3 upon issuance.

4 **SEC. 40104. STRENGTHENING RESILIENCE UNDER NA-**
5 **TIONAL FLOOD INSURANCE PROGRAM.**

6 (a) NFIP PROGRAM ACTIVITIES.—

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

21 (2) USE OF SAVINGS FOR FLOOD MAPPING.—In
22 addition to amounts otherwise available, for each of
23 fiscal years 2022 and 2023, an amount equal to the
24 interest the National Flood Insurance Program
25 would have accrued from servicing the canceled debt

1 under paragraph (1) in that fiscal year, which shall
2 be derived from offsetting amounts collected under
3 section 1310(d) of the National Flood Insurance Act
4 of 1968 (42 U.S.C. 4017(d)) and shall remain avail-
5 able until expended for activities identified in section
6 100216 (b)(1)(A) of the Biggert-Waters Flood In-
7 surance Reform Act of 2012 (42 U.S.C.
8 4101b(b)(1)(A)) and related salaries and adminis-
9 trative expenses.

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

12 (1) APPROPRIATION.—In addition to amounts
13 otherwise available, there is appropriated to the Ad-
14 ministrator of the Federal Emergency Management
15 Agency for fiscal year 2022, out of any money in the
16 Treasury not otherwise appropriated, \$600,000,000,
17 to remain available until September 30, 2026, to
18 provide assistance to eligible policyholders in the
19 form of graduated discounts for insurance costs with
20 respect to covered properties.

21 (2) TERMS AND CONDITIONS.—

22 (A) DISCOUNTS.—The Administrator shall
23 use funds provided under this subsection to es-
24 tablish graduated discounts available to eligible
25 policyholders under this subsection, with respect

1 to covered properties, which may be based on
2 the following factors:

3 (i) The percentage by which the
4 household income of the eligible policy-
5 holder is equal to, or less than, 120 per-
6 cent of the area median income for the
7 area in which the property to which the
8 policy applies is located.

9 (ii) The number of eligible policy-
10 holders participating in the program au-
11 thorized under this subsection.

12 (iii) The availability of funding.

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

1 Act of 1968 (42 U.S.C. 4017a) applies to any
2 portion of those discounts or administrative ex-
3 penses, in which case the Administrator shall
4 deposit an amount equal to those amounts to
5 which such section 1310A applies in the Na-
6 tional Flood Insurance Reserve Fund estab-
7 lished under such section 1310A.

8 (C) REQUIREMENT ON TIMING.—Not later
9 than 21 months after the date of the enactment
10 of this section, the Administrator shall issue in-
11 terim guidance to implement this subsection
12 which shall expire on the later of—

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

15 or

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

19 (3) DEFINITIONS.—In this subsection:

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

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

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

4 (ii) personal property relating to a
5 dwelling described in clause (i) or personal
6 property in the primary residential dwell-
7 ing of a renter.

8 (C) ELIGIBLE POLICYHOLDER.—The term
9 “eligible policyholder” means a policyholder
10 with a household income that is not more than
11 120 percent of the area median income for the
12 area in which the property to which the policy
13 applies is located.

14 (D) INSURANCE COSTS.—The term “insur-
15 ance costs” means insurance premiums, fees,
16 and surcharges charged under the National
17 Flood Insurance Program, with respect to a
18 covered property for a year.

19 **SEC. 40105. COMMUNITY RESTORATION AND REVITALIZA-**
20 **TION FUND.**

21 (a) APPROPRIATION.—In addition to amounts other-
22 wise available, there is appropriated to the Community
23 Restoration and Revitalization Fund established under
24 subsection (b) for fiscal year 2022, out of any money in

1 the Treasury not otherwise appropriated, to remain avail-
2 able until September 30, 2031—

3 (1) \$2,000,000,000 for awards of planning and
4 implementation grants under sections 101, 102, 103,
5 104(a) through 104(i), 104(l), 104(m), 105(a)
6 through 105(g), 106(a)(2), 106(a)(4), 106(b)
7 through 106(f), 109, 110, 111, 113, 115, 116, 120,
8 and 122 of the Housing and Community Develop-
9 ment Act of 1974 (42 U.S.C. 5301, 5302, 5303,
10 5304(a)-(i), 5304(l), 5304(m), 5305(a)-(g),
11 5306(a)(2), 5306(a)(4), 5306(b)-(f), 5309, 5310,
12 5311, 5313, 5315, 5316, 5319, and 5321), awarded
13 on a competitive basis to eligible recipients, as de-
14 fined under subsection (c)(2) of this section, to carry
15 out community-led projects to create equitable com-
16 munity development and economic development and
17 create or preserve affordable, accessible housing, in-
18 cluding creating, expanding, and maintaining com-
19 munity land trusts and shared equity homeownership
20 programs;

21 (2) \$500,000,000 for planning and implementa-
22 tion grants under sections 101, 102, 103, 104(a)
23 through 104(i), 104(l), 104(m), 105(a) through
24 105(g), 106(a)(2), 106(a)(4), 106(b) through
25 106(f), 109, 110, 111, 113, 115, 116, 120, and 122

1 of the Housing and Community Development Act of
2 1974 (42 U.S.C. 5301, 5302, 5303, 5304(a)-(i),
3 5304(l), 5304(m), 5305(a)-(g), 5306(a)(2)
4 5306(a)(4), 5306(b)-(f), 5309, 5310, 5311, 5313,
5 5315, 5316, 5319, and 5321), awarded on a com-
6 petitive basis to eligible recipients, as defined under
7 subsection (c)(2) of this section, to create, expand,
8 and maintain community land trusts and shared eq-
9 uity homeownership, including through the acquisi-
10 tion, rehabilitation, and new construction of afford-
11 able, accessible housing;

12 (3) \$400,000,000 for the Secretary to provide
13 technical assistance, capacity building, and program
14 support to applicants, potential applicants, and re-
15 cipients of amounts appropriated for grants under
16 this section; and

17 (4) \$100,000,000 for the costs to the Secretary
18 of administering and overseeing the implementation
19 of this section and community and economic develop-
20 ment programs overseen by the Secretary generally,
21 including information technology, financial report-
22 ing, research and evaluations, and other cross-pro-
23 gram costs in support of programs administered by
24 the Secretary in this title, and other costs.

1 (b) ESTABLISHMENT OF FUND.—The Secretary of
2 Housing and Urban Development (in this section referred
3 to as the “Secretary”) shall establish a Community Res-
4 toration and Revitalization Fund (in this section referred
5 to as the “Fund”) to award planning and implementation
6 grants on a competitive basis to eligible recipients as de-
7 fined in this section for activities authorized under sub-
8 sections (a) through (g) of section 105 of the Housing and
9 Community Development Act of 1974 (42 U.S.C. 5305)
10 and under this section for community-led affordable hous-
11 ing and community development and economic develop-
12 ment projects.

13 (c) ELIGIBLE GEOGRAPHICAL AREAS, RECIPIENTS,
14 AND APPLICANTS.—

15 (1) GEOGRAPHICAL AREAS.—

16 (A) GRANTS TO CREATE EQUITABLE COM-
17 MUNITY DEVELOPMENT AND ECONOMIC DEVEL-
18 OPMENT AND CREATE OR PRESERVE AFFORD-
19 ABLE, ACCESSIBLE HOUSING.—The Secretary
20 shall award grants under subsection (a)(1) from
21 the Fund to eligible recipients within or serving
22 geographical areas at the neighborhood, county,
23 or census tract level that are areas in need of
24 investment, as demonstrated by multiple indica-
25 tors of distress, such as:

1 (i) High and persistent rates of pov-
2 erty.

3 (ii) Population at risk of displacement
4 due to rising housing costs.

5 (iii) Dwelling unit sales prices that
6 are lower than the cost to acquire and re-
7 habilitate, or build, a new dwelling unit.

8 (iv) High proportions of residential
9 and commercial properties that are vacant
10 due to foreclosure, eviction, abandonment,
11 or other causes.

12 (v) Low rates of homeownership.

13 (vi) High rates of overcrowding.

14 (B) GRANTS TO CREATE, EXPAND, AND
15 MAINTAIN COMMUNITY LAND TRUSTS AND
16 SHARED EQUITY HOMEOWNERSHIP.—The Sec-
17 retary shall award grants under subsection
18 (a)(2) from the Fund to eligible recipients with-
19 in geographical areas at the neighborhood,
20 county, or census tract level, including census
21 tracts adjacent to the project area that are
22 areas in need of investment, as demonstrated
23 by two or more indicators, such as the fol-
24 lowing:

1 (i) High and persistent rates of pov-
2 erty.

3 (ii) Population at risk of displacement
4 due to rising housing costs.

5 (iii) Dwelling unit sales prices that
6 are lower than the cost to acquire and re-
7 habilitate, or build, a new dwelling unit.

8 (iv) High proportions of residential
9 and commercial properties that are vacant
10 due to foreclosure, eviction, abandonment,
11 or other causes.

12 (v) Low rates of homeownership.

13 (vi) Location within an area served by
14 a local, regional, or statewide lead appli-
15 cant or joint applicant, as those terms are
16 defined in subsection (d), with a dem-
17 onstrated commitment to or experience
18 with long-term affordability through a
19 community land trust or shared equity
20 homeownership program

21 (2) ELIGIBLE RECIPIENT.—An eligible recipient
22 of a planning or implementation grant under sub-
23 section (a)(1) or (a)(2) shall be a local partnership
24 of a lead applicant and one or more joint applicants
25 with the ability to administer the grant.

1 (d) ELIGIBLE RECIPIENTS AND APPLICANTS.—

2 (1) LEAD APPLICANT.—An eligible lead appli-
3 cant for a grant awarded under this section shall be
4 an entity that—

5 (A) is located within or serves the geo-
6 graphic area of the project, or derives its mis-
7 sion and operational priorities from the needs of
8 the geographic area of the project;

9 (B) demonstrates a commitment to anti-
10 displacement efforts;

11 (C) has experience in community planning,
12 engagement, organizing, or housing and com-
13 munity development; and

14 (D) is—

15 (i) a nonprofit organization;

16 (ii) a community development cor-
17 poration;

18 (iii) a community housing develop-
19 ment organization;

20 (iv) a community-based development
21 organization; or

22 (v) a community development finan-
23 cial institution, as defined by section 103
24 of the Riegle Community Development and

1 Regulatory Improvement Act of 1994 (12
2 U.S.C. 4702).

3 (2) JOINT APPLICANTS.—A joint applicant shall
4 be—

5 (A) an entity eligible to be a lead applicant
6 in paragraph (1);

7 (B) a nonprofit organization;

8 (C) a community development financial in-
9 stitution;

10 (D) a unit of general local government;

11 (E) an Indian Tribe;

12 (F) a State housing finance agency or a
13 State-designated housing entity;

14 (G) a land bank;

15 (H) a fair housing enforcement organiza-
16 tion (as such term is defined in section 561 of
17 the Housing and Community Development Act
18 of 1987 (42 U.S.C. 3616a));

19 (I) a public housing agency;

20 (J) a tribally designated housing entity; or

21 (K) a philanthropic organization.

22 (3) LACK OF LOCAL ENTITY.—A regional,
23 State, or national nonprofit organization may serve
24 as a lead applicant if the organization is invited to
25 apply on behalf of a local nonprofit entity that may

1 not be able to meet the requirements for a lead ap-
2 plicant in paragraph (1).

3 (e) USES OF FUNDS.—

4 (1) IN GENERAL.—Planning and implementa-
5 tion grants awarded under this section shall be used
6 to support community development, economic devel-
7 opment, and housing-related activities.

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

16 (A) new construction of housing;

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

1 for activities under this subparagraph unless
2 the Secretary determines that such use is to the
3 benefit of existing residents;

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

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

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

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

24 (3) COMMUNITY LAND TRUST GRANTS AND
25 SHARED EQUITY HOMEOWNERSHIP GRANTS.—An eli-

1 gible recipient of a community land trust grant
2 awarded under subsection (a)(2) shall use such
3 grant for establishing and operating a community
4 land trust or shared equity homeownership program;
5 creation, subsidization, construction, acquisition, re-
6 habilitation, and preservation of housing in a com-
7 munity land trust or shared equity homeownership
8 program, and expanding the capacity of the recipient
9 to carry out the grant, provided that any housing
10 units created or maintained meet the affordability
11 and accessibility standards for homeowners and
12 renters established in paragraph (2) of this sub-
13 section.

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

1 with the overall purposes of such Act and that the waiver
2 or alternative requirement is necessary to expedite or fa-
3 cilitate the use of amounts made available under this sec-
4 tion.

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

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

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

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

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

21 (B) monitor properties to ensure afford-
22 ability is preserved.

23 (2) LAND BANK.—The term “land bank”
24 means a government entity, agency, or program, or
25 a special purpose nonprofit entity formed by one or

1 more units of government in accordance with State
2 or local land bank enabling law, that has been des-
3 ignated by one or more State or local governments
4 to acquire, steward, and dispose of vacant, aban-
5 doned, or other problem properties in accordance
6 with locally-determined priorities and goals.

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

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

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

23 (C) provide the program administrator or
24 such administrator’s assignee a preemptive op-

1 tion to purchase the homeownership unit from
2 the homeowner at resale.

3 (h) IMPLEMENTATION.—The Secretary shall have the
4 authority to establish by notice any requirements that the
5 Secretary determines are necessary for timely and effec-
6 tive implementation of the program and expenditure of
7 funds appropriated, which requirements shall take effect
8 upon issuance.

9 **SEC. 40106. FAIR HOUSING ACTIVITIES AND INVESTIGA-**
10 **TIONS.**

11 (a) APPROPRIATION.—In addition to amounts other-
12 wise available, there is appropriated to the Secretary of
13 Housing and Urban Development (in this section referred
14 to as the “Secretary”) for fiscal year 2022, out of any
15 money in the Treasury not otherwise appropriated—

16 (1) \$540,000,000, to remain available until
17 September 30, 2026, for the Fair Housing Initia-
18 tives Program under section 561 of the Housing and
19 Community Development Act of 1987 (42 U.S.C.
20 3616a) to ensure existing and new fair housing or-
21 ganizations have expanded and strengthened capac-
22 ity to address fair housing inquiries and complaints,
23 conduct local, regional, and national testing and in-
24 vestigations, conduct education and outreach activi-
25 ties, and address costs of delivering or adapting

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

7 (2) \$160,000,000, to remain available until
8 September 30, 2031, for the costs to the Secretary
9 of administering and overseeing the implementation
10 of this section and the Fair Housing Initiatives Pro-
11 gram generally, including information technology, fi-
12 nancial reporting, research and evaluations, other
13 cross-program costs in support of programs adminis-
14 tered by the Secretary in this title, and other costs.

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

21 **SEC. 40107. INTERGOVERNMENTAL FAIR HOUSING ACTIVI-**
22 **TIES AND INVESTIGATIONS.**

23 In addition to amounts otherwise available, there is
24 appropriated to the Secretary of Housing and Urban De-
25 velopment (in this section referred to as the “Secretary”)

1 for fiscal year 2022, out of any money in the Treasury
2 not otherwise appropriated—

3 (1) \$75,000,000, to remain available until Sep-
4 tember 30, 2026, for support for cooperative efforts
5 with State and local agencies administering fair
6 housing laws under section 817 of the Fair Housing
7 Act (42 U.S.C. 3616) to assist the Secretary to af-
8 firmatively further fair housing, and for Fair Hous-
9 ing Assistance Program cooperative agreements with
10 interim certified and certified State and local agen-
11 cies, under the requirements of subpart C of part
12 115 of title 24, Code of Federal Regulations, to en-
13 sure expanded and strengthened capacity of substan-
14 tially equivalent agencies to assume a greater share
15 of the responsibility for the administration and en-
16 forcement of fair housing laws; and

17 (2) \$25,000,000, to remain available until Sep-
18 tember 30, 2031, for the costs to the Secretary of
19 administering and overseeing the implementation of
20 this section and the Fair Housing Assistance Pro-
21 gram generally, including information technology, fi-
22 nancial reporting, research and evaluations, other
23 cross-program costs in support of programs adminis-
24 tered by the Secretary in this title, and other costs.

1 **Subtitle C—Homeownership**
2 **Investments**

3 **SEC. 40201. FIRST-GENERATION DOWNPAYMENT ASSIST-**
4 **ANCE.**

5 (a) APPROPRIATION.—In addition to amounts other-
6 wise available, there is appropriated to the First Genera-
7 tion Downpayment Fund (in this section referred to as
8 the “Fund”) to increase equal access to homeownership,
9 established under subsection (b) for fiscal year 2022, out
10 of any money in the Treasury not otherwise appro-
11 priated—

12 (1) \$6,825,000,000, to remain available until
13 September 30, 2026, for the First-Generation Down-
14 payment Assistance Program under this section for
15 allocation to each State in accordance with a for-
16 mula established by the Secretary, which shall take
17 into consideration best available data to provide
18 more funding to States with a higher approximate
19 number of potential qualified homebuyers as defined
20 in subsection (e)(7) and adjusted to reflect median
21 area home prices, to carry out the eligible uses of
22 the Fund as described in subsection (d);

23 (2) \$2,275,000,000, to remain available until
24 September 30, 2026, for the First-Generation Down-
25 payment Assistance Program under this section for

1 competitive grants to eligible entities to carry out
2 the eligible uses of the Fund as described in sub-
3 section (d);

4 (3) \$500,000,000, to remain available until
5 September 30, 2031, to be allocated or awarded in
6 proportion to a grantee's allocation or award under
7 subsection (a)(1) or (a)(2) or awarded on a competi-
8 tive basis to HUD-approved housing counseling
9 agencies for housing counseling and homebuyer edu-
10 cation, including the increased counseling and edu-
11 cation required under the First-Generation Down-
12 payment Assistance Program under subsection (d);
13 and

14 (4) \$400,000,000, to remain available until
15 September 30, 2031, for the costs to the Secretary
16 of administering and overseeing the implementation
17 of the First-Generation Downpayment Assistance
18 Program, including information technology, financial
19 reporting, programmatic reporting, research and
20 evaluations, which shall include the program's im-
21 pact on racial and ethnic disparities in homeowner-
22 ship rates, technical assistance to recipients of
23 amounts under this section, and other cross-program
24 costs in support of programs administered by the
25 Secretary in this Act, and other costs.

1 (b) ESTABLISHMENT.—The Secretary of Housing
2 and Urban Development shall establish and manage the
3 Fund for the uses set forth in subsection (d).

4 (c) ALLOCATION OF FUNDS.—

5 (1) INITIAL ALLOCATION.—The Secretary shall
6 allocate and award funding provided by subsection
7 (a) as provided under such subsection not later than
8 12 months after the date of the enactment of this
9 section.

10 (2) REALLOCATION.—If a State or eligible enti-
11 ty does not demonstrate the capacity to expend
12 grant funds provided under this section or the Sec-
13 retary determines there is insufficient demand
14 among qualified eligible entities to distribute funds,
15 the Secretary may recapture amounts remaining
16 available to a grantee that has not demonstrated the
17 capacity to expend such funds in a manner that fur-
18 thers the purposes of this section or that remain
19 unallocated and shall, notwithstanding the distribu-
20 tion of funds in subsections (a)(1) and (a)(2), reallo-
21 cate such amounts among any other States or eligi-
22 ble entities that have demonstrated to the Secretary
23 the capacity to expend such amounts in a manner
24 that furthers the purposes of this section.

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

3 (1) USES OF FUNDS.—States and eligible enti-
4 ties receiving grants from the Fund shall use such
5 grants to provide assistance to or on behalf of a
6 qualified homebuyer who has completed a program
7 of housing counseling provided through a housing
8 counseling agency approved by the Secretary or, if
9 such counseling is not available within 30 days,
10 other adequate homebuyer education before entering
11 into a sales purchase agreement for—

12 (A) costs in connection with the acquisi-
13 tion, involving an eligible mortgage loan, of an
14 eligible home, including downpayment costs,
15 closing costs, and costs to reduce the rates of
16 interest on eligible mortgage loans;

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

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

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

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

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

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

14 (3) PROHIBITION OF PRIORITY OR
15 RECOUPMENT OF FUNDS.—In selecting qualified
16 homebuyers for assistance with grant amounts under
17 this section, a State or eligible entity may not pro-
18 vide any priority or preference for homebuyers who
19 are acquiring eligible homes with a mortgage loan
20 made, insured, guaranteed, or otherwise assisted by
21 the State housing finance agency for the State, any
22 other housing agency of the State, or an eligible en-
23 tity when applicable, nor may the State or eligible
24 entity seek to recoup any funds associated with the
25 provision of downpayment assistance to the qualified

1 homebuyer, whether through premium pricing or
2 otherwise, except as provided in paragraph (4) of
3 this subsection or otherwise authorized by the Sec-
4 retary.

5 (4) REPAYMENT OF ASSISTANCE.—

6 (A) REQUIREMENT.—The Secretary shall
7 require that, if a homebuyer to or on behalf of
8 whom assistance is provided from grant
9 amounts under this section fails or ceases to oc-
10 cupy the property acquired using such assist-
11 ance as the primary residence of the home-
12 buyer, except in the case of assistance provided
13 in connection with the purchase of a principal
14 residence through a shared equity homeownership
15 program, the homebuyer shall repay to the
16 State or eligible entity, as applicable, in a pro-
17 portional amount of the assistance the home-
18 buyer receives based on the number of years
19 they have occupied the eligible home up to 5
20 years, except that no assistance shall be repaid
21 if the qualified homebuyer occupies the eligible
22 home as a primary residence for 5 years or
23 more.

24 (B) LIMITATION.—Notwithstanding sub-
25 paragraph (A), a homebuyer to or on behalf of

1 whom assistance is provided from grant
2 amounts under this section shall not be liable to
3 the State or eligible entity for the repayment of
4 the amount of such shortage if the homebuyer
5 fails or ceases to occupy the property acquired
6 using such assistance as the principal residence
7 of the homebuyer at least in part because of a
8 hardship, or sells the property acquired with
9 such assistance before the expiration of the 60-
10 month period beginning on such date of acquisi-
11 tion and the capital gains from such sale to a
12 bona fide purchaser in an arm's length trans-
13 action are less than the amount the homebuyer
14 is required to repay the State or eligible entity
15 under subparagraph (A).

16 (5) RELIANCE ON BORROWER ATTESTATIONS.—
17 No additional documentation beyond the borrower's
18 attestation shall be required to demonstrate eligi-
19 bility under subparagraph (C) of subsection (e)(7).

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

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

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

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

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

16 (C) any other nonprofit entity that the
17 Secretary finds has a track record of providing
18 assistance to homeowners, targets services to
19 minority and low-income populations or pro-
20 vides services in neighborhoods having high con-
21 centrations of minority and low-income popu-
22 lations; and

23 (D) a unit of general local government, as
24 such term is defined in section 102 of the

1 Housing and Community Development Act of
2 1974 (42 U.S.C. 5302).

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

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

6 (B) will be occupied by the qualified home-
7 buyer as the primary residence of the home-
8 buyer.

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

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

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

18 (C) is made, insured, or guaranteed by the
19 Rural Housing Administrator of the Depart-
20 ment of Agriculture;

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

24 (E) guaranteed for the benefit of a vet-
25 eran.

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

4 (A) an individual—

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

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

21 (B) an individual who has at any time
22 been placed in foster care or institutional care
23 whose spouse or domestic partner has not, dur-
24 ing the 3-year period ending upon acquisition of
25 the eligible home to be acquired using such as-

1 sistance, had any ownership interest in a resi-
2 dence in any State, excluding ownership of heir
3 property or ownership of chattel, whether such
4 individuals are co-borrowers on the loan or not.

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

9 (6) OWNERSHIP INTEREST .—The term “own-
10 ership interest” means any ownership, excluding any
11 interest in heir property, in—

12 (A) real estate in fee simple;

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

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

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

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

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

5 (I) the area in which the home to
6 be acquired using such assistance is
7 located; or

8 (II) the area in which the place
9 of residence of the homebuyer is lo-
10 cated; or

11 (ii) 140 percent of the median income,
12 as determined by the Secretary, for the
13 area within which the eligible home to be
14 acquired using such assistance is located if
15 the homebuyer is acquiring an eligible
16 home located in a high-cost area;

17 (B) who is a first-time homebuyer, as such
18 term is defined in section 104 of the Cranston-
19 Gonzalez National Affordable Housing Act (42
20 U.S.C. 12704), except that for the purposes of
21 this section the reference in such section 104 to
22 title II shall be considered to refer to this sec-
23 tion, and except that ownership of heir property
24 shall not be treated as owning a home for pur-

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

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

6 (III) provide the program admin-
7 istrator or such administrator's as-
8 signee a preemptive option to pur-
9 chase the homeownership unit from
10 the homeowner at resale.

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

17 (f) IMPLEMENTATION.—The Secretary shall have the
18 authority to establish by notice or mortgagee letter any
19 requirements that the Secretary determines are necessary
20 for timely and effective implementation of the program
21 and expenditure of funds appropriated, which require-
22 ments shall take effect upon issuance.

23 **SEC. 40202. HOME LOAN PROGRAM.**

24 (a) APPROPRIATION.—In addition to amounts other-
25 wise available, there is appropriated for fiscal year 2022,

1 out of any amounts in the Treasury not otherwise appro-
2 priated, to remain available until September 30, 2031—

3 (1) \$4,000,000,000 to the Secretary of Housing
4 and Urban Development for the cost of guaranteed
5 or insured loans and other obligations, including the
6 cost of modifying such loans, under subsection
7 (e)(1)(A);

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

17 (3) \$150,000,000 to the Secretary of Agri-
18 culture for the cost of guaranteed and insured loans
19 and other obligations, including the cost of modi-
20 fying such loans, under subsection (e)(1)(B);

21 (4) \$50,000,000 to the Secretary of Agriculture
22 for the costs of carrying out the program under
23 paragraph (3) and programs of the Rural Housing
24 Service generally, including information technology
25 and financial reporting in support of the Program

1 administered by the Secretary of Agriculture in this
2 title; and

3 (5) \$300,000,000 to the Secretary of Treasury
4 for the costs of carrying out the program under this
5 section.

6 (b) USE OF FUNDS.—

7 (1) IN GENERAL.—

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

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

17 (i) purchase, on behalf of the Sec-
18 retary of Housing and Urban Develop-
19 ment, securities that are secured by cov-
20 ered mortgage loans, and sell, manage, and
21 exercise any rights received in connection
22 with, any financial instruments or assets
23 acquired pursuant to the authorities grant-
24 ed under this section, including, as appro-
25 priate, establishing and using vehicles to

1 purchase, hold, and sell such financial in-
2 struments or assets;

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

9 (iii) use the services of the Depart-
10 ment of Housing and Urban Development
11 on a reimbursable basis, and the Secretary
12 of Housing and Urban Development is au-
13 thorized to provide services as requested by
14 the Secretary of Treasury using all au-
15 thorities vested in or delegated to the De-
16 partment of Housing and Urban Develop-
17 ment.

18 (2) TRANSFER OF AMOUNTS TO TREASURY.—
19 Such portions of the appropriation to the Secretary
20 of Housing and Urban Development shall be trans-
21 ferred by the Secretary of Housing and Urban De-
22 velopment to the Department of the Treasury from
23 time-to-time in an amount equal to, as determined
24 by the Secretary of the Treasury in consultation
25 with the Secretary of Housing and Urban Develop-

1 ment, the amount necessary for the purchase of se-
2 curities under this section during the period for
3 which the funds are intended to be available.

4 (3) USE OF PROCEEDS.—Revenues of and pro-
5 ceeds from the sale, exercise, or surrender of assets
6 purchased or acquired under the Program under this
7 section shall be available to the Secretary of the
8 Treasury through September 30, 2031, for purposes
9 of purchases under subsection (b)(1)(B)(i).

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

16 (d) GNMA GUARANTEE AUTHORITY AND FEE.—To
17 carry out the purposes of this section, the Government Na-
18 tional Mortgage Association may enter into new commit-
19 ments to issue guarantees of securities based on or backed
20 by mortgages insured or guaranteed under this section,
21 not exceeding \$60,000,000,000, may guarantee securities,
22 and shall collect guaranty fees consistent with its author-
23 ity with respect to loans insured or guaranteed by the Sec-
24 retary of Housing and Urban Development and the Sec-
25 retary of Agriculture.

1 (e) DEFINITIONS.—In this section:

2 (1) COVERED MORTGAGE LOAN.—

3 (A) IN GENERAL.—The term “covered
4 mortgage loan” means, for purposes of the pro-
5 gram established by the Secretary of Housing
6 and Urban Development, a mortgage loan
7 that—

8 (i) is insured by the Federal Housing
9 Administration pursuant to section 203(b)
10 of the National Housing Act, subject to the
11 eligibility criteria set forth in this sub-
12 section, and has a case number issued on
13 or before December 31, 2029;

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

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

1 tion 203(c)(2) of the National Housing Act
2 (12 U.S.C. 1709(c)(2)), has a mortgage in-
3 surance premium of not more than 4 per-
4 cent of the loan balance that is paid at
5 closing, financed into the principal balance
6 of the loan, paid through an annual pre-
7 mium, or a combination thereof;

8 (iv) involves a rate of interest that is
9 fixed over the term of the mortgage loan;
10 and

11 (v) is secured by a single-family resi-
12 dence that is the principal residence of an
13 eligible homebuyer.

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

19 (i) notwithstanding section
20 502(h)(7)(A) of the Housing Act of 1949
21 (42 U.S.C. 1472(h)(7)(A)), is made for an
22 original term of 20 years with a monthly
23 mortgage payment of principal and interest
24 that is not more than 110 percent and not
25 less than 100 percent of the monthly pay-

1 ment of principal, interest, and loan guar-
2 antee fee associated with a newly origi-
3 nated 30-year mortgage loan with the
4 same loan balance guaranteed by the agen-
5 cy as determined by the Secretary; and

6 (ii) subject to subparagraph (C) of
7 this paragraph and notwithstanding sec-
8 tion 502(h)(8)(A) of the Housing Act of
9 1949 (42 U.S.C. 1472(h)(8)(A)), has a
10 loan guarantee fee of not more than 4 per-
11 cent of the principal obligation of the loan.

12 (C) WAIVER AND ALTERNATIVE REQUIRE-
13 MENTS.—The Secretary of Housing and Urban
14 Development and the Secretary of Agriculture,
15 in consultation with the Secretary of the Treas-
16 ury, and notwithstanding paragraph (8)(A) of
17 section 502(h) of the Housing Act of 1949 (42
18 U.S.C. 1472(h)(8)(A)) for purposes of the Pro-
19 gram established by the Secretary of Agri-
20 culture, may waive or specify alternative re-
21 quirements for subsection (e)(1)(A)(ii) or
22 (e)(1)(B)(i) for covered mortgage loans in con-
23 nection with the use of amounts made available
24 under this section upon a finding that the waiv-
25 er or alternative requirement is necessary to fa-

1 facilitate the use of amounts made available
2 under this section.

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

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

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

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

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

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

20 (II) if the homebuyer is acquiring
21 an eligible home that is located in a
22 high-cost area, 140 percent of the me-
23 dian income, as determined by the
24 Secretary, for the area within which
25 the eligible home to be acquired using

1 assistance provided under this section
2 is located;

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

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

8 (B) for purposes of the program estab-
9 lished by the Secretary of Agriculture—

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

13 (ii) is a first-time homebuyer as de-
14 fined in paragraph (4) of this subsection;
15 and

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

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

21 (A) an individual—

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

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

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

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

22 (4) FIRST-TIME HOMEBUYER.—The term “first-
23 time homebuyer” means a homebuyer as defined in
24 section 104 of the Cranston-Gonzalez National Af-
25 fordable Housing Act (42 U.S.C. 12704), except

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

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

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

14 (A) real estate in fee simple;

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

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

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

8 (f) RELIANCE ON BORROWER ATTESTATIONS.—No
9 additional documentation beyond the borrower’s attesta-
10 tion shall be required to demonstrate eligibility under
11 clause (iii) of subsection (e)(2)(A) and clause (iii) of sub-
12 section (e)(2)(B).

13 (g) IMPLEMENTATION.—The Secretary of Housing
14 and Urban Development and the Secretary of Agriculture
15 shall each have authority to establish by guidance, notice,
16 or mortgagee letter any requirements either Secretary de-
17 termines are necessary for timely and effective implemen-
18 tation of the program and expenditure of funds appro-
19 priated, which requirements shall take effect upon
20 issuance.

21 **SEC. 40203. HUD SMALL DOLLAR MORTGAGE DEMONSTRATION PROGRAM.**
22

23 (a) APPROPRIATION.—In addition to amounts other-
24 wise available, there is appropriated to the Secretary of
25 Housing and Urban Development (in this section referred

1 to as the “Secretary”) for fiscal year 2022, out of any
2 money in the Treasury not otherwise appropriated, to re-
3 main available until September 30, 2031—

4 (1) \$76,000,000 for a program to increase ac-
5 cess to small-dollar mortgages, as defined in sub-
6 section (b), through payment of incentives to lend-
7 ers, adjustments to terms and costs, individual fi-
8 nancial assistance, technical assistance to lenders
9 and certain financial institutions to help originate
10 loans, or lender and borrower outreach;

11 (2) \$10,000,000 for the cost of insured or guar-
12 anteed loans, including the cost of modifying loans;
13 and

14 (3) \$14,000,000 for the costs to the Secretary
15 of administering and overseeing the implementation
16 of this section and programs in the Office of Hous-
17 ing generally, including information technology, fi-
18 nancial reporting, research and evaluations, and
19 other cross-program costs in support of programs
20 administered by the Secretary in this title, and other
21 costs.

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

1 (1) has an original principal balance of
2 \$100,000 or less;

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

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

6 (c) IMPLEMENTATION.—The Secretary may establish
7 by notice or mortgagee letter any requirements that the
8 Secretary determines are necessary for timely and effec-
9 tive implementation of the program and expenditure of
10 funds appropriated, which requirements shall take effect
11 upon issuance.

12 **SEC. 40204. INVESTMENTS IN RURAL HOMEOWNERSHIP.**

13 (a) APPROPRIATION.—In addition to amounts other-
14 wise available, there is appropriated to the Rural Housing
15 Service of the Department of Agriculture for fiscal year
16 2022, out of any money in the Treasury not otherwise ap-
17 propriated, to remain available until expended—

18 (1) \$90,000,000 for providing single family
19 housing repair grants under section 504(a) of the
20 Housing Act of 1949 (42 U.S.C. 1474(a)), subject
21 to the terms and conditions in subsection (b) of this
22 section;

23 (2) \$10,000,000 for administrative expenses of
24 the Rural Housing Service of the Department of Ag-

1 riculture that in whole or in part support activities
2 funded by this section and related activities.

3 (b) TERMS AND CONDITIONS.—

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

8 (2) USES.—Notwithstanding the limitations in
9 section 3550.102(a) of title 7, Code of Federal Reg-
10 ulations, grants from amounts made available by
11 subsection (a)(1) shall be available for the eligible
12 purposes in section 3550.102(b) of title 7, Code of
13 Federal Regulations.

14 **Subtitle D—HUD Administration,**
15 **Capacity Building, Technical**
16 **Assistance, and Agency Over-**
17 **sight**

18 **SEC. 40301. PROGRAM ADMINISTRATION, TRAINING, TECH-**
19 **NICAL ASSISTANCE, CAPACITY BUILDING,**
20 **AND OVERSIGHT.**

21 (a) APPROPRIATION.—In addition to amounts other-
22 wise available, there is appropriated for fiscal year 2022,
23 out of any money in the Treasury not otherwise appro-
24 priated,—

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

3 (A) the costs to the Secretary of admin-
4 istering and overseeing the implementation of
5 this title and the Department's programs gen-
6 erally, including information technology, inspec-
7 tions of housing units, research and evaluation,
8 financial reporting, and other costs; and

9 (B) new awards or increasing prior awards
10 to provide training, technical assistance, and ca-
11 pacity building related to the Department's pro-
12 grams, including direct program support to pro-
13 gram recipients throughout the country, includ-
14 ing insular areas, that require such assistance
15 with daily operations;

16 (2) \$43,250,000 to the Office of Inspector Gen-
17 eral of the Department of Housing and Urban De-
18 velopment for necessary salaries and expenses for
19 conducting oversight of amounts provided by this
20 title;

21 (3) \$5,000,000 to the Office of Inspector Gen-
22 eral of the Department of the Treasury for nec-
23 essary salaries and expenses for conducting oversight
24 of amounts provided by this title; and

1 (4) \$2,500,000 to the Office of Inspector Gen-
2 eral of the Department of the Agriculture for nec-
3 essary salaries and expenses for conducting oversight
4 of amounts provided by this title.

5 (b) AVAILABILITY.—Amounts appropriated by this
6 section shall remain available until September 30, 2031.

7 **SEC. 40302. COMMUNITY-LED CAPACITY BUILDING.**

8 (a) APPROPRIATION.—In addition to amounts other-
9 wise made available, there is appropriated to the Secretary
10 of Housing and Urban Development (in this section re-
11 ferred to as the “Secretary”) for fiscal year 2022, out of
12 any money in the Treasury not otherwise appropriated—

13 (1) \$90,000,000 for competitively awarded
14 funds for technical assistance and capacity building
15 to non-Federal entities, including grants awarded to
16 nonprofit organizations to provide technical assist-
17 ance activities to community development corpora-
18 tions, community housing development organiza-
19 tions, community land trusts, and other mission-
20 driven and nonprofit organizations that target serv-
21 ices to minority and low-income populations or pro-
22 vide services in neighborhoods having high con-
23 centrations of minority and low-income populations
24 to—

1 (A) provide training, education, support,
2 and advice to enhance the technical and admin-
3 istrative capabilities of community development
4 corporations, community housing development
5 organizations, community land trusts, and other
6 mission-driven and nonprofit organizations un-
7 dertaking affordable housing development, ac-
8 quisition, preservation, or rehabilitation activi-
9 ties;

10 (B) provide predevelopment assistance to
11 community development corporations, commu-
12 nity housing development organizations, and
13 other mission-driven and nonprofit organiza-
14 tions undertaking affordable housing develop-
15 ment, acquisition, preservation, or rehabilitation
16 activities; and

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

20 (2) \$10,000,000 for the costs to the Secretary
21 of administering and overseeing the implementation
22 of this section and the Department's technical as-
23 sistance programs generally, including information
24 technology, research and evaluations, financial re-
25 porting, and other cross-program costs in support of

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

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

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

11 **Subtitle E—Economic Development**

12 **SEC. 40401. ENHANCED USE OF DEFENSE PRODUCTION ACT**

13 **OF 1950.**

14 (a) APPROPRIATION.—In addition to amounts other-
15 wise available, there is appropriated for fiscal year 2022,
16 out of any money at the Treasury not otherwise appro-
17 priated, \$500,000,000, to remain available until Sep-
18 tember 30, 2025, to carry out the Defense Production Act
19 of 1950 in accordance with subsection (b).

20 (b) USE.—Amounts appropriated by subsection (a)
21 shall be used to create, maintain, protect, expand, or re-
22 store the domestic industrial base capabilities essential for
23 national and economic security.

1 **SEC. 40402. SUPPORTING FACTORY-BUILT HOUSING**
2 **THROUGH SSBCI.**

3 (a) IN GENERAL.—Section 3009 of the State Small
4 Business Credit Initiative Act of 2010 (12 U.S.C. 5708)
5 is amended—

6 (1) in subsection (c), by striking “at the end of
7 the 7-year period beginning on March 11, 2021”
8 and inserting “on September 30, 2030”; and

9 (2) by adding at the end the following:

10 “(f) ADDITIONAL TECHNICAL ASSISTANCE WITH RE-
11 SPECT TO FACTORY-BUILT HOUSING SECTOR.—The Sec-
12 retary shall contract with legal, accounting, and financial
13 advisory firms to provide technical assistance to existing
14 and prospective business enterprises within the factory-
15 built housing sector applying to—

16 “(1) State programs under the Program; and

17 “(2) other State or Federal programs that sup-
18 port small businesses.”.

19 (b) APPROPRIATION.—In addition to amounts other-
20 wise available, there is hereby appropriated to the Sec-
21 retary of the Treasury for fiscal year 2022, out of any
22 money in the Treasury not otherwise appropriated,
23 \$25,000,000, to remain available until September 30,
24 2030, to carry out the amendments made by subsection
25 (a).

1 **Subtitle F—Transit-accessible Af-**
2 **fordable Housing and CDFI Fi-**
3 **nancing**

4 **SEC. 40501. AFFORDABLE HOUSING ACCESS PROGRAM.**

5 (a) IN GENERAL.—In addition to amounts otherwise
6 available, there is appropriated for fiscal year 2022, out
7 of any money in the Treasury not otherwise appropriated,
8 \$9,750,000,000, to remain available until September 30,
9 2026, to the Secretary of Housing and Urban Develop-
10 ment and the Administrator of the Federal Transit Ad-
11 ministration to make competitive grants under sections
12 5307, 5311, and 5339(c) of title 49, United States Code,
13 to support—

14 (1) access to affordable housing;

15 (2) enhanced mobility for residents and riders,
16 including those in disadvantaged communities and
17 neighborhoods, persistent poverty communities, or
18 for low-income riders generally; and

19 (3) other community benefits for residents of
20 disadvantaged communities or neighborhoods, per-
21 sistent poverty communities, or for low-income riders
22 generally identified by the Secretary and the Admin-
23 istrator related to enhanced transit service, includ-
24 ing—

1 (A) access to job and educational opportu-
2 nities;

3 (B) better connections to medical care; and

4 (C) enhanced access to grocery stores with
5 fresh foods to help eliminate food deserts.

6 (b) ADMINISTRATION OF FUNDS.—Funds made
7 available under this section—

8 (1) shall not be subject to any prior restriction
9 on the total amount of funds available for implemen-
10 tation or execution of programs authorized under
11 sections 5307, 5311, 5312, 5314, or 5339(c) of title
12 49, United States Code;

13 (2) notwithstanding requirements related to
14 Government share under such sections, shall be
15 available for up to 100 percent of the net cost of a
16 project;

17 (3) notwithstanding section 5307(a)(1) of such
18 title, may be used for operating costs of equipment
19 and facilities in an urbanized area with a population
20 equal to or greater than 200,000 individuals; and

21 (4) shall be expended in compliance with the
22 U.S. Department of Transportation's Disadvantaged
23 Business Enterprise Program.

24 (c) ELIGIBLE ACTIVITIES.—Eligible activities for
25 funds made available under subsection (a) shall be—

1 (1) construction of a new fixed guideway capital
2 project;

3 (2) construction of a bus rapid transit project
4 or a corridor-based bus rapid transit project that
5 utilizes zero-emission vehicles, or a collection of such
6 projects;

7 (3) the establishment or expansion of high-fre-
8 quency bus service that utilizes zero-emission buses;

9 (4) the acquisition of zero-emission vehicles or
10 related infrastructure under section 5339(c) of title
11 49, United States Code, to expand service in urban
12 areas and the acquisition of vehicles under section
13 5311 of such title to expand service in non-urban
14 areas;

15 (5) an expansion of the service area or the fre-
16 quency of service of recipients or subrecipients under
17 sections 5307 or 5311 of such title, including the
18 provision of fare-free or reduced-fare service;

19 (6) renovation or construction of facilities and
20 incidental expenses related to transit service in dis-
21 advantaged communities or neighborhoods or service
22 that benefits low-income riders generally;

23 (7) additional assistance to project sponsors of
24 new fixed guideway capital projects, core capacity
25 improvement projects, or corridor-based bus rapid

1 transit projects not yet open to revenue service, not-
2 withstanding applicable requirements regarding Gov-
3 ernment share of contributions toward net project
4 cost of the project or the share of contributions pro-
5 vided by the Administrator of the Federal Transit
6 Administration, if—

7 (A) the applicant demonstrates that the
8 availability of funding under this section pro-
9 vides additional support for transit services con-
10 sistent with the requirements in subsection (a);
11 and

12 (B) assistance under this paragraph does
13 not increase by more than 10 percentage
14 points—

15 (i) the Government share of contribu-
16 tions toward net project cost; or

17 (ii) the Government share of assist-
18 ance from a program carried out by the
19 Administrator of the Federal Transit Ad-
20 ministration;

21 (8) fleet transition, route, or other public trans-
22 portation planning, including planning related to
23 economic development; and

24 (9) projects to upgrade the accessibility of bus
25 or rail public transportation services for persons

1 with disabilities, including individuals who use
2 wheelchairs.

3 (d) RESEARCH, TECHNICAL ASSISTANCE, AND
4 TRAINING.—In addition to amounts otherwise available,
5 there is appropriated for fiscal year 2022, out of any
6 money in the Treasury not otherwise appropriated,
7 \$150,000,000, to remain available until September 30,
8 2026, for grants under sections 5312 or 5314 of title 49,
9 United States Code, (excluding grants related to any ac-
10 tivities or agreements with international entities or foreign
11 nationals) for—

12 (1) activities under section 5312 of such title
13 that support efforts to reduce barriers to the deploy-
14 ment of zero-emission transit vehicles in disadvan-
15 taged communities or neighborhoods and rural
16 areas, including barriers related to the cost of such
17 vehicles; and

18 (2) activities under section 5314 of such title
19 for training and development activities to support
20 the provision of service to disadvantaged commu-
21 nities or neighborhoods and rural areas.

22 (e) ADMINISTRATIVE EXPENSES.—In addition to
23 amounts otherwise available, there is appropriated for fis-
24 cal year 2022, out of any money in the Treasury not other-
25 wise appropriated, \$100,000,000, to remain available until

1 September 30, 2026, for administrative expenses and
2 oversight costs of carrying out this section and to make
3 new awards or to increase prior awards to provide tech-
4 nical assistance and capacity building for eligible recipi-
5 ents or subrecipients under this section.

6 (f) PERIOD OF AVAILABILITY.—Any funds provided
7 from the general fund of the Treasury to carry out grants
8 under section 5339(e) of title 49, United States Code, for
9 fiscal years 2025 and 2026 shall remain available until
10 September 30, 2028.

11 **SEC. 40502. COMMUNITY DEVELOPMENT FINANCIAL INSTI-**
12 **TUTIONS HOUSING AND LIVABLE COMMU-**
13 **NITIES FINANCING.**

14 (a) DEFINITIONS.—In this section—

15 (1) the term “community development financial
16 institution” has the meaning given the term in sec-
17 tion 103 of the Community Development Banking
18 and Financial Institutions Act of 1994 (12 U.S.C.
19 4702); and

20 (2) the term “Fund” means the Community
21 Development Financial Institutions Fund established
22 under section 104 of the Community Development
23 Banking and Financial Institutions Act of 1994 (12
24 U.S.C. 4703).

1 (b) APPROPRIATION.—In addition to amounts other-
2 wise available, there is appropriated to the Fund for fiscal
3 year 2022, out of any money in the Treasury not otherwise
4 appropriated, \$250,000,000, to remain available until ex-
5 pended—

6 (1) to provide financial assistance, technical as-
7 sistance, training, and outreach to community devel-
8 opment financial institutions (without regard to sub-
9 sections (d) and (e) of section 108 of the Commu-
10 nity Development Banking and Financial Institu-
11 tions Act of 1994 (12 U.S.C. 4707)) for the purpose
12 of offering affordable financing and technical assist-
13 ance to expand investments that reduce emissions,
14 increase energy, water, and location efficiency, in-
15 crease housing safety, increase resilience, or prepare
16 for extreme weather in low-income, underserved, and
17 distressed communities; and

18 (2) for administrative expenses of the Fund re-
19 lating to carrying out paragraph (1).