

.....
(Original Signature of Member)

116TH CONGRESS
1ST SESSION

H. R. _____

To facilitate the development of affordable housing, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

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

A BILL

To facilitate the development of affordable housing, and for
other purposes.

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

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Housing is Infrastruc-
5 ture Act of 2019”.

6 **SEC. 2. FINDINGS.**

7 The Congress finds the following:

8 (1) Affordable housing is a critical part of the
9 national infrastructure of the United States but

1 there is a severe shortage of affordable housing in
2 the United States and the existing stock is badly in
3 need of repair.

4 (2) According to a 2010 study sponsored by the
5 Department of Housing and Urban Development,
6 there was a \$26 billion backlog of capital needs for
7 public housing; that figure is likely higher today,
8 with some groups estimating the backlog of capital
9 needs for public housing to be as high as \$70 billion.

10 (3) There are 14,000 units supported by Rural
11 Rental Housing Loans under section 515 of the
12 Housing Act of 1949 and Farm Labor Housing
13 Loans under section 514 of the Housing Act of
14 1949 that have an estimated unmet reserve need of
15 \$5,600,000,000 according to the latest estimate
16 from the Department of Agriculture.

17 (4) Federal investment in housing helps to cre-
18 ate jobs and stimulate the economy.

19 (5) When the American Recovery and Reinvest-
20 ment Act of 2009 (Pub. L. 111–5) was enacted,
21 which included funding for public housing, research-
22 ers found that for each \$1.00 in direct spending on
23 public housing, there was an additional \$2.12 of in-
24 direct and induced economic activity nationwide for

1 a total economic impact of \$3.12 for each \$1.00 in
2 direct spending on public housing.

3 (6) According to the National Association of
4 Home Builders, building 100 affordable rental
5 homes generates \$11.7 million in local income,
6 \$2,200,000 in taxes and revenue for local govern-
7 ments, and 161 local jobs.

8 (7) Researchers estimate that the growth in the
9 gross domestic product from 1964-2009 would have
10 been 13.5 percent higher if families had better ac-
11 cess to affordable housing, which in turn could have
12 led to an additional \$1.7 trillion increase in income,
13 equivalent to \$8,775 in additional wages for each
14 worker.

15 **SEC. 3. AUTHORIZATIONS OF APPROPRIATIONS.**

16 (a) PUBLIC HOUSING CAPITAL FUND.—There is au-
17 thorized to be appropriated for the Capital Fund under
18 section 9(d) of the United States Housing Act of 1937
19 (42 U.S.C. 1437g(d)) \$70,000,000,000 and any amounts
20 appropriated pursuant to this subsection shall remain
21 available until expended.

22 (b) RURAL MULTIFAMILY PRESERVATION AND REVI-
23 TALIZATION DEMONSTRATION PROGRAM.—There is au-
24 thorized to be appropriated for carrying out the Multi-
25 family Preservation and Revitalization Demonstration

1 program of the Rural Housing Service (as authorized
2 under sections 514, 515, and 516 of the Housing Act of
3 1949 (42 U.S.C. 1484; 1485; 1486)) \$1,000,000,000 and
4 any amounts appropriated pursuant to this subsection
5 shall remain available until expended.

6 (c) PREDISASTER HAZARD MITIGATION PROGRAM.—
7 There is authorized to be appropriated for carrying out
8 the predisaster hazard mitigation program under section
9 203 of the Robert T. Stafford Disaster Relief and Emer-
10 gency Assistance Act (42 U.S.C. 5132) \$5,000,000,000
11 and any amounts appropriated pursuant to this subsection
12 shall remain available until expended.

13 (d) HOUSING TRUST FUND.—There is authorized to
14 be appropriated for the Housing Trust Fund under section
15 1338 of the Housing and Urban Development Act of 1992
16 (12 U.S.C. 4568) \$5,000,000,000 and any amounts ap-
17 propriated pursuant to this subsection shall remain avail-
18 able until expended. The Secretary of Housing and Urban
19 Development shall ensure that priority for occupancy in
20 dwelling units assisted with amounts made available pur-
21 suant to this subsection that become available for occu-
22 pancy shall be given to persons and households who are
23 homeless (as such term is defined in section 103 of the
24 McKinney-Vento Homeless Assistance Act (42 U.S.C.

1 11302)) or at risk of homelessness (as such term is de-
2 fined in section 401 of such Act (42 U.S.C. 11360)).

3 (e) SINGLE FAMILY HOUSING REPAIR LOANS AND
4 GRANTS.—There is authorized to be appropriated for car-
5 rying out single family housing repair loans and grants
6 under section 504 of the Housing Act of 1949 (42 U.S.C.
7 1474) \$100,000,000 and any amounts appropriated pur-
8 suant to this subsection shall remain available until ex-
9 pended.

10 (f) NATIVE AMERICAN HOUSING BLOCK GRANT PRO-
11 GRAM.—There is authorized to be appropriated for car-
12 rying out the Native American housing block grant pro-
13 gram under title I of the Native American Housing Assist-
14 ance and Self-Determination Act of 1996 (25 U.S.C. 4111
15 et seq.) \$1,000,000,000 and any amounts appropriated
16 pursuant to this subsection shall remain available until ex-
17 pended.

18 **SEC. 4. COMMUNITY DEVELOPMENT BLOCK GRANT FUND-**
19 **ING FOR AFFORDABLE HOUSING AND INFRA-**
20 **STRUCTURE.**

21 (a) AUTHORIZATION OF APPROPRIATIONS.—Subject
22 to the provisions of this section, there is authorized to be
23 appropriated for assistance under the community develop-
24 ment block grant program under title I of the Housing
25 and Community Development Act of 1974 (42 U.S.C.

1 5301 et seq.) \$10,000,000,000 and any amounts appro-
2 priated pursuant to this section shall remain available
3 until expended.

4 (b) ELIGIBLE ACTIVITIES.—Amounts made available
5 for assistance under this section may be used only for—

6 (1) the development and preservation of quali-
7 fied affordable housing, including the construction of
8 such housing; and

9 (2) any project or entity eligible for a discre-
10 tionary grant provided by the Department of Trans-
11 portation.

12 (c) COMPETITION.—Amounts made available for as-
13 sistance under this section shall be awarded to States,
14 units of general local government, and Indian tribes on
15 a competitive basis, based on the extent to which the appli-
16 cant—

17 (1) demonstrates that the applicant is respon-
18 sibly streamlining the process for development of
19 qualified affordable housing;

20 (2) is eliminating or reducing impact fees, ex-
21 cept such fees that are used for the purposes of de-
22 veloping affordable housing, and other assessments
23 by State or local governments upon the owners of
24 new affordable housing development projects that
25 offset governmental capital expenditures for infra-

1 structure required to serve or made necessary by the
2 new affordable housing developments; and

3 (3) provides assurances that the applicant will
4 supplement assistance provided under this section
5 with amounts from non-Federal sources for costs of
6 the qualified affordable housing or infrastructure eli-
7 gible under subsection (b)(2) to be funded with as-
8 sistance under this section, and the extent of such
9 supplemental assistance to be provided.

10 (d) QUALIFIED AFFORDABLE HOUSING.—For pur-
11 poses of this section, the term “qualified affordable hous-
12 ing” means a housing development that—

13 (1) is either—

14 (A) funded in any part by assistance pro-
15 vided by the Department of Housing and Urban
16 Development or the Rural Housing Service of
17 the Department of Agriculture; or

18 (B) includes a qualified low income build-
19 ing as such term is defined in section 42 of the
20 Internal Revenue Code of 1986; or

21 (2) consists of 5 or more dwelling units of
22 which 20 percent or more are made available—

23 (A) for rental only by a low-income family
24 (as defined in section 3(b) of the United States
25 Housing Act of 1937 (42 U.S.C. 1437a(b)));

1 (B) at a monthly rent amount that does
2 not exceed 30 percent of the monthly adjusted
3 income (as defined in such section 3(b)) of the
4 tenant low-income family; and

5 (C) maintains affordability for residents
6 who are low-income families for a period of not
7 less than 30 years.