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 Representatives of the United States of America in Congress assembled,

2 SECTION 1. SHORT TITLE.

3 This Act may be cited as the “Housing is Infrastructure Act of 2019”.

4 SEC. 2. FINDINGS.

5 The Congress finds the following:

6 (1) Affordable housing is a critical part of the national infrastructure of the United States but
there is a severe shortage of affordable housing in the United States and the existing stock is badly in need of repair.

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

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

(4) Federal investment in housing helps to create jobs and stimulate the economy.

(5) When the American Recovery and Reinvestment Act of 2009 (Pub. L. 111–5) was enacted, which included funding for public housing, researchers found that for each $1.00 in direct spending on public housing, there was an additional $2.12 of indirect and induced economic activity nationwide for
a total economic impact of $3.12 for each $1.00 in
direct spending on public housing.

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

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

SEC. 3. AUTHORIZATIONS OF APPROPRIATIONS.

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

(b) RURAL MULTIFAMILY PRESERVATION AND REVI-
TALIZATION DEMONSTRATION PROGRAM.—There is au-
thorized to be appropriated for carrying out the Multi-
family Preservation and Revitalization Demonstration
program of the Rural Housing Service (as authorized under sections 514, 515, and 516 of the Housing Act of 1949 (42 U.S.C. 1484; 1485; 1486)) $1,000,000,000 and any amounts appropriated pursuant to this subsection shall remain available until expended.

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

(d) HOUSING TRUST FUND.—There is authorized to be appropriated for the Housing Trust Fund under section 1338 of the Housing and Urban Development Act of 1992 (12 U.S.C. 4568) $5,000,000,000 and any amounts appropriated pursuant to this subsection shall remain available until expended. The Secretary of Housing and Urban Development shall ensure that priority for occupancy in dwelling units assisted with amounts made available pursuant to this subsection that become available for occupancy shall be given to persons and households who are homeless (as such term is defined in section 103 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 4741).
(c) Single Family Housing Repair Loans and Grants.—There is authorized to be appropriated for carrying out single family housing repair loans and grants under section 504 of the Housing Act of 1949 (42 U.S.C. 1474) $100,000,000 and any amounts appropriated pursuant to this subsection shall remain available until expended.

(f) Native American Housing Block Grant Program.—There is authorized to be appropriated for carrying out the Native American housing block grant program under title I of the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4111 et seq.) $1,000,000,000 and any amounts appropriated pursuant to this subsection shall remain available until expended.

SEC. 4. Community Development Block Grant Funding for Affordable Housing and Infrastructure.

(a) Authorization of Appropriations.—Subject to the provisions of this section, there is authorized to be appropriated for assistance under the community development block grant program under title I of the Housing and Community Development Act of 1974 (42 U.S.C.
5301 et seq.) $10,000,000,000 and any amounts appropriated pursuant to this section shall remain available until expended.

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

(1) the development and preservation of qualified affordable housing, including the construction of such housing; and

(2) any project or entity eligible for a discretionary grant provided by the Department of Transportation.

(c) COMPETITION.—Amounts made available for assistance under this section shall be awarded to States, units of general local government, and Indian tribes on a competitive basis, based on the extent to which the applicant—

(1) demonstrates that the applicant is responsibly streamlining the process for development of qualified affordable housing;

(2) is eliminating or reducing impact fees, except such fees that are used for the purposes of developing affordable housing, and other assessments by State or local governments upon the owners of new affordable housing development projects that offset governmental capital expenditures for infra-
structure required to serve or made necessary by the new affordable housing developments; and

(3) provides assurances that the applicant will supplement assistance provided under this section with amounts from non-Federal sources for costs of the qualified affordable housing or infrastructure eligible under subsection (b)(2) to be funded with assistance under this section, and the extent of such supplemental assistance to be provided.

(d) QUALIFIED AFFORDABLE HOUSING.—For purposes of this section, the term “qualified affordable housing” means a housing development that—

(1) is either—

(A) funded in any part by assistance provided by the Department of Housing and Urban Development or the Rural Housing Service of the Department of Agriculture; or

(B) includes a qualified low income building as such term is defined in section 42 of the Internal Revenue Code of 1986; or

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

(A) for rental only by a low-income family (as defined in section 3(b) of the United States Housing Act of 1937 (42 U.S.C. 1437a(b)));
(B) at a monthly rent amount that does not exceed 30 percent of the monthly adjusted income (as defined in such section 3(b)) of the tenant low-income family; and

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