TITLE IV—COMMITTEE ON
BANKING, HOUSING, AND
URBAN AFFAIRS
Subtitle A—Creating and Pre-
serving Affordable, Equitable
and Accessible Housing for the
21st Century
SEC. 40001. PUBLIC HOUSING INVESTMENTS.
(a) Appropriation.—In addition to amounts other-
wise made available, there is appropriated to the Secretary
of Housing and Urban Development (in this section re-
ferred to as the “Secretary”) for fiscal year 2022, out of
any money in the Treasury not otherwise appropriated—
(1) $10,000,000,000, to remain available until
September 30, 2031, for the Capital Fund under
section 9(d) of the United States Housing Act of
1937 (42 U.S.C. 1437g(d)) pursuant to the same
formula as in fiscal year 2021, to be made available
within 60 days of the date of the enactment of this
Act;
(2) $53,000,000,000, to remain available until
September 30, 2026, for eligible activities under sec-
section 9(d)(1) of the United States Housing Act of
1937 (42 U.S.C. 1437g(d)(1)) for priority investments as determined by the Secretary to repair, replace, or construct properties assisted under such section 9;

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

(4) $750,000,000, to remain available until September 30, 2031, for the costs to the Secretary of administering and overseeing the implementation of this section and the Public Housing Capital Fund and the section 24 grant program generally, including information technology, financial reporting, research and evaluation, other cross-program costs in support of programs administered by the Secretary in this title, and other costs; and

(5) $50,000,000, to remain available until September 30, 2031, to make new awards or increase
prior awards to existing technical assistance providers to provide an increase in capacity building and technical assistance available to entities eligible for funding for activities or projects consistent with this section.

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

(1) USE.—Eligible uses of grant funds shall include resident and community services, community development and revitalization, and affordable housing needs in the community.

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

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

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

(3) Period of Affordability.—Grantees shall commit to a period of affordability determined by the Secretary of not fewer than 20 years, but the Secretary may specify a period of affordability that is fewer than 20 years with respect to homeowner-ship units developed with section 24 grants.

(4) Environmental Review.—For purposes of environmental review, a grantee shall be treated as a public housing agency under section 26 of the United States Housing Act of 1937 (42 U.S.C. 1437x).

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

1. **LIMITATION.**—Amounts provided pursuant to this section may not be used for operating costs or rental assistance.

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

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

4. **ENERGY EFFICIENCY AND RESILIENCE.**—Amounts made available under this section shall advance improvements to energy and water efficiency or climate and disaster resilience in housing assisted under this section.

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

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

(d) **IMPLEMENTATION.**—The Secretary shall have the
authority to establish by notice any requirements that the
Secretary determines are necessary for timely and effec-
tive implementation of the program and expenditure of
funds appropriated, which requirements shall take effect
upon issuance.
SEC. 40002. INVESTMENTS IN AFFORDABLE AND ACCESSIBLE HOUSING PRODUCTION.

(a) Appropriation.—In addition to amounts otherwise made available, there is appropriated to the Secretary of Housing and Urban Development (in this section referred to as the “Secretary”) for fiscal year 2022, out of any money in the Treasury not otherwise appropriated—

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

(2) $14,925,000,000, to remain available until September 30, 2026, for activities and assistance for the HOME Investment Partnerships Program, as authorized under sections 211, 212, 214 through 219, 221 through 223, 225, 226, 234, and 281 through 290 of the Cranston-Gonzalez National Af-
fordable Housing Act (42 U.S.C. 12741–12742, 42
U.S.C. 12831–12840), subject to the terms and con-
ditions in paragraphs (1)(B) and (2) of subsection
(b);

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

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

(b) Terms and Conditions.—

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

(B) The Secretary shall allocate amounts made available under subsection (a)(2) pursuant to the formula specified in section 1338(c)(3) of the Federal Housing Enterprises Financial Safety and Soundness Act of 1992 (12 U.S.C. 4568(c)(3)) to grantees that received Housing Trust Fund allocations pursuant to that same formula in fiscal year 2021 and shall make such allocations within 60 days of the date of the enactment of this Act.

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

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

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

(5) **ADMINISTRATION.—** Notwithstanding sub-
sections (c) and (d)(1) of section 212 of NAHA (42 U.S.C. 12742), grantees may use not more than 15 percent of their allocations under this section for ad-
ministrative and planning costs.
(c) WAIVERS.—The Secretary may waive or specify alternative requirements for sections 212, 214 through 219, 222, and 225 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12742, 42 U.S.C. 12744 through 12749, 42 U.S.C. 12752, and 42 U.S.C. 12755) or associated regulations for the administration of the amounts made available under this section other than requirements related to tenant rights and protections, fair housing, nondiscrimination, labor standards, and the environment, upon a finding that the waiver or alternative requirement is necessary to facilitate the use of amounts made available under this section.

(d) IMPLEMENTATION.—The Secretary shall have the authority to establish by notice any requirements that the Secretary determines are necessary for timely and effective implementation of the program and expenditure of funds appropriated, which requirements shall take effect upon issuance.

SEC. 40003. HOUSING INVESTMENT FUND.

(a) APPROPRIATION.—In addition to amounts otherwise available, there is appropriated for fiscal year 2022, out of any money in the Treasury not otherwise appropriated, to remain available until September 30, 2026—

(1) $728,000,000 to the Department of the Treasury to establish the Housing Investment Fund
established by this section within the Community
Development Financial Institutions Fund (in this
section referred to as the “CDFI Fund”) to make
grants to increase investment in the development,
preservation, rehabilitation, financing, or purchase
of affordable housing primarily for low-, very-low,
and extremely low-income families who are renters,
and for homeowners with incomes up to 120 percent
of the area median income, and for economic devel-
opment and community facilities related to such
housing and to further fair housing; and

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

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

(1) a CDFI Fund certified community develop-
ment financial institution, as such term is defined in
section 103 of the Riegle Community Development
and Regulatory Improvement Act of 1994 (12
U.S.C. 4702);
(2) a nonprofit organization having as one of its principal purposes the creation, development, or preservation of affordable housing, including a subsidiary of a public housing authority; or

(3) a consortium comprised of certified community development financial institutions, eligible nonprofit housing organizations, or a combination of both.

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

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

(2) include activities—

(A) to provide loan loss reserves;

(B) to capitalize an acquisition fund to acquire residential, industrial, or commercial property and land for the purpose of the preservation, development, or rehabilitation of affordable housing, including to support the creation, preservation, or rehabilitation of resident-owned manufactured housing communities;
(C) to capitalize an affordable housing fund, for development, preservation, rehabilitation, or financing of affordable housing and economic development activities, including community facilities, if part of a mixed-use project, or activities described in this paragraph related to transit-oriented development, which may also be designated as a focus of such a fund;

(D) to capitalize an affordable housing mortgage fund, to facilitate the origination of mortgages to buyers that may experience significant barriers to accessing affordable mortgage credit, including mortgages having low original principal obligations;

(E) for risk-sharing loans;

(F) to provide loan guarantees; and

(G) to fund rental housing operations.

(d) IMPLEMENTATION.—The CDFI Fund shall have the authority to issue such regulations as may be necessary to carry out this section.

SEC. 40004. SECTION 811 SUPPORTIVE HOUSING FOR PEOPLE WITH DISABILITIES.

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

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

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

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

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

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

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

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

(e) Implementation.—The Secretary shall have the authority to establish by notice any requirements that the Secretary determines are necessary for timely and effective implementation of the program and expenditure of funds appropriated, which requirements shall take effect upon issuance.

SEC. 40005. SECTION 202 SUPPORTIVE HOUSING FOR THE ELDERLY PROGRAM.

(a) Appropriation.—In addition to amounts otherwise available, there is appropriated to the Secretary of Housing and Urban Development (in this section referred
to as the “Secretary”) for fiscal year 2022, out of any money in the Treasury not otherwise appropriated—

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

(A) for capital advance awards in accordance with section 202(c)(1) of the Act to recipients that are eligible under the Act;

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

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

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

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

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

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

(d) IMPLEMENTATION.—The Secretary shall have the authority to establish by notice any requirements that the Secretary determines are necessary for timely and effective implementation of the program and expenditure of funds appropriated, which requirements shall take effect upon issuance.

SEC. 40006. IMPROVING ENERGY EFFICIENCY OR WATER EFFICIENCY OR CLIMATE RESILIENCE OF AFFORDABLE HOUSING.

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

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

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

(3) $120,000,000, to remain available until
September 30, 2029, for expenses of contracts ad-
ministered by the Secretary, including to carry out
property climate risk, energy, or water assessments,
due diligence, and underwriting functions for such
grant and direct loan program; and

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

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

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

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

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

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

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

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

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

(F) a Housing Assistance Payments contract for Project-Based Rental Assistance in fiscal year 2021.

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

(e) IMPLEMENTATION.—The Secretary shall have the authority to establish by notice any requirements that the Secretary determines are necessary for timely and effective implementation of the program and expenditure of
funds appropriated, which requirements shall take effect upon issuance.

SEC. 40007. REVITALIZATION OF DISTRESSED MULTI-
FAMILY PROPERTIES.

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

(1) $1,550,000,000 for providing direct loans, which may be forgivable, to owners of distressed properties for the purpose of making necessary physical improvements, including to subsidize gross obligations for the principal amount of direct loans not to exceed $6,000,000,000, subject to the terms and conditions in subsection (b); and

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

Amounts appropriated by this section shall remain available until September 30, 2029.
(b) Loan Terms and Conditions.—

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

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

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

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

(D) The owner or sponsor agrees to extend or establish an affordable housing use agreement for 30 years.

(2) Use of Loan Funds.—Each recipient of loan assistance under this section may only use such
loan assistance to make necessary physical improvements.

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

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

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

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

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

(C) Extend the term of the loan.

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

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

(A) a reduced contribution below 20 percent; or

(B) an exemption to the matching contribution requirement.

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

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

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

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

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

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

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

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

(E) section 236 of the National Housing Act (12 U.S.C. 1715z-1); and
(2) the term “necessary physical improvements” means new construction or capital improvements to an existing multifamily housing project that the Secretary determines are necessary to address the deficiencies or that rise to such a level that delaying physical improvements to the project would be detrimental to the longevity of the project as suitable housing for occupancy.

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

(e) IMPLEMENTATION.—The Secretary shall have the authority to establish by notice any requirements that the Secretary determines are necessary for timely and effective implementation of the program and expenditure of funds appropriated, which requirements shall take effect upon issuance.

SEC. 40008. INVESTMENTS IN RURAL RENTAL HOUSING.

(a) APPROPRIATION.—In addition to amounts otherwise available, there is appropriated to the Rural Housing Service of the Department of Agriculture for fiscal year
2022, out of any money in the Treasury not otherwise ap-
propriated—

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

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

(3) $100,000,000, to remain available until
September 30, 2030, for the costs to the Rural
Housing Service of the Department of Agriculture of
administering and overseeing the implementation of
this section, including information technology, finan-
cial reporting, research and evaluations, other cross-
program costs in support of programs administered
by the Secretary in this title, and other costs.

(b) Preservation and Revitalization Terms

and Conditions.—

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

(A) reducing or eliminating interest;

(B) deferring loan payments;

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

(D) providing other financial assistance,

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

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

(e) **Implementation.**—The Administrator of the Rural Housing Service of the Department of Agriculture shall have the authority to establish by notice any requirements that the Administrator determines are necessary for timely and effective implementation of the program and expenditure of funds appropriated, which requirements shall take effect upon issuance.

**SEC. 40009. HOUSING VOUCHERS.**

(a) **Appropriation.**—In addition to amounts otherwise available, there is appropriated to the Secretary of Housing and Urban Development (in this section referred to as the “Secretary”) for fiscal year 2022, out of any money in the Treasury not otherwise appropriated—

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

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

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

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

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

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

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

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

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

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

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

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

(4) $300,000,000, to remain available until September 30, 2031, for competitive grants, subject to terms and conditions determined by the Secretary, to public housing agencies for mobility-related services for voucher families, including families with children, and service coordination;
(5) $230,000,000, to remain available until September 30, 2031, for eligible expenses to facilitate the use of voucher assistance under this section and for other voucher assistance under section 8(o) of the United States Housing Act of 1937, as determined by the Secretary, in addition to amounts otherwise available for such expenses, including property owner outreach and retention activities such as incentive payments, security deposit payments and loss reserves, landlord liaisons, and other uses of funds designed primarily—

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

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

(6) $300,000,000, to remain available until September 30, 2031, for the costs to the Secretary of administering and overseeing the implementation of this section and the Housing Choice Voucher pro-
gram generally, including information technology, financial reporting, research and evaluations, other cross-program costs in support of programs administered by the Secretary in this title, and other costs; and

(7) $70,000,000, to remain available until September 30, 2031, for making new awards or increasing prior awards to existing technical assistance providers to provide an increase in capacity building and technical assistance available to public housing agencies.

(b) Terms and Conditions.—

(1) Allocation.—The Secretary shall allocate initial incremental assistance provided for rental assistance under subsection (a)(1) and (2) in each fiscal year commencing in 2022 and ending in 2026 in accordance with a formula or formulas that include measures of severe housing need among extremely low-income renters and public housing agency capacity, and ensures geographic diversity among public housing agencies administering the Housing Choice Voucher program.

(2) Election to Administer.—The Secretary shall establish a procedure for public housing agen-
cies to accept or decline the incremental vouchers made available under this section.

(3) Failure to Use Vouchers Promptly.—If a public housing agency fails to lease the authorized vouchers it has received under this subsection on behalf of eligible families within a reasonable period of time, the Secretary may offset the agency’s voucher renewal allocations and may revoke and redistribute any unleased vouchers and associated funds, which may include administrative fees and amounts allocated under subsections (a)(3) and (a)(4), to other public housing agencies.

(4) Limitation of Use of Funds.—Public housing agencies may use funds received under this section only for the activities listed in subsection (a) for which the funds were provided to such agency.

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

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

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

(B) section 214(d)(2) of the Housing and Community Development Act of 1980 (42 U.S.C. 1436a(d)(2)) related to the timing of
when documentation verifying eligibility must be obtained;

(C) subsections (a), (b), and (c) of section 576 of the Quality Housing and Work Responsibility Act of 1998 (42 U.S.C. 13661(a), (b), and (c)), and regulatory provisions related to the verification of eligibility, eligibility requirements, and the admissions process;

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

(E) section 8(r)(B)(i) of the United States Housing Act of 1937 (42 U.S.C. 1437f(r)(B)(i)) and regulatory provisions related to portability moves by non-resident applicants; and

(F) regulatory provisions related to the establishment of payment standards.

(c) IMPLEMENTATION.—The Secretary shall have the authority to establish by notice any requirements that the Secretary determines are necessary for timely and effective implementation of the program and expenditure of funds appropriated, which requirements shall take effect upon issuance.
SEC. 40010. PROJECT-BASED RENTAL ASSISTANCE.

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

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

(2) $20,000,000 for providing technical assistance to recipients of or applicants for project-based rental assistance or to States allocating the project-based rental assistance; and

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

Amounts appropriated by this section shall remain available until September 30, 2031.
(b) TERMS AND CONDITIONS.—

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

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

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

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

(B) Selecting proposals submitted through FHA loan applications that meet specified criteria.
(C) Delegating to States the awarding of contracts, including related determinations such as the maximum monthly rent, subject to the requirements of section 8 of the Act, as determined by the Secretary.

(4) CONTRACT TERM, RENT SETTING, AND RENT ADJUSTMENTS.—The Secretary may set the terms of the contract, including the duration and provisions regarding rent setting and rent adjustments.

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

(d) IMPLEMENTATION.—The Secretary shall have the authority to establish by notice any requirements that the Secretary determines are necessary for timely and effective implementation of the program and expenditure of funds appropriated, which requirements shall take effect upon issuance.
SEC. 40011. INCREASED AFFORDABLE HOUSING PROGRAM INVESTMENT.

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

Subtitle B—21st Century Sustainable and Equitable Communities

SEC. 40101. COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING FOR AFFORDABLE HOUSING AND INFRASTRUCTURE.

(a) Appropriation.—In addition to amounts otherwise available, there is appropriated to the Secretary of Housing and Urban Development (in this section referred to as the “Secretary”) for fiscal year 2022, out of any money in the Treasury not otherwise appropriated—
(1) $1,735,000,000 for grants in accordance with sections 101, 102, 103, 104(a) through 104(i), 104(l), 104(m), 105(a) through 105(g), 106(a)(2), 106(a)(4), 106(b) through 106(f), 109, 110, 111, 113, 115, 116, 120, and 122 of the Housing and Community Development Act of 1974 (42 U.S.C. 5301, 5302, 5303, 5304(a)-(i), 5304(l), 5304(m), 5305(a)-(g), 5306(a)(2), 5306(a)(4), 5306(b)-(f), 5309, 5310, 5311, 5313, 5315, 5316, 5319, and 5321) to grantees under subsections (a)(2), (a)(4), and (d) of section 106 of such Act (42 U.S.C.5306(a)(2), (a)(4), and (d)), subject to subsection (b) of this section, except that for purposes of amounts made available by this paragraph, paragraph (2) of such section 106(a) shall be applied by substituting “$70,000,000” for “$7,000,000”;

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

(3) $500,000,000 for grants in accordance with
sections 101, 102, 103, 104(a) through 104(i),
104(l), 104(m), 105(a) through 105(g), 106(a)(2),
106(a)(4), 106(b) through 106(f), 109, 110, 111,
113, 115, 116, 120, and 122 of title I of the Hous-
ing and Community Development Act of 1974 (42
U.S.C. 5301, 5302, 5303, 5304(a)-(i), 5304(l),
5304(m), 5305(a)-(g), 5306(a)(2), 5306(a)(4),
5306(b)-(f), 5309, 5310, 5311, 5313, 5315, 5316,
5319, and 5321), to eligible recipients (as defined in
subsection (e)(3) of this section) under subsection
(e) of this section for manufactured housing infra-
structure improvements in eligible manufactured
home communities;
(4) $87,500,000 for the costs to the Secretary of administering and overseeing the implementation of this section, the Community Development Block Grant program, and the manufactured home construction and safety standards program generally, including information technology, financial reporting, research and evaluations, other cross-program costs in support of programs administered by the Secretary in this title, and other costs; and

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

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

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

(c) MANUFACTURED HOUSING COMMUNITY IMPROVEMENT GRANT PROGRAM.—

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

(2) Eligible Projects.—Amounts from grants under this subsection shall be used to assist in carrying out a project for construction, reconstruction, repair, or clearance of housing, facilities and improvements in or serving a manufactured housing community that is necessary to protect the health and safety of the residents of the manufactured housing community and the long-term sustainability of the community.

(d) Waivers.—The Secretary may waive or specify alternative requirements for sections 104(a) through (e), 104(h), 104(l), 104(m), 105(a) through (g), 106(a)(2), 106(a)(4), and 106(b) through (f) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(a) through (e), 5304(h), 5304(l), 5304(m), 5305(a) through (g), 5306 (a)(2), 5306(a)(4), and 5306(b) through (f)), or associated regulations that the Secretary administers in connection with use of amounts made available under this section other than requirements related to fair housing, nondiscrimination, labor standards, and the environment, upon a finding that the waiver or alternative requirement is not inconsistent with the overall purposes of such Act and that the waiver or alternative requirement
is necessary to facilitate the use of amounts made available under this section.

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

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

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

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

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

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

(B)(i) is owned by the residents of the manufactured housing community through a resident-controlled entity, as defined by the Sec-
retary, in which at least two-thirds of residents
are member-owners of the land-owning entity;
or
(ii) will be maintained as such a commu-
nity, and remain affordable for low- and mod-
erate-income families, to the maximum extent
practicable and for the longest period feasible.

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

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

(B) an eligible manufactured home com-

munity, a nonprofit entity, or a consortia of
nonprofit entities working with an eligible man-
ufactured home community.

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

(f) Implementation.—The Secretary shall have the authority to establish by notice any requirements that the Secretary determines are necessary for timely and effective implementation of the program and expenditure of funds appropriated, which requirements shall take effect upon issuance.

SEC. 40102. LEAD-BASED PAINT HAZARD CONTROL AND HOUSING-RELATED HEALTH AND SAFETY HAZARD MITIGATION IN HOUSING OF FAMILIES WITH LOWER INCOMES.

(a) Appropriation.—In addition to amounts otherwise made available, there is appropriated to the Secretary of Housing and Urban Development (in this section referred to as the “Secretary”) for fiscal year 2022, out of any money in the Treasury not otherwise appropriated—

(1) $3,675,000,000 for grants to States, units of general local government, Indian tribes or their tribally designated housing entities, and nonprofit
organizations for the activities under subsection (c) in target housing units that do not receive Federal housing assistance other than assistance provided under subsection 8(o) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)), excluding paragraph (o)(13) of such section, and common areas servicing such units, where low-income families reside or are expected to reside;

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

(3) $75,000,000 for costs related to training and technical assistance to support identification and mitigation of lead and housing-related health and safety hazards, research, and evaluation; and
(4) $250,000,000 for the costs to the Secretary of administering and overseeing the implementation of this section, and the Secretary’s lead hazard reduction and related programs generally including information technology, financial reporting, research and evaluations, other cross-program costs in support of programs administered by the Secretary in this title, and other costs.

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

(b) TERMS AND CONDITIONS.—

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

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

(3) **Administrative Expenses.**—A recipient
of a grant under this section may use up to 10 per-
cent of the grant for administrative expenses associ-
ated with the activities funded by this section.

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

(d) **Definitions.**—For purposes of this section, the
following definitions, and definitions in paragraphs (1),
(2), (3), (5), (6), (7), (10) through (17), and (20) through
(27) of section 1004 of the Residential Lead-Based Paint
Hazard Reduction Act of 1992 (42 U.S.C. 4851b(1)-(3),
42 U.S.C. 4851b(5)-(7), 42 U.S.C. 4851b(10)-(17). 42
U.S.C. 4851b(20)-(27), shall apply:
(1) **NONPROFIT; NONPROFIT ORGANIZATION.**—
The terms “nonprofit” and “nonprofit organization”
mean a corporation, community chest, fund, or foun-
dation not organized for profit, but organized and
operated exclusively for religious, charitable, sci-
entific, testing for public safety, literary, or edu-
cational purposes; or an organization not organized
for profit but operated exclusively for the promotion
of social welfare.

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

(3) **STATE; UNIT OF GENERAL LOCAL GOVERN-
MENT.**—The terms “State” and “unit of general
local government” have the same meaning given
such terms in section 102 of the Housing and Com-

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

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

SEC. 40103. UNLOCKING POSSIBILITIES PROGRAM.

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

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

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

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

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

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

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

(1) planning grants to develop and evaluate housing plans and substantially improve housing strategies;
(2) streamlining regulatory requirements and shortening processes, reforming zoning codes, increasing capacity to conduct housing inspections, or other initiatives that reduce barriers to housing supply elasticity and affordability;

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

(4) implementation and livable community investment grants; and

(5) research and evaluation.

(c) Grants.—

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

(A) develop housing plans;

(B) substantially improve State or local housing strategies;
(C) develop new regulatory requirements and processes, reform zoning codes, increase capacity to conduct housing inspections, or undertake other initiatives to reduce barriers to housing supply elasticity and affordability;

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

(E) substantially improve community development strategies, including strategies to increase availability and access to affordable housing, to further access to public transportation or to advance other sustainable or location-efficient community development goals.

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

(A) completed housing strategies and housing plans and any planning to affirmatively further fair housing within the meaning of subsections (d) and (e) of section 808 of the Fair Housing Act (42 U.S.C. 3608) and applicable regulations and for community investments that
support the goals identified in such housing
strategies or housing plans;

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

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

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

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

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

ty” means—

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

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

(2) HOUSING PLAN; HOUSING STRATEGY.—

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

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

(ii) increase the affordability of housing in the area, increase the accessibility of housing in the area for people with disabilities, including location-efficient housing, and preserve or improve the quality of housing in the area;
(iii) reduce barriers to housing development in the area, with consideration for location efficiency, affordability, and accessibility; and

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

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

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

(g) RULES OF CONSTRUCTION.—

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

(2) EXCEPTIONS.—

(A) HOUSING CONSTRUCTION.—Expenditures on new construction of housing shall be an eligible expense under this section.
(B) Buildings for general conduct of government.—Expenditures on building for the general conduct of government, other than the Federal Government, shall be eligible under this section when necessary and appropriate as a part of a natural hazard mitigation project.

(h) Waivers.—The Secretary may waive or specify alternative requirements for sections 104(a) through (e), 104(h), 104(l), 104(m), 105(a) through (g), 106(a)(2), 106(a)(4), and 106(b) through (f) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(a) through (e), 5304(h), 5304(l), 5304(m), 5305(a) through (g), 5306(a)(2), 5306(a)(4), and 5306(b) through (f)) or associated regulations for the administration of the amounts made available under this section other than requirements related to fair housing, nondiscrimination, labor standards, and the environment, upon a finding that the waiver or alternative requirement is not inconsistent with the overall purposes of such Act and that the waiver or alternative requirement is necessary to facilitate the use of amounts made available under this section.

(i) Implementation.—The Secretary shall have the authority to establish by notice any requirements that the Secretary determines are necessary for timely and effec-
tive implementation of the program and expenditure of funds appropriated, which requirements shall take effect upon issuance.

SEC. 40104. STRENGTHENING RESILIENCE UNDER NATIONAL FLOOD INSURANCE PROGRAM.

(a) NFIP Program Activities.—

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

(2) Use of Savings for Flood Mapping.—In addition to amounts otherwise available, for each of fiscal years 2022 and 2023, an amount equal to the interest the National Flood Insurance Program would have accrued from servicing the canceled debt
under paragraph (1) in that fiscal year, which shall be derived from offsetting amounts collected under section 1310(d) of the National Flood Insurance Act of 1968 (42 U.S.C. 4017(d)) and shall remain available until expended for activities identified in section 100216 (b)(1)(A) of the Biggert-Waters Flood Insurance Reform Act of 2012 (42 U.S.C. 4101b(b)(1)(A)) and related salaries and administrative expenses.

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

(1) APPROPRIATION.—In addition to amounts otherwise available, there is appropriated to the Administrator of the Federal Emergency Management Agency for fiscal year 2022, out of any money in the Treasury not otherwise appropriated, $600,000,000, to remain available until September 30, 2026, to provide assistance to eligible policyholders in the form of graduated discounts for insurance costs with respect to covered properties.

(2) TERMS AND CONDITIONS.—

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

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

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

(iii) The availability of funding.

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

(C) REQUIREMENT ON TIMING.—Not later than 21 months after the date of the enactment of this section, the Administrator shall issue interim guidance to implement this subsection which shall expire on the later of—

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

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

(3) DEFINITIONS.—In this subsection:

(A) ADMINISTRATOR.—The term “Administrator” means the Administrator of the Federal Emergency Management Agency.

(B) COVERED PROPERTY.—The term “covered property” means—
(i) a primary residential dwelling designed for the occupancy of from 1 to 4 families; or

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

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

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

SEC. 40105. COMMUNITY RESTORATION AND REVITALIZATION FUND.

(a) Appropriation.—In addition to amounts otherwise available, there is appropriated to the Community Restoration and Revitalization Fund established under subsection (b) for fiscal year 2022, out of any money in
the Treasury not otherwise appropriated, to remain avail-
able until September 30, 2031—

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

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

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

(4) $100,000,000 for the costs to the Secretary of administering and overseeing the implementation of this section and community and economic development programs overseen by the Secretary generally, including information technology, financial reporting, research and evaluations, and other cross-program costs in support of programs administered by the Secretary in this title, and other costs.
(b) **Establishment of Fund.**—The Secretary of Housing and Urban Development (in this section referred to as the “Secretary”) shall establish a Community Restoration and Revitalization Fund (in this section referred to as the “Fund”) to award planning and implementation grants on a competitive basis to eligible recipients as defined in this section for activities authorized under subsections (a) through (g) of section 105 of the Housing and Community Development Act of 1974 (42 U.S.C. 5305) and under this section for community-led affordable housing and community development and economic development projects.

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

(1) **Geographical Areas.**—

(A) **Grants to create equitable community development and economic development and create or preserve affordable, accessible housing.**—The Secretary shall award grants under subsection (a)(1) from the Fund to eligible recipients within or serving geographical areas at the neighborhood, county, or census tract level that are areas in need of investment, as demonstrated by multiple indicators of distress, such as:
(i) High and persistent rates of pov-
erty.

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

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

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

(v) Low rates of homeownership.

(vi) High rates of overcrowding.

(B) GRANTS TO CREATE, EXPAND, AND
MAINTAIN COMMUNITY LAND TrustS AND
SHARED EQUITY HOMEOWNERSHIP.—THE Sec-
retary shall award grants under subsection
(a)(2) from the Fund to eligible recipients with-
in geographical areas at the neighborhood,
county, or census tract level, including census
tracts adjacent to the project area that are
areas in need of investment, as demonstrated
by two or more indicators, such as the fol-
lowing:
(i) High and persistent rates of poverty.

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

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

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

(v) Low rates of homeownership.

(vi) Location within an area served by a local, regional, or statewide lead applicant or joint applicant, as those terms are defined in subsection (d), with a demonstrated commitment to or experience with long-term affordability through a community land trust or shared equity homeownership program.

(2) ELIGIBLE RECIPIENT.—An eligible recipient of a planning or implementation grant under subsection (a)(1) or (a)(2) shall be a local partnership of a lead applicant and one or more joint applicants with the ability to administer the grant.
(d) Eligible Recipients and Applicants.—

(1) Lead Applicant.—An eligible lead applicant for a grant awarded under this section shall be an entity that—

(A) is located within or serves the geographic area of the project, or derives its mission and operational priorities from the needs of the geographic area of the project;

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

(C) has experience in community planning, engagement, organizing, or housing and community development; and

(D) is—

(i) a nonprofit organization;

(ii) a community development corporation;

(iii) a community housing development organization;

(iv) a community-based development organization; or

(v) a community development financial institution, as defined by section 103 of the Riegle Community Development and

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

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

(B) a nonprofit organization;

(C) a community development financial institution;

(D) a unit of general local government;

(E) an Indian Tribe;

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

(G) a land bank;

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

(I) a public housing agency;

(J) a tribally designated housing entity; or

(K) a philanthropic organization.

(3) **LACK OF LOCAL ENTITY.**—A regional, State, or national nonprofit organization may serve as a lead applicant if the organization is invited to apply on behalf of a local nonprofit entity that may
not be able to meet the requirements for a lead applicant in paragraph (1).

(e) USES OF FUNDS.—

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

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

(A) new construction of housing;

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

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

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

(E) establishing or operating land banks;
and

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

(3) COMMUNITY LAND TRUST GRANTS AND
SHARED EQUITY HOMEOWNERSHIP GRANTS.—An eli-
eligible recipient of a community land trust grant awarded under subsection (a)(2) shall use such grant for establishing and operating a community land trust or shared equity homeownership program; creation, subsidization, construction, acquisition, rehabilitation, and preservation of housing in a community land trust or shared equity homeownership program, and expanding the capacity of the recipient to carry out the grant, provided that any housing units created or maintained meet the affordability and accessibility standards for homeowners and renters established in paragraph (2) of this subsection.

(f) WAIVERS.—The Secretary may waive or specify alternative requirements for sections 104(a) through (e), 104(h), 104(l), 104(m), 105(a) through (g), 106(a)(2), 106(a)(4), and 106(b) through (f) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(a) through (e), 5304(h), 5304(l), 5304(m), 5305(a) through (g), 5306(a)(2), 5306(a)(4), and 5306(b) through (f)), or associated regulations for the administration of the amounts made available under this section other than requirements related to fair housing, nondiscrimination, labor standards, and the environment, upon a finding that the waiver or alternative requirement is not inconsistent
with the overall purposes of such Act and that the waiver
or alternative requirement is necessary to expedite or fa-
cilitate the use of amounts made available under this sec-
tion.

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

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

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

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

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

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

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

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

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

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

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

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

SEC. 40106. FAIR HOUSING ACTIVITIES AND INVESTIGA-
TIONS.

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

(1) $540,000,000, to remain available until
September 30, 2026, for the Fair Housing Initia-
tives Program under section 561 of the Housing and
Community Development Act of 1987 (42 U.S.C.
3616a) to ensure existing and new fair housing or-
ganizations have expanded and strengthened capac-
ity to address fair housing inquiries and complaints,
conduct local, regional, and national testing and in-
vestigations, conduct education and outreach activi-
ties, and address costs of delivering or adapting
services to meet increased housing market activity and evolving business practices in the housing, housing-related, and lending markets. Amounts made available under this section shall support greater organizational continuity and capacity, including through up to 10-year grants; and

(2) $160,000,000, to remain available until September 30, 2031, for the costs to the Secretary of administering and overseeing the implementation of this section and the Fair Housing Initiatives Program generally, including information technology, financial reporting, research and evaluations, other cross-program costs in support of programs administered by the Secretary in this title, and other costs.

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

SEC. 40107. INTERGOVERNMENTAL FAIR HOUSING ACTIVITIES AND INVESTIGATIONS.

In addition to amounts otherwise available, there is appropriated to the Secretary of Housing and Urban Development (in this section referred to as the “Secretary”)
for fiscal year 2022, out of any money in the Treasury
not otherwise appropriated—

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

(2) $25,000,000, to remain available until Sep-
tember 30, 2031, for the costs to the Secretary of
administering and overseeing the implementation of
this section and the Fair Housing Assistance Pro-
gram generally, including information technology, fi-
nancial reporting, research and evaluations, other
cross-program costs in support of programs adminis-
tered by the Secretary in this title, and other costs.
Subtitle C—Homeownership Investments

SEC. 40201. FIRST-GENERATION DOWNPAYMENT ASSISTANCE.

(a) Appropriation.—In addition to amounts otherwise available, there is appropriated to the First Generation Downpayment Fund (in this section referred to as the “Fund”) to increase equal access to homeownership, established under subsection (b) for fiscal year 2022, out of any money in the Treasury not otherwise appropriated—

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

(2) $2,275,000,000, to remain available until September 30, 2026, for the First-Generation Downpayment Assistance Program under this section for
competitive grants to eligible entities to carry out the eligible uses of the Fund as described in subsection (d);

(3) $500,000,000, to remain available until September 30, 2031, to be allocated or awarded in proportion to a grantee’s allocation or award under subsection (a)(1) or (a)(2) or awarded on a competitive basis to HUD-approved housing counseling agencies for housing counseling and homebuyer education, including the increased counseling and education required under the First-Generation Downpayment Assistance Program under subsection (d); and

(4) $400,000,000, to remain available until September 30, 2031, for the costs to the Secretary of administering and overseeing the implementation of the First-Generation Downpayment Assistance Program, including information technology, financial reporting, programmatic reporting, research and evaluations, which shall include the program’s impact on racial and ethnic disparities in homeownership rates, technical assistance to recipients of amounts under this section, and other cross-program costs in support of programs administered by the Secretary in this Act, and other costs.
(b) **ESTABLISHMENT.**—The Secretary of Housing and Urban Development shall establish and manage the Fund for the uses set forth in subsection (d).

(c) **ALLOCATION OF FUNDS.**—

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

(2) **REALLOCATION.**—If a State or eligible entity does not demonstrate the capacity to expend grant funds provided under this section or the Secretary determines there is insufficient demand among qualified eligible entities to distribute funds, the Secretary may recapture amounts remaining available to a grantee that has not demonstrated the capacity to expend such funds in a manner that furthers the purposes of this section or that remain unallocated and shall, notwithstanding the distribution of funds in subsections (a)(1) and (a)(2), reallocate such amounts among any other States or eligible entities that have demonstrated to the Secretary the capacity to expend such amounts in a manner that furthers the purposes of this section.
(d) Terms and Conditions of Grants Allocated or Awarded From Fund.—

(1) Uses of Funds.—States and eligible entities receiving grants from the Fund shall use such grants to provide assistance to or on behalf of a qualified homebuyer who has completed a program of housing counseling provided through a housing counseling agency approved by the Secretary or, if such counseling is not available within 30 days, other adequate homebuyer education before entering into a sales purchase agreement for—

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

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

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

(2) Amount of Assistance.—Assistance under this section—

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

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

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

(4) **Repayment of Assistance.—**

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

   (B) **Limitation.**—Notwithstanding subparagraph (A), a homebuyer to or on behalf of
whom assistance is provided from grant amounts under this section shall not be liable to the State or eligible entity for the repayment of the amount of such shortage if the homebuyer fails or ceases to occupy the property acquired using such assistance as the principal residence of the homebuyer at least in part because of a hardship, or sells the property acquired with such assistance before the expiration of the 60-month period beginning on such date of acquisition and the capital gains from such sale to a bona fide purchaser in an arm’s length transaction are less than the amount the homebuyer is required to repay the State or eligible entity under subparagraph (A).

(5) RELIANCE ON BORROWER ATTESTATIONS.—No additional documentation beyond the borrower’s attestation shall be required to demonstrate eligibility under subparagraph (C) of subsection (e)(7).

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

(c) DEFINITIONS.—For purposes of this section, the following definitions shall apply:
(1) ELIGIBLE ENTITY.—The term “eligible entity” means—

(A) a minority depository institution, as such term is defined in section 308 of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (12 U.S.C. 1463 note);

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

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

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

(2) **Eligible Home.**—The term “eligible home” means a residential dwelling that—

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

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

(3) **Eligible Mortgage Loan.**—The term “eligible mortgage loan” means a single-family residential mortgage loan that—

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

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

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

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

(E) guaranteed for the benefit of a veteran.
(4) **First Generation Homebuyer.**—The term “first-generation homebuyer” means a homebuyer that is, as attested by the homebuyer—

(A) an individual—

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

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

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

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

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

(A) real estate in fee simple;

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

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

(7) **Qualified Homebuyer.**—The term “qualified homebuyer” means a homebuyer—
(A) having an annual household income
that is less than or equal to—

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

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

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

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

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

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

(9) SHARED EQUITY HOMEOWNERSHIP PROGRAM.—

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

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

(i) provide affordable homeownership opportunities to households; and

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

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

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

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

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

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

SEC. 40202. HOME LOAN PROGRAM.

(a) APPROPRIATION.—In addition to amounts otherwise available, there is appropriated for fiscal year 2022,
out of any amounts in the Treasury not otherwise appropriated, to remain available until September 30, 2031—

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

(2) $500,000,000 to the Secretary of Housing and Urban Development for costs of carrying out the program under paragraph (1) and programs of the Federal Housing Administration and the Government National Mortgage Association generally, including information technology, financial reporting, and other cross-program costs in support of programs administered by the Secretary in this title, and other costs;

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

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

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

(b) USE OF FUNDS.—

(1) IN GENERAL.—

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

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

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

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

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

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

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

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

(d) GNMA GUARANTEE AUTHORITY AND Fee.—To
carry out the purposes of this section, the Government Na-
tional Mortgage Association may enter into new commit-
ments to issue guarantees of securities based on or backed
by mortgages insured or guaranteed under this section,
not exceeding $60,000,000,000, may guarantee securities,
and shall collect guaranty fees consistent with its author-
ity with respect to loans insured or guaranteed by the Sec-
retary of Housing and Urban Development and the Sec-
retary of Agriculture.
(c) Definitions.—In this section:

(1) Covered mortgage loan.—

(A) In general.—The term “covered mortgage loan” means, for purposes of the program established by the Secretary of Housing and Urban Development, a mortgage loan that—

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

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

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

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

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

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

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

antee fee associated with a newly origi-
nated 30-year mortgage loan with the
same loan balance guaranteed by the agen-
cy as determined by the Secretary; and

(ii) subject to subparagraph (C) of

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

(C) Waiver and Alternative Requirements.—The Secretary of Housing and Urban
Development and the Secretary of Agriculture,
in consultation with the Secretary of the Treas-
ury, and notwithstanding paragraph (8)(A) of
section 502(h) of the Housing Act of 1949 (42
U.S.C. 1472(h)(8)(A)) for purposes of the Pro-
gram established by the Secretary of Agri-
culture, may waive or specify alternative re-
quirements for subsection (e)(1)(A)(ii) or
(e)(1)(B)(i) for covered mortgage loans in con-
nection with the use of amounts made available
under this section upon a finding that the waiv-
er or alternative requirement is necessary to fa-
cilitate the use of amounts made available
under this section.

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

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

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

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

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

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

(II) if the homebuyer is acquiring
an eligible home that is located in a
high-cost area, 140 percent of the me-
dian income, as determined by the
Secretary, for the area within which
the eligible home to be acquired using
assistance provided under this section is located;
(ii) is a first-time homebuyer, as defined in paragraph (4) of this subsection; and
(iii) is a first-generation homebuyer as defined in paragraph (3) of this subsection;
(B) for purposes of the program established by the Secretary of Agriculture—
(i) meets the applicable requirements in section 502(h) of the Housing Act of 1949 (42 U.S.C. 1472(h));
(ii) is a first-time homebuyer as defined in paragraph (4) of this subsection; and
(iii) is a first-generation homebuyer as defined in paragraph (3) of this subsection.

(3) First-generation homebuyer.—The term “first-generation homebuyer” means a homebuyer that, as attested by the homebuyer, is—
(A) an individual—
(i) whose parents or legal guardians do not, or did not at the time of their death, to the best of the individual’s knowledge, have any present ownership interest
in a residence in any State or ownership of chattel, excluding ownership of heir property; and

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

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

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

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

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

(A) real estate in fee simple;

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

(C) a fee interest in, or long-term leasehold
interest in, real estate consisting of a one-family
unit in a multifamily project, including a
project in which the dwelling units are attached,
or are manufactured housing units, semi-det-
tached, or detached, and an undivided interest
in the common areas and facilities which serve
the project.
(7) State.—The term “State” means the States of the United States, the District of Columbia, the Commonwealth of Puerto Rico, the Commonwealth of the Northern Mariana Islands, Guam, the Virgin Islands, American Samoa, the Trust Territory of the Pacific Islands, and any other territory or possession of the United States.

(f) Reliance on Borrower Attestations.—No additional documentation beyond the borrower’s attestation shall be required to demonstrate eligibility under clause (iii) of subsection (e)(2)(A) and clause (iii) of subsection (e)(2)(B).

(g) Implementation.—The Secretary of Housing and Urban Development and the Secretary of Agriculture shall each have authority to establish by guidance, notice, or mortgagee letter any requirements either Secretary determines are necessary for timely and effective implementation of the program and expenditure of funds appropriated, which requirements shall take effect upon issuance.

SEC. 40203. HUD SMALL DOLLAR MORTGAGE DEMONSTRATION PROGRAM.

(a) Appropriation.—In addition to amounts otherwise available, there is appropriated to the Secretary of Housing and Urban Development (in this section referred
to as the “Secretary”) for fiscal year 2022, out of any money in the Treasury not otherwise appropriated, to remain available until September 30, 2031—

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

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

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

(b) SMALL-DOLLAR MORTGAGE.—For purposes of this section, the term “small-dollar mortgage” means a forward mortgage that—
(1) has an original principal balance of $100,000 or less;
(2) is secured by a one- to four-unit property that is the mortgagor’s principal residence; and
(3) is insured or guaranteed by the Secretary.

(c) IMPLEMENTATION.—The Secretary may establish by notice or mortgagee letter any requirements that the Secretary determines are necessary for timely and effective implementation of the program and expenditure of funds appropriated, which requirements shall take effect upon issuance.

SEC. 40204. INVESTMENTS IN RURAL HOMEOWNERSHIP.

(a) APPROPRIATION.—In addition to amounts otherwise available, there is appropriated to the Rural Housing Service of the Department of Agriculture for fiscal year 2022, out of any money in the Treasury not otherwise appropriated, to remain available until expended—

(1) $90,000,000 for providing single family housing repair grants under section 504(a) of the Housing Act of 1949 (42 U.S.C. 1474(a)), subject to the terms and conditions in subsection (b) of this section;
(2) $10,000,000 for administrative expenses of the Rural Housing Service of the Department of Ag-

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

(b) Terms and Conditions.—

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

(2) Uses.—Notwithstanding the limitations in section 3550.102(a) of title 7, Code of Federal Regulations, grants from amounts made available by subsection (a)(1) shall be available for the eligible purposes in section 3550.102(b) of title 7, Code of Federal Regulations.

Subtitle D—HUD Administration, Capacity Building, Technical Assistance, and Agency Oversight

Sec. 40301. Program Administration, Training, Technical Assistance, Capacity Building, and Oversight.

(a) Appropriation.—In addition to amounts otherwise available, there is appropriated for fiscal year 2022, out of any money in the Treasury not otherwise appropriated,
(1) $949,250,000 to the Secretary of Housing and Urban Development for—

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

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

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

(3) $5,000,000 to the Office of Inspector General of the Department of the Treasury for necessary salaries and expenses for conducting oversight of amounts provided by this title; and
(4) $2,500,000 to the Office of Inspector General of the Department of the Agriculture for necessary salaries and expenses for conducting oversight of amounts provided by this title.

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

SEC. 40302. COMMUNITY-LED CAPACITY BUILDING.

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

(1) $90,000,000 for competitively awarded funds for technical assistance and capacity building to non-Federal entities, including grants awarded to nonprofit organizations to provide technical assistance activities to community development corporations, community housing development organizations, community land trusts, and other mission-driven and nonprofit organizations that target services to minority and low-income populations or provide services in neighborhoods having high concentrations of minority and low-income populations to—
(A) provide training, education, support, and advice to enhance the technical and administrative capabilities of community development corporations, community housing development organizations, community land trusts, and other mission-driven and nonprofit organizations undertaking affordable housing development, acquisition, preservation, or rehabilitation activities;

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

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

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

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

(b) IMPLEMENTATION.—The Secretary shall have the authority to establish by notice any requirements that the Secretary determines are necessary for timely and effective implementation of the program and expenditure of funds appropriated, which requirements shall take effect upon issuance.

Subtitle E—Economic Development

SEC. 40401. ENHANCED USE OF DEFENSE PRODUCTION ACT OF 1950.

(a) APPROPRIATION.—In addition to amounts otherwise available, there is appropriated for fiscal year 2022, out of any money at the Treasury not otherwise appropriated, $500,000,000, to remain available until September 30, 2025, to carry out the Defense Production Act of 1950 in accordance with subsection (b).

(b) USE.—Amounts appropriated by subsection (a) shall be used to create, maintain, protect, expand, or restore the domestic industrial base capabilities essential for national and economic security.
SEC. 40402. SUPPORTING FACTORY-BUILT HOUSING THROUGH SSBCI.

(a) In General.—Section 3009 of the State Small Business Credit Initiative Act of 2010 (12 U.S.C. 5708) is amended—

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

(2) by adding at the end the following:

“(f) Additional Technical Assistance With Respect to Factory-Built Housing Sector.—The Secretary shall contract with legal, accounting, and financial advisory firms to provide technical assistance to existing and prospective business enterprises within the factory-built housing sector applying to—

“(1) State programs under the Program; and

“(2) other State or Federal programs that support small businesses.”.

(b) Appropriation.—In addition to amounts otherwise available, there is hereby appropriated to the Secretary of the Treasury for fiscal year 2022, out of any money in the Treasury not otherwise appropriated, $25,000,000, to remain available until September 30, 2030, to carry out the amendments made by subsection (a).
Subtitle F—Transit-accessible Affordable Housing and CDFI Financing

SEC. 40501. AFFORDABLE HOUSING ACCESS PROGRAM.

(a) IN GENERAL.—In addition to amounts otherwise available, there is appropriated for fiscal year 2022, out of any money in the Treasury not otherwise appropriated, $9,750,000,000, to remain available until September 30, 2026, to the Secretary of Housing and Urban Development and the Administrator of the Federal Transit Administration to make competitive grants under sections 5307, 5311, and 5339(c) of title 49, United States Code, to support—

(1) access to affordable housing;

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

(3) other community benefits for residents of disadvantaged communities or neighborhoods, persistent poverty communities, or for low-income riders generally identified by the Secretary and the Administrator related to enhanced transit service, including—
(A) access to job and educational opportunities;

(B) better connections to medical care; and

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

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

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

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

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

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

(c) ELIGIBLE ACTIVITIES.—Eligible activities for funds made available under subsection (a) shall be—
(1) construction of a new fixed guideway capital project;

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

(3) the establishment or expansion of high-frequency bus service that utilizes zero-emission buses;

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

(5) an expansion of the service area or the frequency of service of recipients or subrecipients under sections 5307 or 5311 of such title, including the provision of fare-free or reduced-fare service;

(6) renovation or construction of facilities and incidental expenses related to transit service in disadvantaged communities or neighborhoods or service that benefits low-income riders generally;

(7) additional assistance to project sponsors of new fixed guideway capital projects, core capacity improvement projects, or corridor-based bus rapid
transit projects not yet open to revenue service, not-withstanding applicable requirements regarding Government share of contributions toward net project cost of the project or the share of contributions provided by the Administrator of the Federal Transit Administration, if—

(A) the applicant demonstrates that the availability of funding under this section provides additional support for transit services consistent with the requirements in subsection (a); and

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

(i) the Government share of contributions toward net project cost; or

(ii) the Government share of assistance from a program carried out by the Administrator of the Federal Transit Administration;

(8) fleet transition, route, or other public transportation planning, including planning related to economic development; and

(9) projects to upgrade the accessibility of bus or rail public transportation services for persons
with disabilities, including individuals who use wheelchairs.

(d) Research, Technical Assistance, and Training.—In addition to amounts otherwise available, there is appropriated for fiscal year 2022, out of any money in the Treasury not otherwise appropriated, $150,000,000, to remain available until September 30, 2026, for grants under sections 5312 or 5314 of title 49, United States Code, (excluding grants related to any activities or agreements with international entities or foreign nationals) for—

(1) activities under section 5312 of such title that support efforts to reduce barriers to the deployment of zero-emission transit vehicles in disadvantaged communities or neighborhoods and rural areas, including barriers related to the cost of such vehicles; and

(2) activities under section 5314 of such title for training and development activities to support the provision of service to disadvantaged communities or neighborhoods and rural areas.

(e) Administrative Expenses.—In addition to amounts otherwise available, there is appropriated for fiscal year 2022, out of any money in the Treasury not otherwise appropriated, $100,000,000, to remain available until
September 30, 2026, for administrative expenses and oversight costs of carrying out this section and to make new awards or to increase prior awards to provide technical assistance and capacity building for eligible recipients or subrecipients under this section.

(f) Period of Availability.—Any funds provided from the general fund of the Treasury to carry out grants under section 5339(c) of title 49, United States Code, for fiscal years 2025 and 2026 shall remain available until September 30, 2028.

SEC. 40502. COMMUNITY DEVELOPMENT FINANCIAL INSTITUTIONS HOUSING AND LIVABLE COMMUNITIES FINANCING.

(a) Definitions.—In this section—

(1) the term “community development financial institution” has the meaning given the term in section 103 of the Community Development Banking and Financial Institutions Act of 1994 (12 U.S.C. 4702); and

(b) APPROPRIATION.—In addition to amounts otherwise available, there is appropriated to the Fund for fiscal year 2022, out of any money in the Treasury not otherwise appropriated, $250,000,000, to remain available until expended—

(1) to provide financial assistance, technical assistance, training, and outreach to community development financial institutions (without regard to subsections (d) and (e) of section 108 of the Community Development Banking and Financial Institutions Act of 1994 (12 U.S.C. 4707)) for the purpose of offering affordable financing and technical assistance to expand investments that reduce emissions, increase energy, water, and location efficiency, increase housing safety, increase resilience, or prepare for extreme weather in low-income, underserved, and distressed communities; and

(2) for administrative expenses of the Fund relating to carrying out paragraph (1).