

Revitalizing America's Housing Act

A section-by-section overview

Title 1 – Promoting Opportunity/Increasing Supply

- Sec. 101. A bill for HUD publish an annual report on what are the regulatory barriers to housing construction
 - This would require HUD to annually report an identification of significant regulatory barriers to affordable housing and a discussion and analysis of how to reduce or remove such barriers.
- Sec. 102. Expanding Opportunity Zones to Include Ordinary Income
 - The final regulations establishing opportunity zones specify that capital gains are eligible but benefits, but that ordinary income is not. Having seen the success of investments into these communities, this would expand the opportunity zone benefits to include ordinary income to pull in the weight of far more people.
- Sec. 103. Relieving Strain from Shortages of Transformers
 - This is Rep. Kelly's Distribution Transformer Efficiency and Supply Chain Reliability Act. This would bolster the U.S. transformer supply chain by utilizing far more realistic energy efficiency standards to allow supply to meet the rapidly increasing demand. We've seen a significant increase in the delays and costs of housing due to the struggle to meet demand of this critical equipment.
- Sec. 104. Incentivizing Zoning Reform
 - This is Reps. Kilmer and Flood's Yes In My Backyard (YIMBY) Act. This would require that communities that receive Community Development Block Grant (CDBG) program grants submit a report tracking any discriminatory land use policies or barriers to constructing affordable housing with their five-year development plan. Examining our land-use and zoning reforms are necessary as our communities look to increase the supply of available homes and lower costs for potential homebuyers.
- Sec. 105. Decrease the Equity Penalty and Incentivize More Long-term Owners to Sell Homes
 - This is Rep. Panetta's More Homes on the Market Act. As many Americans are interested in selling their homes but can't due to financial hit posed, this would raise the tax exclusion of gain from the sale of a principal residence from 250,000 for single filer to 500,000 and 500,000 to 1,000,000 for joint filers and index to inflation.

Title 2 – Increasing Access to Housing/Addressing Cost

- Sec. 201. Expand workforce and volunteer housing
 - This is Rep. Lawler's Housing for America's Middle Class. It will require GAO to study income parameters for workforce housing and recommend a definition for workforce housing. The term "Workforce Housing" is becoming increasingly used in discussions of affordable housing, and would apply to many middle-income workers just outside the qualifications for low income housing.
- 202. Supporting Both Affordability for Public Servants and Safety
 - This would forgo 50% of rent for cops and EMTs in public housing. This would promote safety in these communities while addressing affordability for those serving the community.
- Sec. 203. Expand Programs Supporting Homeownership for those Serving the Community
 - This is Rep. Lawler's Housing for Heroes Act. This would expand HUD's "Good Neighbor Next Door" program so that law enforcement professionals, EMTs, and firefighters can access HUD real-estate owned (REO) inventory at a 50% discount nationwide, rather than just in HUD revitalization areas as is the case now. HUD offers a substantial incentive in the form of a discount of 50% from the list price of the home, and in return, an eligible buyer must commit to live in the property for 36 months as his/her principal residence.

- Sec. 204 Improving Volunteer First Responder Housing
 - This is Rep. Garbarino's Volunteer First Responder Housing Act, which would increase access for qualified volunteer firefighters and EMS personnel to two existing federal housing assistance programs. The bill would expand eligibility for qualified volunteers through the Single Family Housing Guaranteed Loan Program and the Good Neighbor Next Door Program. New York's 17th Congressional District is a great example of many communities across the United States where almost all of the fire departments are volunteer and facing a crushing cost of housing.
- Sec. 205. Improving Veterans Access to Housing
 - This is Rep. De La Cruz's Disabled Veterans Housing Support Act. This would amend the Community Development Block Grant program to prevent veterans from being unnecessarily disqualified from certain HUD programs due to receiving disability income from the VA.
- Sec. 206 Supporting Veteran Families in Need
 - This is Rep. LaLota's Supporting Veteran Families in Need Act. This bill permanently extends authorization for the Supportive Services for Veteran Families program of the Department of Veterans Affairs, which provides supportive services to very low-income veterans (and their families) occupying or transitioning to permanent housing.
- Sec. 207. Attract Private Investment to Build and Rehabilitate Owner-occupied Homes
 - This is Rep. Kelly's Neighborhood Homes Investment Act. This would allow a business-related z. It would also exclude any subsidy provided by any state energy office to improve a residence from an individual's income for tax purposes.
- Sec. 208. Better utilize and dispose of unused military and government lands for housing
 - This would create a pilot program for GSA sale/disposal of federal property for affordable housing development.
- Sec. 209. Energy conservation standards for manufactured housing
 - This would clarify that the Department of Energy shall not promulgate energy regulations for manufactured homes. We've seen misaligned regulations impeding the availability of modular and manufactured housing, which offer more affordable opportunities for home ownership.
- Sec. 210. Rental assistance demonstration program
 - This is from Tim Scott's Road to Housing Plan. This eliminates the cap on the number of public housing units that may be converted under the Rental Assistance Demonstration (RAD) to allow for other forms of federal assistance which provide opportunity for private investment that is unavailable for public housing.
- Sec. 211. Creating incentives for small dollar loan originators
 - This is from Tim Scott's Road to Housing Plan. This directs the Bureau of Consumer Financial Protection (CFPB) to update Regulation Z and allow for salaried originators of mortgage loans insured by the Federal Housing Administration (FHA) or acquired by Fannie Mae or Freddie Mac (collectively, GSEs) that only serve borrowers looking for small dollar loans of not more than \$70,000.
- Sec. 212. Small Dollar Mortgage Points and Fees
 - This is from Tim Scott's Road to Housing Plan. This directs the CFPB, in consultation with HUD and FHFA, to revise CFPB regulations in such a way that encourages additional lending to borrowers seeking small dollar loans of not more than \$70,000.
- Sec. 213. Removing Outdated Regulation for Manufactured Housing
 - This is Rep. Rose's Expansion of Attainable Homeownership Through Manufactured Housing Act. This updates the definition of manufactured home to remove HUD's outdated requirement that a manufactured home must be built on a permanent chassis.

Title 3 – Serving the Most Vulnerable/Health and Safety

- Sec. 301. Study looking at how many houses within 1 mile of EPA superfund sites
 - Thousands of federally subsidized housing properties sit within a mile of Superfund sites across the United States, and many residents remain unaware of the potential dangers this poses to them.

- Sec. 302. Ensure PHAs are inspecting each unit each year
 - In the aftermath of last year's Department of Housing and Urban Development changes that improved the regularity of inspection and speed of correction of HUD-assisted properties, this would study the implementation of that effort, including finding out the number of incomplete inspections and the number of inspectors required to ensure every unit is inspected.
- Sec. 303. Incentivizing local solutions to homelessness This is from Tim Scott's Road to Housing Plan. It authorizes the Secretary to pay-for-success with a ten percent set aside of funds made available for grantees of the Continuum of Care and Emergency Solutions Grants Program if they can measurably improve outcomes for the homeless individuals served by those programs, as determined by the Secretary.
- Sec. 304 Understanding Mold Risks to Address Them
 - This section is portions of Rep. Courtney's Healthy at Home Act. This would direct interagency research on the health impacts of indoor residential mold, have HUD Secretary establish a mapping tool that identifies areas which are impacted by a known presence of indoor residential mold, require a public information and education campaign regarding indoor air quality and related issues, and order a GAO study down the road to gauge understanding, communication, and remediation of these risks in federally subsidized housing.
- Sec. 305 Improving Protection from Lead Hazards
 - This is Rep. Rutherford's Keep Children and Families Safe from Lead Hazards Act. This would require a risk assessment of lead hazards at properties that receive low-income housing assistance to identify properties with the greatest risk of exposing children under six years old to lead hazards. It would then require action plans for remediation and control of these hazards and a report on the findings of these efforts.
- Sec. 306. Improving Housing for the Elderly and Disabled
 - This would be a GAO study of ways to remove barriers and improve housing for the elderly and disabled, including the impact of capital advances for HUD Sec.s 202 and 811.

Title 4 – Good Governance

- Sec. 401. Requiring annual testimony and oversight from housing regulators
 - This is Rep. De La Cruz's HUD Transparency Act and Rep. Lawler's HUD Accountability Act. This requires annual testimony and oversight from housing regulators and the Office of Inspector General of the Department of Housing and Urban Development (HUD). There is currently no requirement in statute that these individuals testify. This will also require the Secretary's testimony to address health and safety.
- Sec. 402. Requiring annual testimony and oversight from government guaranteed or insured mortgage programs
 - This is from Tim Scott's Road to Housing Plan. This requires annual testimony from officials administering government guaranteed or insured mortgage programs, including the President of the Government National Mortgage Association (Ginnie Mae), the FHA Commissioner, and the Administrator of the Rural Housing Service (RHS).
- Sec. 403. Testimony and Report from the United States Interagency Council on Homelessness This is from Tim Scott's Road to Housing Plan. This requires annual testimony before Congress from the United States Interagency Council on Homelessness (USICH) and submission of an annual report to Congress by USICH that describes how USICH is executing its statutorily required National Strategic Plan to End Homelessness, whether any changes were made to the plan as well as ju
- Sec. 404. Requiring a report detailing NYCHA's compliance with and HUD's oversight of the agreement entered into in 2019
 - This is Rep. Lawler's Accountability for NYCHA Act. This will require HUD to submit to Congress within 60-90 days a report detailing NYCHA's compliance with and HUD's oversight of the agreement entered into in 2019. With hundreds of buildings and potentially tens of thousands of New York City residents being put at risk by NYCHA, tackling public corruption and ensuring NYCHA residents aren't living in squalor should be a bipartisan effort.

- Sec. 405. FHA reporting requirements on safety and soundness
 - This is from Tim Scott's Road to Housing Plan. It:
 - Amends the National Housing Act to require more frequent, monthly reporting to Congress by HUD on the strength of the Mutual Mortgage Insurance (MMI) Fund, which, under current law, must maintain sufficient capital reserves and a capital ratio above two percent;
 - Requires HUD to notify Congress as soon as practicable when the MMI Fund capital ratio falls below two percent;
 - Sets the definition of first-time homebuyer for all federally insured or guaranteed mortgages to be a borrower whose credit report does not include a tradeline indicating the borrower already has or had a loan for a residential, single-family property;
 - And directs the Government Accountability Office (GAO) to study and recommend to Congress whether FHA should set parameters and define sustainable homeownership that considers how borrowers fare with FHA-insured loans, including whether they default, refinance into a conventional loan, return to renting, and other factors that may measure how FHA successfully serves its intended borrowers, including first-time homebuyers as redefined in this section.
- Sec. 406. Bill to Combat Squatting
 - This would prohibit CDBG funding for and Federal mortgage support in municipalities that allow squatting.
- Sec. 407. Reallocation of voucher funding
 - This would allow voucher reallocation for HUD for PHAs who aren't using all of their dollars but are using all their maximum vouchers. Every PHA has a maximum voucher limit with HUD, but there are some that have money left over after reaching this limit.

Title 5 – Regulatory Flexibility

- Sec. 501. Authorization of Moving to Work Program
 - This is from Tim Scott's Road to Housing Plan. This fully authorizes the Moving to Work (MTW) Demonstration and requires evaluation of housing reforms undertaken by MTW participants to identify replicable program models to improve cost-efficiency and outcomes for families in HUD-assisted housing.
- Sec. 502. Rescission of Public and Indian Housing Notice 2021-18
 - This is from Tim Scott's Road to Housing Plan. This directs HUD to reinstate the solicitation for applications from Public Housing Authorities (PHAs) volunteering in a study evaluating the impact of work requirements for HUD-assisted residents served by PHAs as part of the MTW Program.

Title 6 – Improving Financial Literacy Around Housing

- Sec. 601. Reforms to housing counseling and financial literacy programs
 - This is from Tim Scott's Road to Housing Plan. This:
 - Updates the requirement that housing counseling agencies be certified by requiring housing counselors to understand sustainable homeownership and to recertify housing counselors;
 - Requires suspension of housing counselors whose share of defaulting borrowers they counsel exceeds the average share of defaulting borrowers counseled by housing counselors in their areas until they are recertified, and provides the Secretary authority to deny future housing counseling assistance to an organization employing a counselor whose counseled borrowers default at higher-than-average rates in the area compared to other housing counselors;
 - Prohibits housing counseling agencies applying for or receiving grants from lobbying or political advocacy;
 - Requires that a share of appropriated grant funds for housing counseling be set aside to organizations providing rental counseling or pre-foreclosure counseling and requires that the grants be made to organizations serving households across the country, including rural areas;
 - Requires pre-purchase counseling for all borrowers financing the purchase of their homes with government insured or guaranteed mortgages and all borrowers in default status.