

1 ~~covered mortgage loan shall be given an opportunity~~
2 ~~to participate in available housing counseling.~~

3 ~~“(3) COST.—If the requirements of sections~~
4 ~~202(a)(3) and 205(f) of the National Housing Act~~
5 ~~(12 U.S.C. 1708(a)(3), 1711(f)) are met, the fair~~
6 ~~market rate cost of counseling for delinquent bor-~~
7 ~~rowers described in paragraph (2) with respect to a~~
8 ~~covered mortgage loan described in paragraph~~
9 ~~(1)(A) shall be paid for by the Mutual Mortgage In-~~
10 ~~surance Fund, as authorized under section 203(r)(4)~~
11 ~~of the National Housing Act (12 U.S.C.~~
12 ~~1709(r)(4)).”.~~

13 **SEC. 102. FEDERAL GUIDELINES FOR POINT-ACCESS BLOCK**
14 **BUILDINGS.**

15 (a) IN GENERAL.—Not later than 18 months after
16 the date of enactment of this section, the Secretary of
17 Housing and Urban Development shall issue guidelines to
18 provide States, territories, Tribes, and localities with
19 model code language, best practices, and technical guid-
20 ance that could be used to facilitate the permitting of
21 point-access block residential buildings.

22 (b) CONTENTS.—When developing the guidelines
23 under subsection (a), the Secretary of Housing and Urban
24 Development shall consider—

1 (1) fire safety considerations, including sprin-
2 kler coverage, smoke detection, ventilation, and
3 building egress performance;

4 (2) construction costs and potential impacts on
5 housing affordability, including the potential for in-
6 creasing housing supply in high-cost jurisdictions;

7 (3) flexibility for diverse consumer needs, in-
8 cluding family sizes, unit configurations, and acces-
9 sibility;

10 (4) examples of single-stair codes adopted or
11 considered by States and cities in the United States;

12 (5) examples of single-stair codes used in rel-
13 evant international standards;

14 (6) research and model language relating to
15 single-stair codes produced by organizations that
16 focus on point-access block building design and
17 building-code reform;

18 (7) consulting with experts, including devel-
19 opers, architects, fire marshals, researchers, econo-
20 mists, housing authorities, and officials in States
21 that have enacted or piloted single-stair codes; and

22 (8) alternative methods of safety compliance,
23 including options that utilize additional passive or
24 active safety features.

1 (c) COORDINATION WITH THE INTERNATIONAL
2 CODE COUNCIL.—The Secretary of Housing and Urban
3 Development shall coordinate with the International Code
4 Council to encourage the International Code Council to
5 incorporate provisions about point-access block buildings
6 into the International Building Code.

7 (d) GRANTS.—

8 (1) IN GENERAL.—The Secretary of Housing
9 and Urban Development may establish a program to
10 award competitive grants to eligible entities to im-
11 plement pilot projects that evaluate, demonstrate, or
12 validate the safety, feasibility, or cost-effectiveness of
13 point-access block residential buildings.

14 (2) SUNSET.—The program established under
15 paragraph (1) shall terminate on the date that is 7
16 years after the date of enactment of this subsection.

17 (e) TREATMENT OF PROJECTS.—Projects assisted
18 under this section shall be treated as projects assisted
19 under the Community Development Block Grant program
20 under title I of the Housing and Community Development
21 Act of 1974 (42 U.S.C. 5301 et seq.).

22 (f) RULE OF CONSTRUCTION.—Nothing in this sec-
23 tion may be construed to preempt a State or local building
24 code.

25 (g) DEFINITIONS.—In this section:

1 (1) ELIGIBLE ENTITY.—The term “eligible enti-
2 ty” means a State, unit of local government, Tribal
3 Government, public housing agency, nonprofit hous-
4 ing organization, community development organiza-
5 tion, private developer, construction firm, qualified
6 design firm, engineering firm, academic institution,
7 research institution, or any partnership or consor-
8 tium comprised of 2 or more such types of entities.

9 (2) POINT-ACCESS BLOCK BUILDING.—The
10 term “point-access block building” means a Group
11 R-2 occupancy residential structure, as such term is
12 defined by the International Building Code, in which
13 a single internal stairway provides access and egress
14 for all dwelling units in a building that is not great-
15 er than 6 stories in height.

16 ~~SEC. 103. EXEMPTION ON CONSTRUCTION OR MODIFICA-~~
17 ~~TION OF RESIDENTIAL HOUSING LOCATED~~
18 ~~ON AN INFILL SITE.~~

19 (a) ~~EXEMPTION.~~—In providing assistance under see-
20 tion ~~501, 502, 504, 515, 533, or 538~~ of the Housing Act
21 of 1949 (42 U.S.C. ~~1471, 1472, 1474, 1485, 1490m, or~~
22 ~~1490p-2~~) for the construction or modification of residen-
23 tial housing located on an infill site, the Secretary of Agri-
24 culture shall not be required to carry out any study or
25 report on the environmental effects of such assistance.