

1 ~~(1) to authorize the Secretary to mandate, su-~~
2 ~~perse, or preempt any local zoning or land use pol-~~
3 ~~icy; or~~

4 ~~(2) to affect the requirements of section~~
5 ~~105(e)(1) of the Cranston-Gonzalez National Afford-~~
6 ~~able Housing Act (42 U.S.C. 12705(e)(1)).~~

7 ~~(d) SUNSET.—The program established under this~~
8 ~~section shall terminate on the date that is 7 years after~~
9 ~~the date of enactment of this Act.~~

10 ~~(e) AUTHORIZATION OF APPROPRIATIONS.—~~

11 ~~(1) IN GENERAL.—There is authorized to be~~
12 ~~appropriated to carry out this section \$200,000,000~~
13 ~~for each of fiscal years 2027 through 2031.~~

14 ~~(2) ADJUSTMENT.—The amount authorized to~~
15 ~~be appropriated under paragraph (1) shall be ad-~~
16 ~~justed for inflation based on the Consumer Price~~
17 ~~Index for all Urban Customers published by the Bu-~~
18 ~~reau of Labor Statistics of the Department of~~
19 ~~Labor.~~

20 **SEC. 209. ACCELERATING HOME BUILDING ACT.**

21 (a) DEFINITIONS.—In this section:

22 (1) AFFORDABLE HOUSING.—The term “afford-

23 able housing” means housing for which the total

24 monthly housing cost payment is not more than 30

25 percent of the monthly household income for a

1 household earning not more than 80 percent of the
2 area median income.

3 (2) COVERED STRUCTURE.—The term “covered
4 structure” means—

5 (A) a low-rise or mid-rise structure with
6 not more than 25 dwelling units; and

7 (B) includes—

8 (i) an accessory dwelling unit;

9 (ii) infill development;

10 (iii) a duplex;

11 (iv) a triplex;

12 (v) a fourplex;

13 (vi) a cottage court;

14 (vii) a courtyard building;

15 (viii) a townhouse;

16 (ix) a multiplex; and

17 (x) any other structure with not less
18 than 2 dwelling units that the Secretary
19 considers appropriate.

20 (3) ELIGIBLE ENTITY.—The term “eligible enti-
21 ty” means—

22 (A) a unit of general local government, as
23 defined in section 102(a) of the Housing and
24 Community Development Act of 1974 (42
25 U.S.C. 5302(a));

1 (B) a municipal membership organization;
2 and

3 (C) an Indian tribe, as defined in section
4 102(a) of the Housing and Community Devel-
5 opment Act of 1974 (42 U.S.C. 5302(a)).

6 (4) HIGH OPPORTUNITY AREA.—The term
7 “high opportunity area” has the meaning given the
8 term in section 1282.1 of title 12, Code of Federal
9 Regulations, or any successor regulation.

10 (5) INFILL DEVELOPMENT.—The term “infill
11 development” means residential development on
12 small parcels in previously established areas for re-
13 placement with new or refurbished housing that uti-
14 lizes existing utilities and infrastructure.

15 (6) MIXED-INCOME HOUSING.—The term
16 “mixed-income housing” means a housing develop-
17 ment that is comprised of housing units that pro-
18 mote differing levels of affordability in the commu-
19 nity.

20 (7) PREREVIEWED DESIGNS.—The term
21 “prereviewed designs”, also known as pattern books,
22 means sets of construction plans that are assessed
23 and approved by localities for compliance with local
24 building and permitting standards to streamline and
25 expedite approval pathways for housing construction.

1 (8) RURAL AREA.—The term “rural area”
2 means any area other than a city or town that has
3 a population of less than 50,000 inhabitants.

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

6 (b) AUTHORITY.—The Secretary is authorized to
7 award grants to eligible entities utilizing funds appro-
8 priated for such purpose to select prereviewed designs of
9 covered structures of mixed-income housing for use in the
10 jurisdiction of the eligible entity, except that such grant
11 awards may not be used for construction, alteration, or
12 repair work.

13 (c) CONSIDERATIONS.—In reviewing applications
14 submitted by eligible entities for a grant under this sec-
15 tion, the Secretary shall consider—

16 (1) the need for affordable housing in the serv-
17 ice area of the eligible entity;

18 (2) the presence of high opportunity areas in
19 the jurisdiction of the eligible entity;

20 (3) coordination between the eligible entity and
21 a State agency; and

22 (4) coordination between the eligible entity and
23 State, local, and regional transportation planning
24 authorities.

1 (d) SET-ASIDE FOR RURAL AREAS.—Of the amount
2 made available in each fiscal year for grants under this
3 section, the Secretary shall ensure that not less than 10
4 percent shall be used for grants to eligible entities that
5 are located in rural areas.

6 (e) REPORTS.—The Secretary shall require eligible
7 entities receiving grants under this section to report on—

8 (1) the impacts of the activities carried out
9 using the grant amounts in improving the produc-
10 tion and supply of affordable housing;

11 (2) the prereviewed designs selected using the
12 grant amounts in their communities;

13 (3) the number of permits issued for housing
14 development utilizing prereviewed designs; and

15 (4) the number of housing units produced in
16 developments utilizing the prereviewed designs.

17 (f) AVAILABILITY OF INFORMATION.—The Secretary
18 shall—

19 (1) to the extent possible, encourage localities
20 to make publicly available through a website infor-
21 mation on the prereviewed designs selected and sub-
22 mitted to the Secretary by eligible entities receiving
23 grants under this section, including information on
24 the benefits of use of those designs; and

