



1           “(1) ATTAINABLE HOUSING.—The term ‘attain-  
2           able housing’ means housing that serves households  
3           earning not more than 120 percent of the area me-  
4           dian income, if the majority of the housing units are  
5           affordable to households earning not more than 60  
6           percent of the area median income.

7           “(2) CONVERTED HOUSING UNIT.—The term  
8           ‘converted housing unit’ means a housing unit that  
9           is created using a covered grant.

10           “(3) COVERED GRANT.—The term ‘covered  
11           grant’ means a grant awarded under the Pilot Pro-  
12           gram.

13           “(4) ELIGIBLE ENTITY.—The term ‘eligible en-  
14           tity’ means a participating jurisdiction.

15           “(5) PILOT PROGRAM.—The term ‘Pilot Pro-  
16           gram’ means the pilot program established under  
17           subsection (b).

18           “(6) VACANT AND ABANDONED BUILDING.—  
19           The term ‘vacant and abandoned building’ means a  
20           property—

21                   “(A) that was constructed for use as a  
22                   warehouse, factory, mall, strip mall, or hotel, or  
23                   for another industrial or commercial use; and

24                   “(B)(i) with respect to which—

1                   “(I) a code enforcement inspection  
2                   has determined that the property is not  
3                   safe; and

4                   “(II) not less than 90 days have  
5                   elapsed since the owner was notified of the  
6                   deficiencies in the property and the owner  
7                   has taken no corrective action; or

8                   “(ii) that is subject to a court-ordered re-  
9                   ceivership or nuisance abatement related to  
10                  abandonment pursuant to State or local law or  
11                  otherwise meets the definition of an abandoned  
12                  property under State law.

13                  “(b) PURPOSE OF GRANT PROGRAM.—Subject to the  
14                  availability of funds appropriated for this subsection, the  
15                  Secretary is authorized to establish a pilot program, span-  
16                  ning from fiscal years 2027 through 2031, which shall  
17                  have the purpose of awarding grants on a competitive  
18                  basis to eligible entities to convert vacant and abandoned  
19                  buildings into attainable housing.

20                  “(c) AMOUNT OF GRANT.—

21                  “(1) IN GENERAL.—For any fiscal year for  
22                  which not less than \$100,000,000 is made available  
23                  to carry out the Pilot Program, the amount of a cov-  
24                  ered grant shall be not less than \$1,000,000 and not  
25                  more than \$10,000,000.

1           “(2) FISCAL YEARS WITH LOWER FUNDING.—  
2           For any fiscal year for which less than  
3           \$100,000,000 is made available to carry out the  
4           Pilot Program pursuant to subsection (b), the Sec-  
5           retary shall seek to maximize the number of covered  
6           grants awarded.

7           “(d) RELATION TO FORMULA ALLOCATION.—A cov-  
8           ered grant awarded to an eligible entity shall be in addi-  
9           tion to, and shall not affect, the formula allocation for the  
10          eligible entity under section 217.

11          “(e) PRIORITY.—In awarding covered grants, the  
12          Secretary shall give priority to an eligible entity that—

13                 “(1) will use the covered grant in a community  
14                 that is experiencing economic distress;

15                 “(2) will use the covered grant in a qualified  
16                 opportunity zone (as defined in section 1400Z-1(a)  
17                 of the Internal Revenue Code of 1986);

18                 “(3) will use the covered grant to construct  
19                 housing that will serve a need identified in the com-  
20                 prehensive housing affordability strategy and com-  
21                 munity development plan of the eligible entity under  
22                 part 91 of title 24, Code of Federal Regulations, or  
23                 any successor regulation (commonly referred to as a  
24                 ‘consolidated plan’); or

1           “(4) has enacted ordinances to reduce regu-  
2           latory barriers to conversion of vacant and aban-  
3           doned buildings to housing, which shall not include  
4           any alteration of an ordinance that governs safety  
5           and habitability.

6           “(f) USE OF FUNDS.—An eligible entity may use a  
7 covered grant for—

8           “(1) property acquisition;

9           “(2) demolition;

10          “(3) health hazard remediation;

11          “(4) site preparation;

12          “(5) construction, renovation, or rehabilitation;

13          or

14          “(6) the establishment, maintenance, or expan-  
15          sion of community land trusts or housing coopera-  
16          tives.

17          “(g) WAIVER AUTHORITY.—In administering covered  
18 grants, the Secretary may waive, or specify alternative re-  
19 quirements for, any statute or regulation that the Sec-  
20 retary administers in connection with the obligation by the  
21 Secretary or the use by eligible entities of covered grant  
22 funds (except for requirements related to fair housing,  
23 nondiscrimination, labor standards, or the environment)  
24 if the Secretary makes a public finding that good cause  
25 exists for the waiver or alternative requirement.

1       “(h) STUDY; REPORT.—Not later than 180 days  
2 after the termination of the Pilot Program, the Secretary  
3 shall study and submit to Congress a report on the impact  
4 of the Pilot Program on—

5               “(1) improving the tax base of local commu-  
6 nities;

7               “(2) increasing access to affordable housing, es-  
8 pecially for elderly individuals, disabled individuals,  
9 and veterans;

10              “(3) increasing home-ownership; and

11              “(4) removing blight.”.

12       (b) TECHNICAL AND CONFORMING AMENDMENT.—  
13 The table of contents in section 1(b) of the Cranston-Gon-  
14 zalez National Affordable Housing Act (Public Law 101–  
15 625; 104 Stat. 4079) is amended by inserting after the  
16 item relating to section 226 the following:

“Sec. 227. Revitalizing empty structures into desirable environments.”.

17 **SEC. 211. HOUSING AFFORDABILITY ACT.**

18       ~~(a) IN GENERAL.—Title II of the National Housing~~  
19 ~~Act (12 U.S.C. 1707 et seq.) is amended—~~

20               ~~(1) in section 206A (12 U.S.C. 1712a)—~~

21                       ~~(A) in subsection (a), in the matter fol-~~  
22 ~~lowing paragraph (7), by striking “(com-~~  
23 ~~mencing in 2004” and all that follows through~~  
24 ~~the period at the end and inserting the fol-~~  
25 ~~lowing: “, commencing on July 1, 2025. The~~