

1 ~~onstration Program; Provided further, That any~~
2 ~~property owned by the public housing agency shall~~
3 ~~be used to replace, create, preserve, improve, or ex-~~
4 ~~pand affordable housing supply, including as part of~~
5 ~~mixed use developments, and no conversion under~~
6 ~~the Rental Assistance Demonstration shall be used~~
7 ~~for sporting, private, or for profit purposes, exclud-~~
8 ~~ing those which maintain or expand housing supply~~
9 ~~which may use an affordable housing tax credit or~~
10 ~~other housing affordability program.”.~~

11 **SEC. 213. BUILD NOW ACT.**

12 (a) DEFINITIONS.—In this section:

13 (1) COVERED RECIPIENT.—The term “covered
14 recipient” means a metropolitan city or urban coun-
15 ty, as those terms are defined in section 102 of the
16 Housing and Community Development Act of 1974
17 (42 U.S.C. 5302), that receives funds under section
18 106.

19 (2) CURRENT ANNUAL GROWTH RATE.—The
20 term “current annual growth rate”, with respect to
21 an eligible recipient and a fiscal year, means the av-
22 erage annual percentage increase in the number of
23 housing units in the jurisdiction of the eligible re-
24 cipient, as calculated by the Secretary, during the
25 period—

1 (A) beginning with the third quarter of the
2 sixth preceding fiscal year; and

3 (B) ending with the third quarter of the
4 preceding fiscal year.

5 (3) ELIGIBLE RECIPIENT.—The term “eligible
6 recipient” means any covered recipient unless—

7 (A)(i) the median Small Area Fair Market
8 Rent in the jurisdiction of the covered recipient
9 is at or below the 60th percentile of median
10 Small Area Fair Market Rents in the jurisdic-
11 tions of all covered recipients; and

12 (ii) the median home value in the jurisdic-
13 tion of the covered recipient is below the me-
14 dian home value for the United States;

15 (B) the annual rental vacancy rate in the
16 jurisdiction of the covered recipient is greater
17 than the national annual rental vacancy rate for
18 the most recent year available, as published by
19 the Bureau of the Census;

20 (C) during the 3-year period preceding the
21 date on which the Secretary allocates funds
22 under section 106, the jurisdiction of the cov-
23 ered recipient has been the subject of a major
24 disaster or emergency declaration under section
25 401 or 501, respectively, of the Robert T. Staf-

1 ford Disaster Relief and Emergency Assistance
2 Act (42 U.S.C. 5170, 5191); or

3 (D) the covered recipient lacks the legal
4 authority to enact or update zoning and permit-
5 ting ordinances.

6 (4) EXTREMELY HIGH-GROWTH RECIPIENT.—

7 The term “extremely high-growth recipient” means
8 an eligible recipient for which the current annual
9 growth rate is at or above 4 percent.

10 (5) HOUSING GROWTH IMPROVEMENT RATE.—

11 The term “housing growth improvement rate”, with
12 respect to an eligible recipient and a fiscal year,
13 means the quotient of—

14 (A)(i) the current annual growth rate of
15 the eligible recipient, minus

16 (ii) the prior annual growth rate of the eli-
17 gible recipient; and

18 (B) the sum obtained by adding the abso-
19 lute values of the current annual growth rate
20 and the prior annual growth rate of the eligible
21 recipient.

22 (6) PRIOR ANNUAL GROWTH RATE.—The term

23 “prior annual growth rate”, with respect to an eligi-
24 ble recipient and a fiscal year, means the average
25 annual percentage increase in the number of housing

1 units in the jurisdiction of the eligible recipient, as
2 calculated by the Secretary, during the period—

3 (A) beginning with the third quarter of the
4 11th preceding fiscal year; and

5 (B) ending with the third quarter of the
6 sixth preceding fiscal year.

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

9 (8) SECTION 106.—The term “section 106”
10 means section 106 of the Housing and Community
11 Development Act of 1974 (42 U.S.C. 5306).

12 (b) ADJUSTMENTS TO COMMUNITY DEVELOPMENT
13 BLOCK GRANT ALLOCATIONS.—

14 (1) IN GENERAL.—In allocating amounts to an
15 eligible recipient under section 106 for a fiscal year,
16 the Secretary shall adjust the allocation based on
17 the housing growth improvement rate of the eligible
18 recipient, in accordance with paragraph (2) of this
19 subsection.

20 (2) ADJUSTMENTS.—

21 (A) HOUSING GROWTH IMPROVEMENT
22 RATE AT OR ABOVE MEDIAN; EXTREMELY
23 HIGH-GROWTH RECIPIENTS.—

24 (i) IN GENERAL.—If, with respect to a
25 fiscal year for which the allocation under

1 section 106 is being determined, the hous-
2 ing growth improvement rate for an eligi-
3 ble recipient is at or above the median
4 housing growth improvement rate for all
5 eligible recipients other than extremely
6 high-growth recipients, or if an eligible re-
7 cipient is an extremely high-growth recipi-
8 ent, the Secretary shall allocate to the eli-
9 gible recipient for that fiscal year, in addi-
10 tion to the amount that would otherwise be
11 allocated to the eligible recipient under sec-
12 tion 106, a bonus amount, as determined
13 under clause (ii) of this subparagraph.

14 (ii) BONUS AMOUNT.—For purposes
15 of clause (i), the bonus amount for an eli-
16 gible recipient for a fiscal year shall be
17 equal to the product of—

18 (I) the aggregate amount by
19 which allocations to eligible recipients
20 are decreased under subparagraph (B)
21 for that fiscal year; and

22 (II) the quotient of—

23 (aa) the difference in the
24 number of housing units, between
25 the third quarter of the second

1 preceding fiscal year and the
2 third quarter of the preceding fis-
3 cal year, in the jurisdiction of the
4 eligible recipient, as calculated by
5 the Secretary; and

6 (bb) the difference in the
7 number of housing units, between
8 the third quarter of the second
9 preceding fiscal year and the
10 third quarter of the preceding fis-
11 cal year, in the jurisdictions of all
12 eligible recipients that receive a
13 bonus amount under this para-
14 graph, as calculated by the Sec-
15 retary.

16 (B) HOUSING GROWTH IMPROVEMENT
17 RATE BELOW MEDIAN.—If, with respect to a
18 fiscal year for which the allocation under sec-
19 tion 106 is being determined, the housing
20 growth improvement rate for an eligible recipi-
21 ent is below the median housing growth im-
22 provement rate for all eligible recipients other
23 than high-growth outliers, the Secretary shall
24 decrease the amount that would otherwise be al-

1 located to the eligible recipient under section
2 106 for that fiscal year by 10 percent.

3 (c) CALCULATION OF HOUSING UNITS.—

4 (1) HOUSING AND URBAN DEVELOPMENT RE-
5 QUIREMENTS.—In calculating the number of housing
6 units in the jurisdiction of an eligible recipient under
7 any provision of this section, the Secretary shall—

8 (A) use the Current Address Count Listing
9 Files and other data products, as needed, of the
10 Bureau of the Census tabulated from the Mas-
11 ter Address File; and

12 (B) make calculations at the block level,
13 using boundaries that reflect the most current
14 boundaries.

15 (2) CENSUS BUREAU AND POSTAL SERVICE RE-
16 QUIREMENTS.—The Bureau of the Census and the
17 United States Postal Service shall provide any rel-
18 evant data to the Secretary upon request to assist
19 the Secretary in making a calculation described in
20 paragraph (1).

21 (3) ADJUSTMENT OF CALCULATION PERIODS.—

22 The Secretary may adjust the calculation periods
23 under subparagraphs (A) and (B) of subsection
24 (a)(2), subparagraphs (A) and (B) of subsection
25 (a)(6), and items (aa) and (bb) of subsection

1 (b)(2)(A)(ii)(II) by not more than 2 months to
2 achieve alignment with the data provided by the Bu-
3 reau of the Census.

4 (d) ANNUAL REPORT ON HOUSING GROWTH IM-
5 PROVEMENT RATE.—Before allocating funds under sec-
6 tion 106 for a fiscal year, the Secretary shall publish a
7 report that—

8 (1) includes the housing growth improvement
9 rate for each eligible recipient; and

10 (2) lists, for the most recent fiscal year for
11 which allocations were made under section 106—

12 (A) the eligible recipients that received a
13 bonus amount under subsection (b)(2)(A); and

14 (B) the eligible recipients for which the al-
15 location under section 106 was decreased under
16 subsection (b)(2)(B) of this section.

17 (e) NOTIFICATION; IMPLEMENTATION DATES.—

18 (1) NOTIFICATION.—

19 (A) IN GENERAL.—Not later than 60 days
20 after the date of enactment of this Act, the Sec-
21 retary shall notify each eligible recipient of the
22 recipient's housing growth improvement rate
23 and whether that housing growth improvement
24 rate is above, at, or below the median housing
25 growth improvement rate for all eligible recipi-

1 ents other than extremely high-growth recipi-
2 ents.

3 (B) GUIDANCE.—As part of the notifica-
4 tion under subparagraph (A), the Secretary
5 shall share guidance, including resources devel-
6 oped by the Department of Housing and Urban
7 Development, on best practices and rec-
8 ommendations for policies to reduce regulatory
9 barriers to housing and increase housing sup-
10 ply.

11 (2) IMPLEMENTATION DATES.—Subsection (b)
12 shall take effect beginning with the third full fiscal
13 year after the date of enactment of this Act and re-
14 main in effect through fiscal year 2043.

15 (3) NO EFFECT ON PREVIOUS APPROPRIA-
16 TIONS.—This section shall not apply to amounts ap-
17 propriated before the date of enactment of this Act.

18 ~~TITLE III—MANUFACTURED~~

19 ~~HOUSING FOR AMERICA~~

20 ~~SEC. 301. HOUSING SUPPLY EXPANSION ACT.~~

21 (a) ~~IN GENERAL.~~—Section ~~603(6)~~ of the National
22 ~~Manufactured Housing Construction and Safety Stand-~~
23 ~~ards Act of 1974 (42 U.S.C. 5402(6))~~ is amended by
24 striking “on a permanent chassis” and inserting “with or
25 without a permanent chassis”.