

118TH CONGRESS
1ST SESSION

H. R. 5733

To establish a competitive grant program at the Department of Housing and Urban Development to support the construction, preservation, or rehabilitation of affordable workforce housing in areas with shortages of affordable housing units for sale, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

SEPTEMBER 26, 2023

Ms. SLOTKIN introduced the following bill; which was referred to the Committee on Financial Services

A BILL

To establish a competitive grant program at the Department of Housing and Urban Development to support the construction, preservation, or rehabilitation of affordable workforce housing in areas with shortages of affordable housing units for sale, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Workforce Housing
5 Development Act”.

1 **SEC. 2. COMPETITIVE GRANT PROGRAM TO SUPPORT**
2 **WORKFORCE HOUSING UNITS.**

3 (a) DEFINITIONS.—In this section:

4 (1) AFFORDABLE.—The term “affordable”,
5 with respect to a workforce housing unit, means that
6 the total housing costs for the unit do not exceed 30
7 percent of the income of the buyer of the workforce
8 housing unit.

9 (2) APPROPRIATE CONGRESSIONAL COMMIT-
10 TEES.—The term “appropriate congressional com-
11 mittees” means—

12 (A) the Committee on Banking, Housing,
13 and Urban Affairs of the Senate; and

14 (B) the Committee on Financial Services
15 of the House of Representatives.

16 (3) DWELLING.—The term “dwelling” means
17 any building, structure, or portion thereof that is oc-
18 cupied as, or designed or intended for occupancy as,
19 a residence by 1 or more individuals.

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

22 (A) a State or unit of local government;

23 (B) a nonprofit housing developer;

24 (C) an agency or instrumentality of a
25 State;

26 (D) a public housing agency;

1 (E) a community development financial in-
2 stitution, as defined in section 103 of the Com-
3 munity Development Banking and Financial In-
4 stitutions Act of 1994 (12 U.S.C. 4702);

5 (F) a resident-owned community; and

6 (G) any other entity that supports housing
7 development, as determined by the Secretary.

8 (5) FIRST-TIME HOMEBUYER.—The term “first-
9 time homebuyer” has the meaning given the term in
10 section 104 of the Cranston-Gonzalez National Af-
11 fordable Housing Act (42 U.S.C. 12704).

12 (6) NONPROFIT HOUSING DEVELOPER.—The
13 term “nonprofit housing developer” means a non-
14 profit organization having as one of its principal
15 purposes the creation, development, or preservation
16 of housing, including a subsidiary of a public hous-
17 ing agency.

18 (7) PROGRAM.—The term “Program” means
19 the grant program established under this section.

20 (8) PUBLIC HOUSING AGENCY; STATE.—The
21 terms “public housing agency” and “State” have the
22 meanings given those terms in section 3(b) of the
23 United States Housing Act of 1937 (42 U.S.C.
24 1437a(b)).

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

3 (10) TOTAL HOUSING COSTS.—The term “total
4 housing costs” means mortgage principal and inter-
5 est, taxes, and insurance.

6 (11) WORKFORCE HOUSING UNIT.—The term
7 “workforce housing unit” means a 1- to 4-unit
8 dwelling—

9 (A) that is the primary residence of the
10 buyer;

11 (B) in which none of the units are rented;
12 and

13 (C) that is affordable to buyers with in-
14 comes of not more than 100 percent of the area
15 median income.

16 (b) ESTABLISHMENT.—The Secretary shall establish
17 a competitive grant program to award grants to eligible
18 entities to increase the supply of affordable workforce
19 housing units.

20 (c) USE OF FUNDS.—A recipient of a grant under
21 the Program shall use grant funds for the construction,
22 preservation, or rehabilitation of workforce housing units,
23 which shall remain affordable for a period of not less than
24 5 years from the sale of the workforce housing unit.

25 (d) APPLICATION AND SELECTION PROCESS.—

1 (1) APPLICATION.—An eligible entity desiring a
2 grant under the Program shall submit to the Sec-
3 retary an application at such time, in such manner,
4 and containing—

5 (A) a description of the construction, pres-
6 ervation, or rehabilitation projects to be sup-
7 ported by the grant; and

8 (B) any additional information as the Sec-
9 retary may require.

10 (2) SELECTION OF GRANTEES.—

11 (A) IN GENERAL.—The Secretary shall es-
12 tablish criteria to award grants under the Pro-
13 gram on a competitive basis, which may include
14 consideration of whether—

15 (i) the median price of workforce
16 housing units in the area to be served by
17 the grant is increasing;

18 (ii) the supply of available workforce
19 housing units in the area to be served by
20 the grant is decreasing; and

21 (iii) whether employers in the area to
22 be served by the grant are struggling to re-
23 cruit employees due to the lack of afford-
24 able housing options.

1 (B) PRIORITY.—The Secretary shall
2 prioritize awarding grants to eligible entities
3 that demonstrate a lack of affordable workforce
4 housing units in the area to be served by the
5 grant.

6 (e) REPORT TO CONGRESS.—Not later than 1 year
7 after the date of enactment of this Act, and each year
8 thereafter, the Secretary shall submit to the appropriate
9 congressional committees a report on the implementation
10 of the Program, which shall include—

11 (1) a list of grant recipients and the amount
12 awarded to each grant recipient;

13 (2) a description of the projects assisted using
14 grant funds, including the number of affordable
15 workforce housing units created, preserved, and re-
16 habilitated under the Program;

17 (3) a description of the households that pur-
18 chased homes assisted under the Program, including
19 the number of first-time homebuyers; and

20 (4) any other metrics that the Secretary deter-
21 mines necessary.

22 (f) WORKFORCE HOUSING DEVELOPMENT FUND.—

23 (1) IN GENERAL.—There is established in the
24 Treasury a fund to be known as the “Workforce

1 Housing Development Fund” to carry out the Pro-
2 gram.

3 (2) AUTHORIZATION OF APPROPRIATIONS.—

4 There is authorized to be appropriated and deposited
5 into the fund established under paragraph (1) such
6 sums as may be necessary for fiscal year 2024 and
7 each fiscal year thereafter.

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