

# Union Calendar No. 499

117<sup>TH</sup> CONGRESS  
2<sup>D</sup> SESSION

# H. R. 7615

[Report No. 117-682]

To authorize the Secretary of the Interior to enter into partnerships to develop housing, and for other purposes.

---

## IN THE HOUSE OF REPRESENTATIVES

APRIL 28, 2022

Mr. MOORE of Utah (for himself and Mr. PANETTA) introduced the following bill; which was referred to the Committee on Natural Resources

DECEMBER 30, 2022

Additional sponsors: Mr. O'HALLERAN, Mr. NEWHOUSE, and Ms. PORTER

DECEMBER 30, 2022

Reported with an amendment, committed to the Committee of the Whole House on the State of the Union, and ordered to be printed

[Strike out all after the enacting clause and insert the part printed in italics]

[For text of introduced bill, see copy of bill as introduced on April 28, 2022]

# **A BILL**

To authorize the Secretary of the Interior to enter into partnerships to develop housing, 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 “Lodging Options Devel-*  
5 *oped for Government Employees Act” or the “LODGE Act”.*

6 **SEC. 2. HOUSING PARTNERSHIPS; OCCUPANCY.**

7        *Subchapter III of chapter 1013 of title 54, United*  
8 *States Code, is amended—*

9            *(1) by amending section 101331 to read as fol-*  
10 *lows:*

11 **“§ 101331. Definitions**

12        *“In this subchapter:*

13            *“(1) FIELD EMPLOYEE.—The term ‘field em-*  
14 *ployee’ means—*

15            *“(A) an employee of the Service who is ex-*  
16 *clusively assigned by the Service to perform du-*  
17 *ties at a System unit, and the members of the*  
18 *employee’s family;*

19            *“(B) an individual performing duties at the*  
20 *System unit who is employed by a Service con-*  
21 *cession, partnership, educational, or conservation*  
22 *organization, whose work supports the mission of*  
23 *the System unit, and the members of the individ-*  
24 *ual’s family;*

1           “(C) *an individual who is authorized to oc-*  
2           *cupy Federal Government quarters under section*  
3           *5911 of title 5 in the vicinity of the System unit,*  
4           *including individuals who are employees of other*  
5           *Federal agencies, and the members of the indi-*  
6           *vidual’s family; or*

7           “(D) *an employee of the Federal Govern-*  
8           *ment who is—*

9                   “(i) *eligible to live in government hous-*  
10                   *ing; and*

11                   “(ii) *not an employee of the Service.*

12           “(2) *FUNDAMENTAL RESOURCES.—The term*  
13           *‘fundamental resources’ means resources essential to*  
14           *achieving the purposes of the System unit and main-*  
15           *taining its significance, as identified by the agency in*  
16           *planning documents, including Foundation Docu-*  
17           *ments.*

18           “(3) *HOUSING ACCOMMODATION PROJECT.—The*  
19           *term ‘housing accommodation project’ means a*  
20           *project for the development, construction, rehabilita-*  
21           *tion, repair, maintenance, operation or management*  
22           *of housing accommodations, including related facili-*  
23           *ties and infrastructure, pursuant to an agreement en-*  
24           *tered into under section 101334.*

1           “(4) *HOUSING PARTNERSHIP AGREEMENT.*—*The*  
2           *term ‘housing partnership agreement’ means an*  
3           *agreement for a housing accommodation project en-*  
4           *tered into under section 101334.*

5           “(5) *HOUSING UNITS.*—*The term ‘housing units’*  
6           *means housing units occupied by members of the pub-*  
7           *lic in housing accommodations developed or leased on*  
8           *non-Federal lands under this subchapter.*

9           “(6) *MEMBER OF THE PUBLIC.*—*The term ‘mem-*  
10           *ber of the public’ means an individual, and the mem-*  
11           *bers of the individual’s family, who is not a Federal*  
12           *Government employee.*

13           “(7) *PRIMARY RESOURCE VALUES.*—*The term*  
14           *‘primary resource values’ means resources that are*  
15           *specifically mentioned in the enabling legislation for*  
16           *that field unit or other resource value recognized*  
17           *under Federal statute.*

18           “(8) *PUBLIC LANDS.*—*The term ‘public lands’*  
19           *means lands under the administrative jurisdiction of*  
20           *the Federal Government.*

21           “(9) *QUARTERS.*—*The term ‘quarters’ means*  
22           *quarters occupied by field employees and are, for such*  
23           *purpose,—*

24                     “(A) *provided by the Federal Government;*

25                     *or*

1           “(B) developed or leased by the Federal  
2           Government in accordance with a housing part-  
3           nership agreement, lease, or contract under this  
4           subchapter.”;

5           (2) in section 101332—

6                 (A) in subsection (a)(2), by—

7                         (i) striking “rates” and inserting “af-  
8                         fordable rates”; and

9                         (ii) by inserting “, unless otherwise  
10                         authorized,” after “at rates based”;

11                 (B) in subsection (c)—

12                         (i) by inserting “under the administra-  
13                         tive jurisdiction of the Service” after “any  
14                         land”; and

15                         (ii) by inserting “or fundamental re-  
16                         sources” after “primary resource value”;  
17                         and

18                 (C) in subsection (d), by inserting “, unless  
19                         otherwise authorized,” after “that are based”;

20           (3) in section 101333, by inserting “or afford-  
21           ability” after “lack of availability”;

22           (4) by amending section 101334 to read as fol-  
23           lows:

1 **“§ 101334. Authorization for housing accommodation**  
2 **projects**

3 “(a) *IN GENERAL.*—*The Secretary may, pursuant to*  
4 *the authorities contained in this subchapter and subject to*  
5 *the appropriation of necessary funds in advance, enter into*  
6 *housing partnership agreements with other Federal agen-*  
7 *cies, State or local governments, Tribal Governments, hous-*  
8 *ing entities, or other public or private organizations, for*  
9 *the purposes of facilitating housing accommodation projects*  
10 *for rent to field employees and members of the public—*

11 “(1) *on public lands, including System units;*

12 “(2) *off public lands in the vicinity of System*  
13 *units; or*

14 “(3) *a combination of public lands described in*  
15 *paragraphs (1) and (2).*

16 “(b) *TERMS AND CONDITIONS.*—

17 “(1) *NATIONAL PARK LANDS.*—*For any housing*  
18 *partnership agreements for housing accommodation*  
19 *projects on lands under the administrative jurisdic-*  
20 *tion of the Service, the Secretary shall—*

21 “(A) *ensure the housing accommodation*  
22 *project and the use thereof are in conformity*  
23 *with the approved plans, including housing*  
24 *management plans, for the System unit and Di-*  
25 *rector’s Orders and reference manuals related to*  
26 *Service housing;*

1           “(B) ensure that the location of the housing  
2 accommodation project will avoid degradation to  
3 the primary resource values and fundamental re-  
4 sources within the System unit, and will not ad-  
5 versely affect the mission of the Service;

6           “(C) ensure the entities responsible for the  
7 housing accommodation project comply with ap-  
8 plicable law and policies, including the provi-  
9 sions of this subchapter;

10           “(D) identify the funding to be used in per-  
11 forming the housing accommodation project;

12           “(E) provide standards that must be met, as  
13 applicable, to ensure that the housing accommo-  
14 dation project, including related facilities and  
15 infrastructure, are kept in good condition and  
16 repair; and

17           “(F) that the agreements include any other  
18 terms and conditions the Secretary may consider  
19 advisable to protect the interests of the United  
20 States.

21           “(2) OTHER PUBLIC OR PRIVATE LANDS.—For  
22 any housing partnership agreements for housing ac-  
23 commodation projects on other public or private lands  
24 located in the vicinity of the relevant System unit



1       *and not under the administrative jurisdiction of the*  
2       *Service, the Secretary shall ensure the agreements—*

3               “(A) *have received the approval of each ap-*  
4               *propriate State or local government, Tribal Gov-*  
5               *ernment, or other public or private entity in-*  
6               *volved;*

7               “(B) *identify both the Federal and non-Fed-*  
8               *eral funding to be used in completing the hous-*  
9               *ing and related facilities; and*

10              “(C) *any other terms and conditions the*  
11              *Secretary may consider advisable to protect the*  
12              *interests of the United States.*

13       “(c) *HOUSING OCCUPANCY.—*

14              “(1) *IN GENERAL.—The Secretary may allow*  
15              *field employees and members of the public to occupy*  
16              *and lease housing accommodation project quarters.*

17              “(2) *COMPLIANCE.—Members of the public occu-*  
18              *pying quarters shall be subject to the same laws and*  
19              *policies with which field employees are required to*  
20              *comply, as applicable.*

21              “(3) *PROHIBITION.—Field employees and mem-*  
22              *bers of the public shall be prohibited from subleasing*  
23              *housing units or quarters developed or leased in ac-*  
24              *cordance with a housing partnership agreement under*  
25              *this section, including all forms of short-term rentals.*

1           “(4) *PREFERENCE.*—*To the maximum extent*  
2           *practicable, priority for occupancy in project quarters*  
3           *shall be given to field employees.*

4           “(d) *CONTRACTING PROCEDURES.*—*Each housing*  
5           *partnership agreement awarded pursuant to this section*  
6           *shall be awarded through the use of publicly advertised,*  
7           *competitively bid, or competitively negotiated procedures,*  
8           *unless the Secretary—*

9           “(1) *determines that it is in the public interest*  
10           *to use procedures other than competitive procedures*  
11           *with respect to the particular housing partnership*  
12           *agreement concerned; and*

13           “(2) *notifies, in writing, the Committee on En-*  
14           *ergy and Natural Resources of the Senate and the*  
15           *Committee on Natural Resources of the House of Rep-*  
16           *resentatives of such determinations and the rationale*  
17           *for such determination*

18           “(e) *RENT.*—

19           “(1) *COLLECTION.*—*The Secretary may collect,*  
20           *or may authorize entities who have entered into part-*  
21           *nership housing agreements under this section to col-*  
22           *lect, rents directly from field employees and members*  
23           *of the public occupying housing units or quarters.*

24           “(2) *RATES.*—*For field employees, rent collected*  
25           *under this subsection may not exceed the rates deter-*

1 *mined pursuant to guidance in the document entitled*  
2 *‘Circular No. A-45 Revised’ and dated November 25,*  
3 *2019 (or subsequent guidance).*

4 *“(f) EXPIRATION OF AGREEMENTS.—*

5 *“(1) WITHIN SYSTEM UNITS.—The Secretary*  
6 *may allow long-term leases or term-limited ownership*  
7 *of housing units or quarters on public lands, as ap-*  
8 *propriate, to facilitate the ability of an entity with*  
9 *whom a housing partnership agreement has been en-*  
10 *tered into under subsection (b) to secure financing.*

11 *“(2) EXPIRATION OF TERM ON PUBLIC LANDS.—*

12 *“(A) IN GENERAL.—Upon expiration of a*  
13 *term of ownership under paragraph (1), the Sec-*  
14 *retary may—*

15 *“(i) renew the housing partnership*  
16 *agreement for terms not to exceed 10 years;*

17 *“(ii) require the entity with whom a*  
18 *housing partnership agreement has been en-*  
19 *tered into under subsection (a) to demolish*  
20 *the housing accommodations and related fa-*  
21 *ilities and infrastructure, and restore the*  
22 *land to conditions generally existing before*  
23 *construction on the lands upon which the*  
24 *housing accommodation project is located*

1                   *without any cost to the Federal Govern-*  
2                   *ment;*

3                   “(iii) *take ownership of the housing ac-*  
4                   *commodations and related facilities and in-*  
5                   *frastructure, including fixtures and per-*  
6                   *sonal property necessary for the operation*  
7                   *of the property; or*

8                   “(iv) *enter into a new housing part-*  
9                   *nership agreement.*

10                  “(B) *COVERING COSTS.—If taking owner-*  
11                  *ship of buildings under subparagraph (A)(ii),*  
12                  *the Secretary may require the owner whose term*  
13                  *of ownership is expiring to cover costs associated*  
14                  *with preparing the building site for new or con-*  
15                  *tinued use.*

16                  “(3) *ON NON-FEDERAL LANDS.—Upon expiration*  
17                  *of a housing partnership agreement for housing ac-*  
18                  *commodations on non-Federal lands, the Secretary*  
19                  *may extend the housing partnership agreement for*  
20                  *terms not to exceed 10 years.”;*

21                  (5) *in section 101335—*

22                         (A) *in subsection (a)—*

23                                 (i) *in paragraph (1)(A), by striking*  
24                                 *“50” and inserting “60”;*

25                                 (ii) *in paragraph (2)—*

1                   (I) by striking “procedures.” and  
2                   inserting “procedures, unless—”; and

3                   (II) by adding at the end the fol-  
4                   lowing:

5                   “(A) the lease is awarded to a nonprofit or  
6                   government entity; or

7                   “(B) the Secretary determines that it is in  
8                   the public interest to use procedures other than  
9                   competitive procedures in the particular lease  
10                  concerned and notifies, in writing, the Com-  
11                  mittee on Energy and Natural Resources of the  
12                  Senate and the Committee on Natural Resources  
13                  of the House of Representatives of such deter-  
14                  mination and the rationale for such determina-  
15                  tion.”; and

16                  (iii) in paragraph (3)(D), by inserting  
17                  “, affordability,” after “improve the qual-  
18                  ity”;

19                  (B) in subsection (b)—

20                         (i) by striking paragraphs (2) and (3);

21                         and

22                         (ii) by inserting after paragraph (1)  
23                         the following:

24                         “(2) *TERMS AND CONDITIONS.*—Any arrange-  
25                         ment made pursuant to this subsection shall contain

1        *such terms and conditions as the Secretary considers*  
2        *necessary or appropriate to protect the interests of the*  
3        *United States and ensure that necessary quarters are*  
4        *available to field employees.”; and*

5                *(C) by redesignating paragraph (4) as*  
6                *paragraph (3);*

7                *(6) in section 101336, by inserting “rehabilita-*  
8                *tion,” after “repair,”;*

9                *(7) by amending section 101338 to read as fol-*  
10               *lows:*

11        **“§ 101338. General provisions**

12               *“(a) EXEMPTIONS.—The following provisions shall not*  
13               *apply to leases contracts, or housing partnership agree-*  
14               *ments awarded by the Secretary under this subchapter:*

15                        *“(1) Sections 102102 and 102901 of this title.*

16                        *“(2) Section 1302 of title 40.*

17               *“(b) PROCEEDS FROM LEASES.—The proceeds from*  
18               *any lease or housing partnership agreement under this sub-*  
19               *chapter from which the Service directly collects the proceeds*  
20               *shall be retained by the Service and deposited in the special*  
21               *fund established for repair, maintenance, rehabilitation,*  
22               *and operations of housing units and quarters and associ-*  
23               *ated facilities and infrastructure.”; and*

24               *(8) in section 101340—*

1                   (A) by amending subsection (a) to strike “,  
2                   in sequential order,”; and

3                   (B) by amending subsection (b) to read as  
4                   follows:

5                   “(b) ANNUAL BUDGET SUBMITTAL.—Each fiscal year,  
6 the President’s proposed budget to Congress shall include—

7                   “(1) identification of non-construction funds to  
8                   be spent for Service housing maintenance and oper-  
9                   ations that are in addition to rental receipts collected;

10                   “(2) the use of each of the authorities provided  
11                   to the Service under this subchapter;

12                   “(3) the number of additional housing units  
13                   needed within the National Park System;

14                   “(4) any barriers that have been identified to  
15                   providing the needed housing; and

16                   “(5) any recommendations for changes to exist-  
17                   ing authorities that would help to remove those bar-  
18                   riers.”.

Union Calendar No. 499

117<sup>TH</sup> CONGRESS  
2<sup>D</sup> SESSION

**H. R. 7615**

[Report No. 117-682]

---

---

## **A BILL**

To authorize the Secretary of the Interior to enter into partnerships to develop housing, and for other purposes.

---

---

DECEMBER 30, 2022

Reported with an amendment, committed to the Committee of the Whole House on the State of the Union, and ordered to be printed