

118TH CONGRESS
2D SESSION

H. R. 7862

To direct the Secretary of Housing and Urban Development to undertake activities to facilitate the conversion of certain buildings owned by Federal, State, or local government into affordable residential rental projects, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

APRIL 2, 2024

Mr. SCHIFF (for himself, Mr. GOMEZ, and Mr. AMO) introduced the following bill; which was referred to the Committee on Financial Services

A BILL

To direct the Secretary of Housing and Urban Development to undertake activities to facilitate the conversion of certain buildings owned by Federal, State, or local government into affordable residential rental projects, 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 “Government Agencies
5 Affordable Housing Conversion Act of 2024”.

1 **SEC. 2. ANNUAL HOUSING CONVERSION REPORT.**

2 Not later than 1 year after the date of the enactment
3 of this section, and annually thereafter, the Secretary of
4 Housing and Urban Development, in coordination with the
5 Administrator of General Services and the Director of the
6 Office of Management and Budget, shall conduct a study
7 and submit to Congress a report, to be known as the “An-
8 nual Housing Conversion Report”, that examines—

9 (1) whether the real estate owned by the Fed-
10 eral Government is being optimized;

11 (2) whether the amount of real estate owned by
12 the Federal Government should be reduced; and

13 (3) whether any real estate owned by the Fed-
14 eral Government could be converted into affordable
15 dwelling units.

16 **SEC. 3. EXPANSION OF EXPLORING OFFICE TO RESIDEN-**
17 **TIAL CONVERSIONS GRANT PROGRAM.**

18 There is authorized to be appropriated to carry out
19 the grant program originally announced by the Secretary
20 of Housing and Urban Development on June 21, 2023,
21 known as the “Exploring Office to Residential Conversions
22 Program”, \$1,750,000 for each of fiscal years 2025
23 through 2030.

1 **SEC. 4. STATE AND LOCAL AFFORDABLE HOUSING CON-**
2 **VERSION GRANT PROGRAM.**

3 (a) **ESTABLISHMENT.**—Not later than 1 year after
4 the date of the enactment of this section, the Secretary
5 of Housing and Urban Development shall establish a
6 grant program, to be known as the “Office to Residential
7 Affordable Housing Conversion Program” (in this section
8 referred to as the “Conversion Program”), to facilitate the
9 conversion of buildings owned by a State or unit of local
10 government into qualified residential rental projects.

11 (b) **ELIGIBLE RECIPIENTS.**—In administering the
12 Conversion Program, the Secretary shall make grants
13 available to States and units of local government on a
14 competitive basis in accordance with this section.

15 (c) **APPLICATION.**—To be eligible for a grant under
16 the Conversion Program, an entity described in subsection
17 (b) shall submit to the Secretary an application in such
18 form, at such time, and containing such information as
19 the Secretary determines appropriate.

20 (d) **USE OF FUNDS.**—Each entity that is awarded an
21 amount under the Conversion Program may use such
22 amount for the acquisition of an eligible building and any
23 costs associated with converting such building into quali-
24 fied residential rental projects.

25 (e) **CONSULTATION WITH CONTINUUM OF CARE**
26 **PROJECT SPONSORS.**—Each entity that is awarded an

1 amount under the Conversion Program is encouraged to
2 consult with a local project sponsor receiving amounts
3 under the continuum of care program under subtitle C of
4 title IV of the McKinney-Vento Homeless Assistance Act
5 (42 U.S.C. 11381 et seq.).

6 (f) DEFINITIONS.—In this section:

7 (1) ELIGIBLE BUILDING.—The term “eligible
8 building” means a building that the Secretary, in co-
9 ordination with the Administrator of General Serv-
10 ices, determines is unused or underutilized and suit-
11 able for residential development.

12 (2) QUALIFIED RESIDENTIAL RENTAL
13 PROJECT.—The term “qualified residential rental
14 project” means any project for residential rental
15 property that at all times for the period that is not
16 less than 30 years, or the minimum period that a
17 State or unit of local government decides that is not
18 less than 30 years, meets the following requirements:

19 (A) The project requires that—

20 (i) 20 percent or more of the residen-
21 tial units in such project are occupied by
22 a household with an income that does not
23 exceed 50 percent of the median income
24 for the area;

1 (ii) 40 percent or more of the residen-
2 tial units in such project are occupied by
3 a household with an income that does not
4 exceed 60 percent of the median income
5 for the area; or

6 (iii) the average income of a house-
7 hold occupying 40 percent or more of the
8 residential units in such project does not
9 exceed 60 percent of the median income
10 for the area, although individual residential
11 units within that 40 percent of units may
12 be occupied by a household with an income
13 that does not exceed 80 percent of the me-
14 dian income for the area.

15 (B) The housing costs, including water and
16 sewer, electricity, heating, cooling, trash, and
17 recycling, and other specific circumstances of
18 the property that may also be considered in af-
19 fordability calculations under local regulations,
20 with respect to each residential unit described
21 in subparagraph (A) does not exceed 30 percent
22 of the income limit described in subparagraph
23 (A) that applies to the household occupying
24 such unit.

1 (3) STATE.—The term “State” means each of
2 the several States, the District of Columbia, each
3 commonwealth, territory, or possession of the United
4 States, and each federally recognized Indian Tribe.

5 (g) AUTHORIZATION OF APPROPRIATIONS.—There is
6 authorized to be appropriated to carry out the Conversion
7 Program \$250,000,000 for each of fiscal years 2025
8 through 2030.

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