

118TH CONGRESS  
2D SESSION

# H. R. 9195

To direct the Secretary of Housing and Urban Development to establish a demonstration program to develop affordable housing in areas with a significant expansion of the workforce, and for other purposes.

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## IN THE HOUSE OF REPRESENTATIVES

JULY 30, 2024

Mr. CISCOMANI (for himself and Mr. NICKEL) introduced the following bill; which was referred to the Committee on Financial Services, and in addition to the Committee on Appropriations, for a period to be subsequently determined by the Speaker, in each case for consideration of such provisions as fall within the jurisdiction of the committee concerned

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## A BILL

To direct the Secretary of Housing and Urban Development to establish a demonstration program to develop affordable housing in areas with a significant expansion of the workforce, 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 “SUPER Demonstra-  
5 tion Act”.

1 **SEC. 2. DEMONSTRATION PROGRAM FOR THE DEVELOP-**  
2 **MENT OF AFFORDABLE HOUSING.**

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 dem-  
6 onstration program to award not more than 10 grants on  
7 a competitive basis to eligible entities to develop affordable  
8 housing in areas with a significant expansion of the work-  
9 force.

10 (b) **ELIGIBLE ENTITY.**—To be eligible for a grant  
11 under this section, an entity shall—

12 (1) be—

13 (A) a unit of local government; or

14 (B) a public housing agency; and

15 (2) demonstrate a significant need for more af-  
16 fordable housing due to an expansion of the work-  
17 force from Federal investments through the—

18 (A) American Rescue Plan Act of 2021;

19 (B) Infrastructure Investment and Jobs  
20 Act; and

21 (C) Chips and Science Act.

22 (c) **APPLICATION.**—

23 (1) **IN GENERAL.**—To apply for a grant under  
24 this subsection, an eligible entity shall submit an ap-  
25 plication to the Secretary at such time and in such  
26 manner as the Secretary may reasonably require.

1 (2) ZONING AND REGULATORY REFORM.—

2 (A) UNITS OF LOCAL GOVERNMENT.—In  
3 an application for a grant under this sub-  
4 section, an eligible entity that is a unit of local  
5 government shall include a plan for the imple-  
6 mentation of zoning and regulatory reform to  
7 facilitate the development of affordable housing.

8 (B) PUBLIC HOUSING AGENCIES.—In an  
9 application for a grant under this subsection,  
10 an eligible entity that is a public housing agen-  
11 cy shall include a plan for the provision of addi-  
12 tional flexibilities for affordable housing con-  
13 struction and repair.

14 (d) SELECTION CRITERIA.—

15 (1) UNITS OF LOCAL GOVERNMENT.—For eligi-  
16 ble entities that are units of local government, the  
17 Secretary may only award grants under this sub-  
18 section to such entities that remove or streamline  
19 local regulatory barriers to affordable housing con-  
20 struction, including through the modification of  
21 local—

22 (A) zoning laws;

23 (B) environmental impact reviews; and

24 (C) parking minimums.

1           (2) PUBLIC HOUSING AGENCIES.—For eligible  
2 entities that are public housing agencies, the Sec-  
3 retary may only award grants under this subsection  
4 to such entities that provide additional flexibilities  
5 for affordable housing construction, including  
6 through the repair and construction of affordable  
7 housing.

8           (e) ELIGIBLE USES.—An eligible entity may use  
9 grant amounts awarded under this section to—

10           (1) convert vacant office space to residential  
11 housing;

12           (2) fund capital costs of the development, reha-  
13 bilitation, and physical improvements of affordable  
14 housing through public-private partnerships;

15           (3) provide technical assistance to housing de-  
16 velopers; and

17           (4) identify sites for rehabilitation or new con-  
18 struction in high-opportunity, mixed-income neigh-  
19 borhoods.

20           (f) TECHNICAL ASSISTANCE.—The Secretary shall  
21 provide technical assistance to eligible entities that are  
22 awarded a grant under this subsection with respect to  
23 using such grant amounts in conjunction with other Fed-  
24 erally funded housing assistance programs.

25           (g) STUDY.—

1           (1) IN GENERAL.—The Secretary shall, not  
2 later than 1 year after the date of the enactment of  
3 this section and each year thereafter that the dem-  
4 onstration program is active, conduct a study to test  
5 the effectiveness of the demonstration program.

6           (2) ELEMENTS.—The study conducted pursu-  
7 ant to paragraph (1) shall include—

8                   (A) an evaluation of the impact of the  
9 demonstration program on the timeline of ap-  
10 proval, construction, and number of new afford-  
11 able housing developments; and

12                   (B) a comparison of communities that par-  
13 ticipated in the demonstration and communities  
14 that did not participate in the demonstration  
15 program based on such evaluation.

16 (h) TRANSFER OF UNOBLIGATED COVID FUNDS.—

17           (1) IDENTIFICATION OF FUNDS TO TRANS-  
18 FER.—Not later than 30 days after the date of the  
19 enactment of this section, the Secretary of the  
20 Treasury shall identify \$3,000,000,000 of unobli-  
21 gated covered funds which shall be transferred to  
22 the Secretary under paragraph (2).

23           (2) TRANSFER.—Effective on the date that is  
24 60 days after the date of the enactment of this sec-  
25 tion, \$3,000,000,000 of the unobligated covered

1 funds identified by the Secretary of the Treasury  
2 under paragraph (1) shall be transferred to and  
3 merged with other amounts made available to the  
4 Secretary to carry out this section.

5 (3) AVAILABILITY AND USE.—Amounts trans-  
6 ferred under paragraph (2) shall remain available  
7 until expended.

8 (i) DEFINITIONS.—In this section:

9 (1) AFFORDABLE HOUSING.—The term “afford-  
10 able housing” means housing that qualifies as af-  
11 fordable under section 215 of the Cranston-Gonzalez  
12 National Affordable Housing Act (42 U.S.C.  
13 12745).

14 (2) COVERED FUNDS.—The term “covered  
15 funds” means amounts made available under—

16 (A) the Coronavirus Preparedness and Re-  
17 sponse Supplemental Appropriations Act;

18 (B) the Families First Coronavirus Re-  
19 sponse Act;

20 (C) the CARES Act;

21 (D) the Paycheck Protection Program and  
22 Health Care Enhancement Act;

23 (E) the Consolidated Appropriations Act of  
24 2021; and

25 (F) the American Rescue Plan Act.

1           (3) PUBLIC HOUSING AGENCY.—The term  
2           “public housing agency” has the meaning given the  
3           term in section 3 of the United States Housing Act  
4           of 1937 (42 U.S.C. 1437a).

5           (4) SECRETARY.—The term “Secretary” means  
6           the Secretary of Housing and Urban Development.

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