

119TH CONGRESS
1ST SESSION

H. R. 2747

To require the Secretary of Housing and Urban Development to establish a grant and loan program that provides amounts to eligible entities to use to develop, create, or preserve qualifying affordable dwelling units, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

APRIL 8, 2025

Ms. STEVENS (for herself and Mr. TORRES of New York) introduced the following bill; which was referred to the Committee on Financial Services

A BILL

To require the Secretary of Housing and Urban Development to establish a grant and loan program that provides amounts to eligible entities to use to develop, create, or preserve qualifying affordable dwelling units, 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 “Healthy Affordable
5 Housing Act”.

1 **SEC. 2. GRANT AND LOAN PROGRAM FOR AFFORDABLE**
2 **DWELLING UNITS.**

3 (a) IN GENERAL.—The Secretary of Housing and
4 Urban Development shall, not later than 1 year after the
5 date of the enactment of this section, establish a grant
6 and loan program that provides amounts to eligible enti-
7 ties to use to develop, create, or preserve qualifying afford-
8 able dwelling units in neighborhoods that the Secretary
9 has determined have shortages of affordable housing.

10 (b) APPLICATION AND SELECTION.—

11 (1) IN GENERAL.—To apply for a grant or loan
12 under this section, an eligible entity shall submit an
13 application to the Secretary at such time and in
14 such manner as the Secretary may reasonably re-
15 quire.

16 (2) LOCATION REQUIREMENT.—

17 (A) IN GENERAL.—Grants and loans may
18 only be awarded to applicants that propose to
19 develop, create, or preserve qualifying afford-
20 able dwelling units that are in a neighborhood
21 with—

22 (i) a Federally qualified health center;

23 (ii) a health care provider who, as de-
24 termined by the Secretary accepts Med-
25 icaid and provides primary care services;

1 (iii) a grocery store that accepts Sup-
2 plemental Nutrition Assistance Program,
3 or the Nutrition Assistance Program, bene-
4 fits and Special Supplemental Nutrition
5 Program for Women, Infants, and Chil-
6 dren benefits;

7 (iv) a State licensed child care pro-
8 vider or an eligible child care provider
9 under the Child Care and Development
10 Block Grant Act that cares for at least one
11 child to whom the provider is not related;

12 (v) a pharmacy; or

13 (vi) public transportation, as such
14 term is defined in paragraph (15) of sec-
15 tion 5302 of title 49, United States Code.

16 (B) PREFERENCE.—The Secretary shall
17 give preference to applicants that are—

18 (i) developing, creating, or preserving
19 qualifying affordable dwelling units that
20 are not more than a mile from 2 or more
21 of the types of amenities listed in subpara-
22 graph (A); or

23 (ii) developing, creating, or pre-
24 serving, with or without the assistance of
25 a partnering entity, qualifying affordable

1 dwelling units that are located in buildings
2 that have or will contain any of the amen-
3 ities listed in subparagraph (A).

4 (C) SELECTION CRITERIA.—The Secretary,
5 in administering the grant and loan program,
6 may establish selection criteria relating to—

7 (i) how many qualifying affordable
8 housing units will be developed, created, or
9 preserved;

10 (ii) the boundaries of the neighbor-
11 hood in which the qualifying affordable
12 dwelling units are to be developed, created,
13 or preserved; and

14 (iii) the area median income in the
15 area in which the qualifying affordable
16 housing units are to be developed, created,
17 or preserved.

18 (c) SURVEY.—

19 (1) IN GENERAL.—

20 (A) IN GENERAL.—Two years after the
21 date that any qualifying affordable dwelling
22 unit is first occupied after being developed, cre-
23 ated, or preserved using amounts provided
24 under this section, and every 2 years thereafter
25 for 10 years, the Secretary shall conduct a vol-

1 untary survey of residents in such dwelling unit
2 about any benefits they perceive associated with
3 being physically near the amenities listed in
4 subsection (b)(2)(A).

5 (B) CONTROL GROUP PERMITTED.—The
6 Secretary may, if the Secretary determines ap-
7 propriate, survey persons who are not residents
8 in a qualifying affordable dwelling unit that re-
9 ceived amounts under this section as part of a
10 control group for the survey required under
11 subparagraph (A).

12 (2) REPORT.—

13 (A) IN GENERAL.—The Secretary shall,
14 not later than 1 year after the date on which
15 the Secretary completes a survey required
16 under paragraph (1), compile the results of
17 each survey conducted under paragraph (1) and
18 submit a report about such results to the Com-
19 mittees on Appropriations and Financial Serv-
20 ices of the House of Representatives and the
21 Committees on Appropriations and Banking,
22 Housing, and Urban Affairs of the Senate.

23 (B) REQUIREMENT.—Each report sub-
24 mitted under subparagraph (A) shall evaluate,
25 with respect to each qualifying affordable dwell-

1 ing unit developed, created, or preserved using
2 amounts provided under this section, whether
3 nearby the amenities identified in subsection
4 (b)(2)(A) have closed or changed location in the
5 time since the previous report submitted under
6 subparagraph (A).

7 (d) RULES OF CONSTRUCTION.—

8 (1) IN GENERAL.—Nothing in this section may
9 be construed to prohibit the Secretary from award-
10 ing a grant or loan under this section to a person
11 who has applied for another funding opportunity ad-
12 ministered by the Secretary relating to the develop-
13 ment, creation, or preservation of affordable housing
14 units.

15 (2) RENTAL ASSISTANCE.—Nothing in this sec-
16 tion may be construed to prohibit a qualifying af-
17 fordable dwelling unit that is developed, created, or
18 preserved using amounts provided under this section
19 from receiving tenant-based assistance or project-
20 based assistance under section 8(o) of the United
21 States Housing Act of 1937.

22 (e) AUTHORIZATION OF APPROPRIATIONS.—There is
23 authorized to be appropriated to the Secretary
24 \$100,000,000 in each of fiscal years 2025 to 2029 carry
25 out this section.

1 (f) DEFINITIONS.—In this section:

2 (1) ELIGIBLE ENTITY.—The term “eligible enti-
3 ty” means—

4 (A) a unit of general local government, in-
5 cluding county government;

6 (B) a tribe, tribal entity or tribally des-
7 ignated housing entity;

8 (C) an owner or developer of a qualifying
9 affordable dwelling unit;

10 (D) a public housing agency;

11 (E) an organization with a mission that in-
12 volves the development, creation, preservation,
13 renovation, operation, or maintenance of afford-
14 able housing; or

15 (F) any combination of the entities de-
16 scribed in subparagraphs (A) through (E).

17 (2) FEDERALLY QUALIFIED HEALTH CEN-
18 TER.—The term “Federally qualified health center”
19 has the meaning given the term in section
20 1861(aa)(4) of the Social Security 22 Act (42
21 U.S.C. 1395x(aa)).

22 (3) QUALIFYING AFFORDABLE DWELLING
23 UNIT.—The term “qualifying affordable dwelling
24 unit” means a dwelling unit that—

1 (A) qualifies as affordable housing under
2 215(a) of the Cranston-Gonzalez National Af-
3 fordable Housing Act; and

4 (B) meets the income targeting require-
5 ments described in section 214(1) of such Act.

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

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