

119TH CONGRESS
1ST SESSION

H. R. 4989

To require the Secretary of Housing and Urban Development and the Secretary of Agriculture to enter into a memorandum of understanding relating to housing projects, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

AUGUST 15, 2025

Mr. STUTZMAN (for himself, Ms. PETERSEN, Mrs. McCLAIN, and Mr. DAVID SCOTT of Georgia) introduced the following bill; which was referred to the Committee on Financial Services

A BILL

To require the Secretary of Housing and Urban Development and the Secretary of Agriculture to enter into a memorandum of understanding relating to housing 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 “Streamlining Rural
5 Housing Act of 2025”.

6 **SEC. 2. MEMORANDUM OF UNDERSTANDING.**

7 (a) IN GENERAL.—Not later than 180 days after the
8 date of enactment of this Act, the Secretary of Housing

1 and Urban Development and the Secretary of Agriculture
2 shall enter into a memorandum of understanding to—

3 (1) evaluate categorical exclusions (as defined
4 in section 111 of the National Environmental Policy
5 Act of 1969 (42 U.S.C. 4336e)) for housing projects
6 funded by amounts from the Department of the
7 Housing and Urban Development and the Depart-
8 ment of Agriculture;

9 (2) develop a process to designate a lead agency
10 among the Department of Housing and Urban De-
11 velopment and the Department of Agriculture and
12 streamline the adoption of environmental impact
13 statements and environmental assessments approved
14 by the other agency to construct housing projects
15 funded by amounts from both agencies;

16 (3) maintain compliance with environmental
17 regulations under part 58 of title 24, Code of Fed-
18 eral Regulations, as in effect on January 1, 2025;
19 and

20 (4) evaluate the feasibility of a joint physical in-
21 spection process for housing projects funded by
22 amounts from the Department of the Housing and
23 Urban Development and the Department of Agri-
24 culture.

25 (b) ADVISORY WORKING GROUP.—

1 (1) IN GENERAL.—Not later than 180 days
2 after the date of enactment of this Act, the Sec-
3 retary of Housing and Urban Development and the
4 Secretary of Agriculture shall establish an advisory
5 working group for the purpose of consulting on the
6 implementation of the memorandum of under-
7 standing entered into under subsection (a).

8 (2) MEMBERS.—The advisory working group
9 established under paragraph (1) shall consist of
10 rural and non-rural stakeholders, including—

11 (A) affordable housing nonprofit organiza-
12 tions;

13 (B) State housing and housing finance
14 agencies;

15 (C) nonprofit and for-profit home builders
16 and housing developers;

17 (D) property management companies;

18 (E) owners of multifamily properties, in-
19 cluding nonprofit and for-profit owners and op-
20 erators;

21 (F) public housing agencies;

22 (G) residents in housing assisted by the
23 Department of Housing and Urban Develop-
24 ment or the Department of Agriculture and
25 representatives of those residents; and

1 (H) housing contract administrators.

2 (c) REPORT.—Not later than 1 year after the date
3 of enactment of this Act, the Secretary of Housing and
4 Urban Development and the Secretary of Agriculture shall
5 submit to the Committee on Banking, Housing, and
6 Urban Affairs of the Senate and the Committee on Finan-
7 cial Services of the House of Representatives a report that
8 includes recommendations for legislative, regulatory, or
9 administrative actions—

10 (1) to improve the efficiency and effectiveness
11 of housing projects funded by amounts from the De-
12 partment of the Housing and Urban Development
13 and the Department of Agriculture; and

14 (2) that do not materially, with respect to resi-
15 dents of housing projects described in paragraph
16 (1)—

17 (A) reduce the safety of those residents;

18 (B) shift long-term costs onto those resi-
19 dents; or

20 (C) undermine the environmental stand-
21 ards of those residents.

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