

119TH CONGRESS
1ST SESSION

H. R. 6363

To provide for adjustments to community development block grant allocations based on improvements in housing growth rates.

IN THE HOUSE OF REPRESENTATIVES

DECEMBER 2, 2025

Mrs. MCCLAIN (for herself and Mr. HIMES) introduced the following bill; which was referred to the Committee on Financial Services, and in addition to the Committee on Oversight and Government Reform, 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

A BILL

To provide for adjustments to community development block grant allocations based on improvements in housing growth rates.

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 “Build Now Act of
5 2025”.

6 **SEC. 2. DEFINITIONS.**

7 In this Act:

1 (1) COVERED RECIPIENT.—The term “covered
2 recipient” means a metropolitan city or urban coun-
3 ty, as those terms are defined in section 102 of the
4 Housing and Community Development Act of 1974
5 (42 U.S.C. 5302), that receives funds under section
6 106.

7 (2) CURRENT ANNUAL GROWTH RATE.—The
8 term “current annual growth rate”, with respect to
9 an eligible recipient and a fiscal year, means the av-
10 erage annual percentage increase in the number of
11 housing units in the jurisdiction of the eligible re-
12 cipient, as calculated by the Secretary, during the
13 period—

14 (A) beginning with the third quarter of the
15 sixth preceding fiscal year; and

16 (B) ending with the third quarter of the
17 preceding fiscal year.

18 (3) ELIGIBLE RECIPIENT.—The term “eligible
19 recipient” means any covered recipient unless—

20 (A)(i) the median Small Area Fair Market
21 Rent in the jurisdiction of the covered recipient
22 is at or below the 60th percentile of median
23 Small Area Fair Market Rents in the jurisdic-
24 tions of all covered recipients; and

1 (ii) the median home value in the jurisdic-
2 tion of the covered recipient is below the me-
3 dian home value for the United States;

4 (B) the annual natural rental vacancy rate
5 in the jurisdiction of the covered recipient is
6 greater than the national annual natural rental
7 vacancy rate for the most recent year available,
8 as published by the Bureau of the Census;

9 (C) during the 1-year period preceding the
10 date on which the Secretary allocates funds
11 under section 106, the jurisdiction of the cov-
12 ered recipient has been the subject of a major
13 disaster or emergency declaration under section
14 401 or 501, respectively, of the Robert T. Staf-
15 ford Disaster Relief and Emergency Assistance
16 Act (42 U.S.C. 5170, 5191); or

17 (D) the covered recipient lacks the legal
18 authority to enact or update zoning and permit-
19 ting ordinances.

20 (4) EXTREMELY HIGH-GROWTH RECIPIENT.—
21 The term “extremely high-growth recipient” means
22 an eligible recipient for which the current annual
23 growth rate is at or above 4 percent.

24 (5) HOUSING GROWTH IMPROVEMENT RATE.—
25 The term “housing growth improvement rate”, with

1 respect to an eligible recipient and a fiscal year,
2 means the quotient of—

3 (A)(i) the current annual growth rate of
4 the eligible recipient, minus

5 (ii) the prior annual growth rate of the eli-
6 gible recipient; and

7 (B) the sum obtained by adding the abso-
8 lute values of the current annual growth rate
9 and the prior annual growth rate of the eligible
10 recipient.

11 (6) PRIOR ANNUAL GROWTH RATE.—The term
12 “prior annual growth rate”, with respect to an eligi-
13 ble recipient and a fiscal year, means the average
14 annual percentage increase in the number of housing
15 units in the jurisdiction of the eligible recipient, as
16 calculated by the Secretary, during the period—

17 (A) beginning with the third quarter of the
18 11th preceding fiscal year; and

19 (B) ending with the third quarter of the
20 sixth preceding fiscal year.

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

23 (8) SECTION 106.—The term “section 106”
24 means section 106 of the Housing and Community
25 Development Act of 1974 (42 U.S.C. 5306).

1 **SEC. 3. ADJUSTMENTS TO COMMUNITY DEVELOPMENT**
2 **BLOCK GRANT ALLOCATIONS.**

3 (a) IN GENERAL.—In allocating amounts to an eligi-
4 ble recipient under section 106 for a fiscal year, the Sec-
5 retary shall adjust the allocation based on the housing
6 growth improvement rate of the eligible recipient, in ac-
7 cordance with subsection (b) of this section.

8 (b) ADJUSTMENTS.—

9 (1) HOUSING GROWTH IMPROVEMENT RATE AT
10 OR ABOVE MEDIAN; EXTREMELY HIGH-GROWTH RE-
11 CIPIENTS.—

12 (A) IN GENERAL.—If, with respect to a fis-
13 cal year for which the allocation under section
14 106 is being determined, the housing growth
15 improvement rate for an eligible recipient is at
16 or above the median housing growth improve-
17 ment rate for all eligible recipients other than
18 extremely high-growth recipients, or if an eligi-
19 ble recipient is an extremely high-growth recipi-
20 ent, the Secretary shall allocate to the eligible
21 recipient for that fiscal year, in addition to the
22 amount that would otherwise be allocated to the
23 eligible recipient under section 106, a bonus
24 amount, as determined under subparagraph (B)
25 of this paragraph.

1 (B) BONUS AMOUNT.—For purposes of
2 subparagraph (A), the bonus amount for an eli-
3 gible recipient for a fiscal year shall be equal to
4 the product of—

5 (i) the aggregate amount by which al-
6 locations to eligible recipients are de-
7 creased under paragraph (2) for that fiscal
8 year; and

9 (ii) the quotient of—

10 (I) the number of housing units,
11 as of the third quarter of the pre-
12 ceding fiscal year, in the jurisdiction
13 of the eligible recipient, as calculated
14 by the Secretary; and

15 (II) the number of housing units,
16 as of the third quarter of the pre-
17 ceding fiscal year, in the jurisdictions
18 of all eligible recipients that receive a
19 bonus amount under this paragraph,
20 as calculated by the Secretary.

21 (2) HOUSING GROWTH IMPROVEMENT RATE
22 BELOW MEDIAN.—If, with respect to a fiscal year
23 for which the allocation under section 106 is being
24 determined, the housing growth improvement rate
25 for an eligible recipient is below the median housing

1 growth improvement rate for all eligible recipients
2 other than high-growth outliers, the Secretary shall
3 decrease the amount that would otherwise be allo-
4 cated to the eligible recipient under section 106 for
5 that fiscal year by 10 percent.

6 **SEC. 4. CALCULATION OF HOUSING UNITS.**

7 (a) HUD REQUIREMENTS.—In calculating the num-
8 ber of housing units in the jurisdiction of an eligi-
9 ble recipient under any provision of this Act, the Secretary shall—

10 (1) use the Current Address Count Listing
11 Files and other data products, as needed, of the Bu-
12 reau of the Census tabulated from the Master Ad-
13 dress File; and

14 (2) make calculations at the block level, using
15 boundaries that reflect the most current boundaries.

16 (b) CENSUS BUREAU AND POSTAL SERVICE RE-
17 QUIREMENTS.—The Bureau of the Census and the United
18 States Postal Service shall provide any relevant data to
19 the Secretary upon request to assist the Secretary in mak-
20 ing a calculation described in subsection (a).

21 (c) ADJUSTMENT OF CALCULATION PERIODS.—The
22 Secretary may adjust the calculation periods under sub-
23 paragraphs (A) and (B) of section 2(2), subparagraphs
24 (A) and (B) of section 2(6), and subclauses (I) and (II)
25 of section 3(b)(1)(B)(ii) by not more than 2 months to

1 achieve alignment with the data provided by the Bureau
2 of the Census.

3 **SEC. 5. ANNUAL REPORT ON HOUSING GROWTH IMPROVE-**
4 **MENT RATE.**

5 Before allocating funds under section 106 for a fiscal
6 year, the Secretary shall publish a report that—

7 (1) includes the housing growth improvement
8 rate for each eligible recipient; and

9 (2) lists, for the most recent fiscal year for
10 which allocations were made under section 106—

11 (A) the eligible recipients that received a
12 bonus amount under section 3(b)(1); and

13 (B) the eligible recipients for which the al-
14 location under section 106 was decreased under
15 section 3(b)(2) of this Act.

16 **SEC. 6. NOTIFICATION; IMPLEMENTATION DATES.**

17 (a) NOTIFICATION.—

18 (1) IN GENERAL.—Not later than 60 days after
19 the date of enactment of this Act, the Secretary
20 shall notify each eligible recipient of the recipient's
21 housing growth improvement rate and whether that
22 housing growth improvement rate is above, at, or
23 below the median housing growth improvement rate
24 for all eligible recipients other than extremely high-
25 growth recipients.

1 (2) GUIDANCE.—As part of the notification
2 under paragraph (1), the Secretary shall share guid-
3 ance, including resources developed by the Depart-
4 ment of Housing and Urban Development, on best
5 practices and recommendations on policies to reduce
6 regulatory barriers to housing and increase housing
7 supply.

8 (b) IMPLEMENTATION DATES.—Section 3 shall take
9 effect beginning with the third full fiscal year after the
10 date of enactment of this Act and remain in effect through
11 fiscal year 2043.

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