

119TH CONGRESS  
1ST SESSION

# H. R. 646

To establish a grant program to address the crises in accessing affordable housing and child care through the co-location of housing and child care, and for other purposes.

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## IN THE HOUSE OF REPRESENTATIVES

JANUARY 23, 2025

Ms. BONAMICI (for herself, Ms. TITUS, Ms. BARRAGÁN, Ms. SCANLON, Mr. PANETTA, Mrs. MCIVER, Ms. NORTON, Ms. DEAN of Pennsylvania, Mrs. HAYES, Mr. MCGOVERN, Mrs. RAMIREZ, Ms. SALINAS, Ms. BYNUM, Mrs. DINGELL, Mr. KEATING, Ms. GARCIA of Texas, Mr. EVANS of Pennsylvania, Ms. JACOBS, Ms. TLAIB, Mr. NADLER, Mrs. WATSON COLEMAN, Ms. TOKUDA, Ms. MCCLELLAN, Ms. ROSS, Ms. CLARKE of New York, Mr. LANDSMAN, Ms. CASTOR of Florida, Ms. ESCOBAR, Ms. HOYLE of Oregon, and Ms. DEXTER) introduced the following bill; which was referred to the Committee on Financial Services, and in addition to the Committee on Ways and Means, 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 establish a grant program to address the crises in accessing affordable housing and child care through the co-location of housing and child care, 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,*

1 **SECTION 1. SHORT TITLE.**

2 This Act may be cited as the “Build Housing with  
3 Care Act of 2025”.

4 **SEC. 2. PURPOSE.**

5 The purpose of this Act is to expand access to afford-  
6 able housing and child care through the establishment of  
7 a grant program to promote the co-location of housing and  
8 child care providers.

9 **SEC. 3. HOUSING AND CHILD CARE PROVIDER CO-LOCA-  
10 TION GRANT PROGRAM.**

11 (a) **ESTABLISHMENT.**—The Secretary of Housing  
12 and Urban Development shall establish a program (here-  
13 after in this section referred to as “the Program”) to  
14 award grants, on a competitive basis, to eligible entities  
15 to facilitate the design, planning, construction, conversion,  
16 retrofitting, preservation, or renovation of a co-location fa-  
17 cility.

18 (b) **CONSULTATION.**—In developing the Program, the  
19 Secretary shall consult with—

20 (1) the Secretary of Health and Human Serv-  
21 ices, acting through the Assistant Secretary of the  
22 Administration for Children and Families;

23 (2) the Secretary of the Treasury, acting  
24 through the Director of the Community Develop-  
25 ment Financial Institutions Fund; and

1           (3) the Secretary of Agriculture, acting through  
2           the Under Secretary for Rural Development.

3           (c) APPLICATION.—To be eligible to receive a grant  
4           under the Program, an eligible entity shall submit to the  
5           Secretary an application at such time, in such manner,  
6           and containing such information as the Secretary deter-  
7           mines appropriate, including the following:

8           (1) A certification that the eligible child care  
9           provider associated with such application is eligible  
10          to receive vouchers or assistance under the Child  
11          Care and Development Block Grant Act of 1990 (42  
12          U.S.C. 9857 et seq.), or in the case of an application  
13          to construct a new facility, or an application when  
14          the eligible entity intends to subgrant or capitalize  
15          amounts provided, a commitment to—

16                 (A) establish a partnership with an eligible  
17                 child care provider not later than 1 year after  
18                 the date on which funding is received;

19                 (B) submit to the Secretary a certification  
20                 of such eligibility of said provider to receive  
21                 vouchers or assistance under the Child Care  
22                 and Development Block Grant Act of 1990 (42  
23                 U.S.C. 9857 et seq.); and

24                 (C) clearly establish a project pipeline, and  
25                 submission of a certification to the Secretary

1           that a child care provider associated with a co-  
2           location facility project receives vouchers or as-  
3           sistance under the Child Care and Development  
4           Block Grant Act of 1990 (42 U.S.C. 9857 et  
5           seq.) or the Head Start Act (42 U.S.C. 9831 et  
6           seq.).

7           (2) A certification that activities funded by  
8           grant amounts will not result in the eviction of resi-  
9           dents of the housing facility associated with such ap-  
10          plication.

11          (3) A description of a plan to inform and en-  
12          gage residents of the housing facility associated with  
13          such application about the proposed use of grant  
14          amounts.

15          (4) A certification of compliance with required  
16          Federal, State, and local environmental laws and  
17          State and local land use policies, unless the eligible  
18          entity—

19                 (A) intends to use grant amounts to facili-  
20                 tate the planning or design required for permit  
21                 approval; or

22                 (B) demonstrates that the construction,  
23                 preservation, conversion, retrofitting, or renova-  
24                 tion of an existing facility does not require envi-  
25                 ronmental review.

1           (5) A business plan for the eligible child care  
2 provider associated with such application, submitted  
3 at the time of application or not later than 1 year  
4 after the date on which the application is submitted,  
5 including—

6           (A) a budget or, in the case of a new eligi-  
7 ble child care provider, a proposed budget;

8           (B) appropriate State and local licensing  
9 or, in the case of a new eligible child care pro-  
10 vider, a copy of the application of such provider  
11 for appropriate State and local licensing; and

12           (C) copies of contracts between such pro-  
13 vider and a local, county, regional, State, or  
14 Federal governmental entity, to facilitate—

15           (i) the business operations of such  
16 provider; or

17           (ii) the enrollment of children from  
18 low-income families with such provider.

19           (d) AWARDING OF GRANTS.—

20           (1) PRIORITY.—In awarding grants under the  
21 Program, the Secretary shall give priority to each el-  
22 igible entity that demonstrates that the eligible child  
23 care provider associated with the application of such  
24 entity will—

1 (A) operate in a child care desert, in a low-  
2 income community, or a rural area as deter-  
3 mined by the Secretary;

4 (B) certify designation as a Head Start  
5 provider, Early Head Start Provider, Migrant  
6 and Seasonal Head Start Provider, American  
7 Indian and Alaska Native Head Start Provider,  
8 or enroll at least 10 percent of children from  
9 very-low income families; or

10 (C) demonstrate a partnership with a com-  
11 munity development financial institution, in-  
12 cluding through the provision of financial or  
13 technical assistance.

14 (2) GRANT AMOUNTS.—An eligible entity may  
15 be awarded not more than \$10,000,000 under this  
16 Act.

17 (e) USE OF AMOUNTS.—

18 (1) An eligible entity may only use grant  
19 amounts provided under the Program to facilitate  
20 the design, planning, construction, acquisition, pres-  
21 ervation, conversion, retrofitting, long-term leasing,  
22 or renovation of a new or existing co-location facil-  
23 ity.

24 (2) An eligible entity receiving a grant under  
25 this section may distribute grant amounts to a gov-

1       ernment entity, a nonprofit organization that devel-  
2       ops housing, a public housing agency, a Tribally des-  
3       ignated housing entity, or other appropriate entity  
4       as determined by the Secretary, to carry out activi-  
5       ties in accordance with this section.

6           (3) A community development financial institu-  
7       tion receiving a grant under this section may cap-  
8       italize amount received to create financial products,  
9       including loans, to carry out activities in accordance  
10      with this section.

11           (4) An eligible entity may use—

12           (A) not more than 10 percent of amounts  
13       awarded to facilitate the pre-development phase  
14       of a new facility, including planning and design;  
15       and

16           (B) not more than 10 percent of amounts  
17       awarded to partner with a community develop-  
18       ment financial institution that provides tech-  
19       nical assistance and capacity building to help  
20       the eligible entity to submit applications to the  
21       Program, support an eligible child care provider  
22       that is home-based with meeting relevant State  
23       and local licensing and quality standards, and  
24       conduct pre-development activities.

1 (f) ASSISTANCE.—The Secretary shall provide tech-  
2 nical assistance and publish best practices online to facili-  
3 tate the operation of co-location facilities.

4 (g) REPORT TO CONGRESS.—Not later than 1 year  
5 after the date of the enactment of this Act, and annually  
6 thereafter for the duration of the Program, the Secretary  
7 shall submit a report to the Committees on Financial  
8 Services and Education and Workforce of the House of  
9 Representatives and the Committees on Banking, Hous-  
10 ing, and Urban Affairs and Health, Education, Labor, and  
11 Pensions of the Senate regarding the implementation of  
12 the Program, including—

13 (1) the number of grants awarded;

14 (2) a description of the activities funded;

15 (3) the number of child care slots created, in-  
16 cluding the number of child care slots serving chil-  
17 dren from low-income families or children who are  
18 dual language learners;

19 (4) the number of child care slots preserved  
20 that were at risk of elimination due to a child care  
21 center closing or proposed price increases;

22 (5) the number and percentage of residents in  
23 a co-location facility that use or are employed by the  
24 associated child care program;

1           (6) the number of staff employed by the child  
2           care provider;

3           (7) demographic data of residents of housing  
4           facilities associated with the Program;

5           (8) the number and type of projects facilitated  
6           through eligible uses of amounts described in sub-  
7           sections (e)(2) and (e)(3);

8           (9) the number of early childhood providers  
9           supported with funds from the program; and

10          (10) the number of eligible entities of each type  
11          that receive grant funding under the Program.

12          (h) AUTHORIZATION OF APPROPRIATIONS.—There is  
13          authorized to be appropriated to carry out this section  
14          \$100,000,000 for each of fiscal years 2025 through 2030.

15          (i) DEFINITIONS.—In this section:

16           (1) CAREGIVER.—The term “caregiver” has the  
17           meaning given such term in section 658P of the  
18           Child Care and Development Block Grant Act of  
19           1990 (42 U.S.C. 9858n).

20           (2) ELIGIBLE CHILD CARE PROVIDER.—The  
21           term “eligible child care provider” has the meaning  
22           given that term under section 658P of the Child  
23           Care and Development Block Grant Act of 1990 (42  
24           U.S.C. 9858n).

1           (3) CHILD CARE DESERT.—The term “child  
2           care desert” means a census tract that contains not  
3           less than 3 times more children than the licensed  
4           child care providers in such census tract have the ca-  
5           pacity to care for, or a census tract where there are  
6           no licensed child care providers.

7           (4) CO-LOCATION FACILITY.—The term “co-lo-  
8           cation facility” means a housing facility that con-  
9           tains an eligible child care provider within, on the  
10          premises of such facility or nearby such facility,  
11          where such provider serves the residents of such  
12          housing facility.

13          (5) COMMUNITY DEVELOPMENT FINANCIAL IN-  
14          STITUTION.—The term “community development fi-  
15          nancial institution” has the meaning given such  
16          term in section 103 of the Community Development  
17          Banking and Financial Institutions Act of 1994 (12  
18          U.S.C. 4702).

19          (6) COMMUNITY DEVELOPMENT CORPORA-  
20          TION.—The term “community development corpora-  
21          tion” has the same meaning as when used in the  
22          Cranston-Gonzalez National Affordable Housing  
23          Act.

24          (7) COMMUNITY HOUSING DEVELOPMENT OR-  
25          GANIZATION.—The term “community housing devel-

1       opment organization” has the meaning given in the  
2       Cranston-Gonzalez National Affordable Housing Act  
3       of 1990.

4               (8) ELIGIBLE ENTITY.—The term “eligible enti-  
5       ty” means—

6               (A) a community development financial in-  
7       stitution;

8               (B) an eligible child care provider;

9               (C) a public housing authority;

10              (D) a government entity including a public  
11       housing agency;

12              (E) an Indian Tribe or a Tribal organiza-  
13       tion;

14              (F) a community development corporation;

15              (G) a housing developer using—

16                      (i) low income housing tax credits; or

17                      (ii) new market tax credits;

18              (H) a nonprofit organization that develops  
19       housing;

20              (I) community housing development orga-  
21       nization;

22              (J) a consortia of 2 or more entities under  
23       this paragraph; or

24              (K) another entity identified as appro-  
25       priate by the Secretary.

1           (9) INDIAN TRIBE; TRIBAL ORGANIZATION.—  
2           The terms “Indian Tribe” and “Tribal organiza-  
3           tion” have the meanings given such terms in section  
4           4 of the Indian Self-Determination and Education  
5           Assistance Act (25 U.S.C. 5304) and shall include  
6           tribally designated housing entities (as such term is  
7           defined in section 4 of the Native American Housing  
8           Assistance and Self-Determination Act of 1996 (25  
9           U.S.C. 4103)) and entities that serve Native Hawai-  
10          ians (as such term is defined in section 338K(e) of  
11          the Public Health Service Act (42 U.S.C. 254s(c))).

12           (10) LOW-INCOME FAMILY.—The term “low-in-  
13          come family” has the meaning given such term in  
14          section 3(b) of the United States Housing Act of  
15          1937 (42 U.S.C. 1437a(b)).

16           (11) PUBLIC HOUSING AGENCY.—The term  
17          “public housing agency” has the meaning given such  
18          term in section 3(b)(6) of the United States Hous-  
19          ing Act of 1937 (42 U.S.C. 1437a(b)(6)).

20           (12) VERY LOW-INCOME FAMILY.—The term  
21          “very low-income family” has the meaning given  
22          such term in section 3(b) of the United States Hous-  
23          ing Act of 1937 (42 U.S.C. 1437a(b)).

1 **SEC. 4. GAO STUDY AND REPORT REGARDING CHILD CARE**  
2 **ACCESS FOR RESIDENTS OF PUBLIC HOUS-**  
3 **ING.**

4 (a) STUDY.—The Comptroller General of the United  
5 States shall conduct a study regarding the availability and  
6 affordability of child care for residents of public housing  
7 dwelling units, that shall include—

8 (1) a description of how amounts from the fol-  
9 lowing programs have been used by eligible child  
10 care providers to establish, renovate, or improve fa-  
11 cilities—

12 (A) Community Development Block Grant  
13 funds;

14 (B) New Market Tax Credits;

15 (C) Community Development Financial In-  
16 stitution Program funds;

17 (D) Low Income Housing Tax Credits;

18 (E) Capital Management Fund funds; or

19 (F) HOME Investment Partnerships Pro-  
20 gram funds;

21 (2) an evaluation of the effects of housing and  
22 child care costs on the economic outlook of residents  
23 of public housing dwelling units;

24 (3) an evaluation of what percentage of resi-  
25 dents of public housing dwelling units are both—

1 (A) cost-burdened, as defined by the Sec-  
2 retary of Housing and Urban Development; and

3 (B) part of a household where not less  
4 than 7 percent of the income of such household  
5 is spent on child care;

6 (4) identification and analysis of State or local  
7 laws that are barriers to building or maintaining a  
8 facility for use by eligible child care providers within  
9 or near a public housing dwelling unit;

10 (5) an assessment of how housing assistance  
11 provided under the program for rental assistance  
12 under section 8 of the United States Housing Act of  
13 1937 (42 U.S.C. 1437f) affects the ability of resi-  
14 dents of public housing dwelling units to afford child  
15 care and other essential expenses, including—

16 (A) food;

17 (B) telecommunications services and equip-  
18 ment such as broadband internet connectivity  
19 and cellular phones; and

20 (C) means of transportation such as auto-  
21 mobiles, bicycles, or public transportation;

22 (6) an evaluation of the efficacy of the Child  
23 and Dependent Care Tax Credit, Earned Income  
24 Tax Credit, Child Tax Credit, and Dependent Care

1 Flexible Spending Account for residents of public  
2 housing dwelling units, including—

3 (A) the degree of public knowledge about  
4 such programs;

5 (B) the degree of success of outreach or  
6 public education programs regarding such pro-  
7 grams; and

8 (C) an assessment of the sufficiency of  
9 each program to cover the costs of child care;

10 (7) an evaluation of the extent that residents of  
11 public housing dwelling units receive information re-  
12 garding child care resources from Federal agencies  
13 or public housing agencies; and

14 (8) recommendations to improve access to child  
15 care within and near public housing dwelling units  
16 and to improve awareness of the availability of Fed-  
17 eral programs to assist with the costs of housing and  
18 child care.

19 (b) REPORT.—Not later than 12 months after the  
20 date of the enactment of this Act, the Comptroller General  
21 shall submit a report to the Committees on Financial  
22 Services and Education and Workforce of the House of  
23 Representatives and the Committees on Banking, Hous-  
24 ing, and Urban Affairs and Health, Education, Labor, and

1 Pensions of the Senate, describing the results and conclu-  
2 sions of the study required in subsection (a).

3 (c) DEFINITIONS.—In this section:

4 (1) ELIGIBLE CHILD CARE PROVIDER.—The  
5 term “eligible child care provider” has the meaning  
6 given such term in section 658P of the Child Care  
7 and Development Block Grant Act of 1990 (42  
8 U.S.C. 9858n).

9 (2) PUBLIC HOUSING DWELLING UNIT.—The  
10 term “public housing dwelling unit” means a dwell-  
11 ing unit assisted under the public housing program  
12 under the United States Housing Act of 1937 (42  
13 U.S.C. 1437 et seq.).

14 (3) PUBLIC HOUSING AGENCY.—The term  
15 “public housing agency” has the meaning given such  
16 term in section 3(b)(6) of the United States Hous-  
17 ing Act of 1937 (42 U.S.C. 1437a(b)(6)).

○