

119TH CONGRESS
2^D SESSION

H. R. 7243

To require the Secretary of Housing and Urban Development to establish a grant program to provide amounts to developers to offset the State and local taxes associated with the building of housing developments, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

JANUARY 27, 2026

Ms. BYNUM (for herself and Mr. PAPPAS) 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 program to provide amounts to developers to offset the State and local taxes associated with the building of housing developments, 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 “Supporting Projects
5 to Unleash Residential Housing Act” or the “SPUR
6 Housing Act”.

1 **SEC. 2. GRANT PROGRAM.**

2 (a) IN GENERAL.—The Secretary of Housing and
3 Urban Development shall, not later than 90 days after the
4 date of the enactment of this Act establish a grant pro-
5 gram to provide amounts to developers that such devel-
6 opers may use to offset costs such developer accrues asso-
7 ciated with—

8 (1) State and local taxes associated with the
9 building of housing developments; and

10 (2) impact fees imposed by States and units of
11 local government in association with the building of
12 housing developments.

13 (b) APPLICATION.—To be eligible to receive amounts
14 under this section an developer shall submit an application
15 to the Secretary at such time and in such manner as the
16 Secretary may reasonably require.

17 (c) ADDITIONAL ELIGIBILITY REQUIREMENTS.—To
18 be eligible to receive amounts under this section, an devel-
19 oper shall have—

20 (1) all approvals required from the State gov-
21 ernment and each unit of local government with ju-
22 risdiction over the area in which developer intends to
23 build a housing development; and

24 (2) commitments from the State government
25 and each unit of local government with jurisdiction
26 over the area in which developer intends to build a

1 housing development that the State government and
2 each unit of local government shall reduce the prop-
3 erty taxes associated with the housing developments
4 to be built by the developer by not less than 50 per-
5 cent.

6 (d) SELECTION.—When selecting developers to re-
7 ceive amounts under this section the Secretary shall
8 prioritize giving grants to developers who are building
9 housing developments that, as determined by the Sec-
10 retary—

11 (1) will increase the amount of affordable hous-
12 ing;

13 (2) are feasible;

14 (3) are able to begin building within 1 year of
15 the date on which the eligible developer submitted an
16 application;

17 (4) are to be located in a priority housing area,
18 as identified by the Secretary using housing market
19 indicators and the severe housing cost burden data
20 from the American Community Survey conducted by
21 the Bureau of the Census;

22 (5) that will offer affordable or mixed-income
23 housing units;

24 (6) are transit-oriented developments or located
25 near employment hubs;

1 (7) will utilize infill sites within urban growth
2 boundaries;

3 (8) will target workforce housing needs;

4 (9) will include senior-friendly units and acces-
5 sible units;

6 (10) will employ adaptive reuse or rehabilitation
7 of existing structures; and

8 (11) will include supportive housing elements
9 for vulnerable populations.

10 (e) AMOUNT OF GRANT.—The Secretary shall pro-
11 vide, each year, to each developer to whom the Secretary
12 selects to receive a grant under this section, a grant in
13 an amount equal to the lesser of—

14 (1) 50 percent of the total amount of the taxes
15 and impact fees to be imposed on the developer by
16 the State government and each unit of local govern-
17 ment with jurisdiction over the area in which devel-
18 oper intends to build a housing development in asso-
19 ciation with the building such housing development;
20 or

21 (2) \$150,000.

22 (f) TERM OF GRANT.—The Secretary shall provide
23 grants to each developer selected to receive a grant under
24 this section for 5 years, unless such developer does not
25 have the commitments from the State government and

1 units of local government that are required under sub-
2 section (c) for each of those 5 years.

3 (g) AUTHORIZATION OF APPROPRIATIONS.—There is
4 authorized to be appropriated to the Secretary
5 \$300,000,000 in each of fiscal years 2027 through fiscal
6 2031 to carry out this section.

7 (h) DEFINITIONS.—In this section:

8 (1) IMPACT FEE.—The term “impact fee”
9 means a charge imposed by a local government on
10 a new housing development to help pay for public in-
11 frastructure and services needed because of such
12 housing development.

13 (2) DEVELOPER.—The term “developer” means
14 a person that plans, finances, and oversees the cre-
15 ation or redevelopment of real estate or infrastruc-
16 ture projects, from initial concept through comple-
17 tion.

18 (3) HOUSING DEVELOPMENT.—The term
19 “housing development” means a project involving
20 the building or rehabilitation of 5 or more or more
21 residential housing units and includes mixed-use
22 housing developments.

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

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