

119TH CONGRESS
2D SESSION

S. 3901

To expand the HOME Investment Partnerships Program, and for other purposes.

IN THE SENATE OF THE UNITED STATES

FEBRUARY 24, 2026

Mr. BUDD introduced the following bill; which was read twice and referred to the Committee on Banking, Housing, and Urban Affairs

A BILL

To expand the HOME Investment Partnerships Program,
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 “HOME Investment
5 Partnerships Program Expansion Act” or the “HOME
6 Expansion Act”.

7 **SEC. 2. USE OF AMOUNTS BY CERTAIN JURISDICTIONS FOR**
8 **INFRASTRUCTURE IMPROVEMENTS.**

9 (a) IN GENERAL.—Section 212(a) of the Cranston-
10 Gonzalez National Affordable Housing Act (42 U.S.C.

1 12742(a)) is amended by inserting after paragraph (3) the
 2 following:

3 “(4) INFRASTRUCTURE IMPROVEMENTS IN
 4 NONENTITLEMENT AREAS.—

5 “(A) IN GENERAL.—A participating juris-
 6 diction may use funds provided under this sub-
 7 title for infrastructure improvements, including
 8 the installation or repair of water and sewer
 9 lines, sidewalks, roads, and utility connections,
 10 if—

11 “(i) such participating jurisdiction
 12 does not receive assistance under title I of
 13 the Housing and Community Development
 14 Act of 1974 (42 U.S.C. 5301 et seq.); and

15 “(ii) such improvements are directly
 16 related to, and located within or imme-
 17 diately adjacent to—

18 “(I) housing assisted under this
 19 subtitle; or

20 “(II) housing assisted under sec-
 21 tion 42 of the Internal Revenue Code
 22 of 1986.

23 “(B) APPLICATION OF LABOR STAND-
 24 ARDS.—The labor standards and requirements
 25 set forth in section 110 of the Housing and

Community Development Act of 1974 (42 U.S.C. 5310) shall apply to any infrastructure improvement conducted using funds provided under this subtitle.

“(C) RULE OF CONSTRUCTION.—Nothing in this paragraph may be construed to impose any requirements of the HOME Investment Partnerships program on housing that benefits from an infrastructure improvement conducted using funds provided under this subtitle but was not otherwise assisted under the HOME Investment Partnerships program.”.

(b) RULEMAKING.—Not later than 1 year after the date of enactment of this Act, the Secretary of Housing and Urban Development shall issue rules to carry out the amendment made by subsection (a).

SEC. 3. AFFORDABLE HOMEOWNERSHIP HOUSING QUALIFICATIONS.

Subtitle A of title II of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12741 et seq.) is amended—

(1) in section 215 (42 U.S.C. 12745);

(A) in subsection (b)—

(i) in paragraph (1), by striking “95 percent” and inserting “110 percent”; and

1 (ii) in paragraph (3)—

2 (I) in subparagraph (A)(ii), by
3 striking “or” at the end;

4 (II) in subparagraph (B), by
5 striking “and” at the end and insert-
6 ing “or”; and

7 (III) by adding at the end the
8 following:

9 “(C) maintain long-term affordability
10 through a shared equity ownership model, a
11 community land trust, a limited equity coopera-
12 tive, a community development corporation, or
13 other mechanism approved by the Secretary,
14 that preserves affordability for future eligible
15 homebuyers and ensures compliance with the
16 purposes of this title, including through the use
17 of purchase options, rights of first refusal, or
18 other preemptive rights to purchase housing;
19 and”; and

20 (B) by adding at the end the following:

21 “(c) QUALIFICATION EXCEPTIONS FOR HOMEOWN-
22 ERSHIP.—

23 “(1) MILITARY MEMBERS.—A participating ju-
24 risdiction, in accordance with terms established by
25 the Secretary, may suspend or waive the income

1 qualifications described in subsection (b)(2) with re-
2 spect to housing that otherwise meets the criteria
3 described in subsection (b) if the owner of the hous-
4 ing—

5 “(A) is a member of a regular component
6 of the armed forces or a member of the Na-
7 tional Guard on full-time National Guard duty,
8 active Guard and Reserve duty, or inactive-duty
9 training (as those terms are defined in section
10 101(d) of title 10, United States Code); and

11 “(B) has received—

12 “(i) temporary duty orders to deploy
13 with a military unit or military orders to
14 deploy as an individual acting in support of
15 a military operation, to a location that is
16 not within a reasonable distance from the
17 housing, as determined by the Secretary,
18 for a period of not less than 90 days; or

19 “(ii) orders for a permanent change of
20 station.

21 “(2) HEIRS AND BENEFICIARIES OF DECEASED
22 OWNERS.—Housing that meets the criteria described
23 in subsection (b)(3) prior to the death of an owner
24 of such housing shall continue to qualify as afford-
25 able housing under this title if—

1 “(A) the housing is the principal residence
2 of an heir or beneficiary of the deceased owner,
3 as defined by the Secretary; and

4 “(B) the heir or beneficiary, in accordance
5 with terms established by the Secretary, as-
6 sumes the duties and obligations of the de-
7 ceased owner with respect to funds provided
8 under this title.”; and

9 (2) in section 245(b)(2) (42 U.S.C.
10 12785(b)(2)), by striking “95 percent” and inserting
11 “110 percent”.

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