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(Original Signature of Member)

119TH CONGRESS
2D SESSION

H. R. _____

To require the Secretary of Housing and Urban Development to establish a formula grant program to provide grants to States to be used to streamline assistance offered by such States to builders of affordable housing, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

Mrs. TORRES of California introduced the following bill; which was referred to the Committee on _____

A BILL

To require the Secretary of Housing and Urban Development to establish a formula grant program to provide grants to States to be used to streamline assistance offered by such States to builders of affordable housing, 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 Afford-
5 able Housing Act of 2026”.

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

2 (a) IN GENERAL.—The Secretary of Housing and
3 Urban Development shall, not later than 180 days after
4 the date of the enactment of this Act, establish a program
5 to provide formula grants to States to be used to stream-
6 line financing support offered by such States to builders
7 of affordable housing.

8 (b) USE OF AMOUNTS.—A State that receives
9 amounts under this section shall use such amounts for the
10 purposes of—

11 (1) consolidating entities and functions admin-
12 istered by the State that provide financing support
13 for affordable housing financing under one entity;
14 and

15 (2) streamlining the processes used to access fi-
16 nancing support for affordable housing that is of-
17 fered by the State, including providing technical as-
18 sistance to builders and creating a single, universal
19 application process for builders to receive financing
20 support.

21 (c) OTHER SUPPLEMENTAL USES.—States that are
22 engaged in, or have completed, each activity described in
23 subsection (b) may also use amounts provided under this
24 section to—

25 (1) reorganize or restructure entities adminis-
26 tered by the State;

1 (2) hire personnel to carry out activities de-
2 scribed in this section;

3 (3) streamline permitting, zoning, or regulatory
4 processes to increase the supply of affordable hous-
5 ing in the State;

6 (4) streamline and improve the accessibility of
7 the processes used by the State to administer the
8 Low Income Housing Tax Credit; and

9 (5) engage in any other activity that the Sec-
10 retary of Housing and Urban Development deter-
11 mines appropriate to support the building of afford-
12 able housing.

13 (d) ALLOCATION OF AMOUNTS.—

14 (1) IN GENERAL.—To receive amounts under
15 this section, a State shall, each year, not later than
16 45 days after the Secretary has provided a public
17 notification of the availability of funds as described
18 in paragraph (3), notify the Secretary of Housing
19 and Urban Development that the State is opting
20 into the grant program established under this sec-
21 tion for such fiscal year.

22 (2) ALLOCATION.—

23 (A) IN GENERAL.—The Secretary shall di-
24 vide any amounts appropriated under this sub-
25 section (f) between the States that opt in to the

1 grant program in accordance with paragraph
2 (1) and shall divide amounts between such
3 States based on the population of such States.

4 (B) MINIMUM AMOUNT.—Subject to appro-
5 priations, each State that opts into the grant
6 program under this section shall receive, to the
7 maximum extent practicable, a minimum
8 amount of \$500,000 for each fiscal year, in ad-
9 dition to the amount determined under sub-
10 paragraph (A).

11 (3) AVAILABILITY OF AMOUNTS.—Not later
12 than 45 days after amounts become available under
13 this section, the Secretary of Housing and Urban
14 Development shall publish on a public website of the
15 Department a notification which describes—

16 (A) the availability of the amounts; and

17 (B) the minimum amount a State could re-
18 ceive under a scenario in which every eligible
19 State has opted into the grant program.

20 (4) NOTIFICATION FOR STATE.—Not later than
21 15 days after the deadline described in paragraph
22 (1), the Secretary shall publish the amount that
23 each State will receive under this section for the fis-
24 cal year.

1 (5) DISTRIBUTION.—Not later than 90 days
2 after the Secretary of Housing and Urban Develop-
3 ment has notified a State of its allocation under this
4 section, the Secretary shall distribute such allocation
5 to the State.

6 (6) AMOUNT RESERVED FOR ADMINISTRA-
7 TION.—The Secretary of Housing and Urban Devel-
8 opment may reserve not more than 3percent of any
9 amounts appropriated under subsection (f) to be
10 used by the Secretary of Housing and Urban Devel-
11 opment to administer the program under this section
12 and to provide technical assistance to States with re-
13 spect to such program, including sharing of best
14 practices, promoting information-sharing and col-
15 laboration among States, and supporting relevant
16 updates to the Guidelines on State and Local Zoning
17 as described in section 107 of the 21st Century
18 ROAD to Housing Act (42 U.S.C. 12705 note).

19 (e) REPORT TO CONGRESS.—Not later than 180 days
20 after each disbursement of amounts as described in sub-
21 section (d)(5), the Secretary of Housing and Urban Devel-
22 opment shall submit to Committee on Appropriations of
23 the House of Representatives, the Committee on Appro-
24 priations of the Senate, the Committee on Financial Serv-
25 ices of the House of Representatives, and the Committee

1 on Banking, Housing, and Urban Affairs of the Senate
2 a report that—

- 3 (1) describes activities undertaken by States
4 using amounts provided under this section;
5 (2) identifies best practices; and
6 (3) provides recommendations.

7 (f) AUTHORIZATION OF APPROPRIATIONS.—There is
8 authorized to be appropriated to the Secretary of Housing
9 and Urban Development \$90,000,000 for each of fiscal
10 years 2027 to 2029 to carry out this section.

11 (g) STATE DEFINED.—In this section, the term
12 “State” means each of the several States of the United
13 States, the District of Columbia, the Commonwealth of
14 Puerto Rico, the Virgin Islands, Guam, American Samoa,
15 and the Commonwealth of the Northern Mariana Islands.