

116TH CONGRESS  
2D SESSION

**S.** \_\_\_\_\_

To amend title 49, United States Code, relating to affordable housing incentives in fixed guideway capital investment grants, and for other purposes.

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IN THE SENATE OF THE UNITED STATES

Mr. COONS introduced the following bill; which was read twice and referred to the Committee on \_\_\_\_\_

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**A BILL**

To amend title 49, United States Code, relating to affordable housing incentives in fixed guideway capital investment grants, 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 “Build More Housing  
5 Near Transit Act”.

6 **SEC. 2. FINDINGS.**

7       Congress finds that—

8           (1) an underproduction in housing units relative  
9       to demand has led to a housing shortage in the  
10       United States;

1           (2) the shortage of housing leaves 47 percent of  
2 households cost-burdened, paying more than 30 per-  
3 cent of their income on rent;

4           (3) the number of housing units under pro-  
5 duced from 2000 through 2015 is equal to  
6 7,300,000 units in 23 States;

7           (4) the lack of housing supply and rising rent  
8 costs exacerbate inequality and reduce opportunity  
9 for many people in the United States;

10          (5) more than half of all renters are cost-bur-  
11 dened, paying more than 30 percent of their income  
12 for housing, and 71 percent of extremely low-income  
13 households are severely cost-burdened, paying more  
14 than half of their income for housing;

15          (6) low-income households often live far from  
16 their jobs which may result in long commute times,  
17 increased cost burdens, and limitations on the jobs  
18 they can access;

19          (7) low-income households who live near public  
20 transit have lower cost burdens than those who live  
21 far from public transit;

22          (8) public transit system ridership is higher if  
23 more housing is located within walking distance of  
24 transit stations; and

1           (9) housing built around transit stops should  
2           target middle-income families, particularly those  
3           with incomes that are 60 to 100 percent of the area  
4           median income.

5 **SEC. 3. AFFORDABLE HOUSING INCENTIVES IN CAPITAL IN-**  
6 **VESTMENT GRANTS.**

7           Section 5309 of title 49, United States Code, is  
8 amended—

9           (1) in subsection (g)—

10           (A) in paragraph (2)(B)—

11           (i) in clause (i) by striking “and” at  
12           the end;

13           (ii) in clause (ii) by striking the pe-  
14           riod and inserting “; and”; and

15           (iii) by adding at the end the fol-  
16           lowing:

17           “(iii) in the case of a new fixed guide-  
18           way capital project or a core capacity im-  
19           provement project, allow a weighting 5  
20           points greater to the economic development  
21           subfactor and 5 points lesser to the lowest  
22           scoring subfactor if the applicant dem-  
23           onstrates substantial efforts to preserve or  
24           encourage affordable housing near the  
25           project by—

1                   “(I) providing documentation of  
2 policies that allow by-right multi-fam-  
3 ily housing, single room occupancy  
4 units, or accessory dwelling units;

5                   “(II) providing local capital  
6 sources for transit-oriented develop-  
7 ment; or

8                   “(III) demonstrating other meth-  
9 ods as determined by the Secretary.”;  
10 and

11 (B) in paragraph (3)—

12                   (i) by redesignating subparagraphs  
13 (A) through (D) as clauses (i) through  
14 (iv), respectively, and adjusting the mar-  
15 gins accordingly;

16                   (ii) by striking “The Secretary shall,  
17 to” and inserting the following: “The Sec-  
18 retary shall—

19 “(A) to”;

20                   (iii) in subparagraph (A)(iv), as so re-  
21 designated, by striking the period at the  
22 end and inserting “; and”; and

23                   (iv) by adding at the end the fol-  
24 lowing:

1           “(B) establish a warrant that applies to  
2           the economic development project justification  
3           criteria, provided that the applicant that re-  
4           quests a warrant under this process has com-  
5           pleted and submitted a housing feasibility as-  
6           sessment.”; and

7           (2) in subsection (l)(4)—

8           (A) in subparagraph (B) by striking “or”  
9           at the end;

10          (B) in subparagraph (C) by striking the  
11          period and inserting “; or”; and

12          (C) by adding at the end the following:

13          “(D) from grant proceeds distributed  
14          under section 103 of the Housing and Commu-  
15          nity Development Act of 1974 (42 U.S.C.  
16          5303) or section 201 of the Public Works and  
17          Economic Development Act of 1965 (42 U.S.C.  
18          3141), provided that—

19                 “(i) the funds are used in conjunction  
20                 with the planning or development of af-  
21                 fordable housing; and

22                 “(ii) the affordable housing is located  
23                 within one-half of a mile of a new sta-  
24                 tion.”.