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

IN THE SENATE OF THE UNITED STATES

Mr. Coons introduced the following bill; which was read twice and referred to the Committee on ____________________

A BILL

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

Be it enacted by the Senate and House of Representa-
tives of the United States of America in Congress assembled,

SECTION 1. SHORT TITLE.

This Act may be cited as the “Build More Housing Near Transit Act”.

SEC. 2. FINDINGS.

Congress finds that—

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

B69 34 S11
(2) the shortage of housing leaves 47 percent of households cost-burdened, paying more than 30 percent of their income on rent;

(3) the number of housing units under produced from 2000 through 2015 is equal to 7,300,000 units in 23 States;

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

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

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

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

(8) public transit system ridership is higher if more housing is located within walking distance of transit stations; and
(9) housing built around transit stops should target middle-income families, particularly those with incomes that are 60 to 100 percent of the area median income.

SEC. 3. AFFORDABLE HOUSING INCENTIVES IN CAPITAL INVESTMENT GRANTS.

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

(1) in subsection (g)—

(A) in paragraph (2)(B)—

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

(ii) in clause (ii) by striking the period and inserting “; and”; and

(iii) by adding at the end the following:

“(iii) in the case of a new fixed guideway capital project or a core capacity improvement project, allow a weighting 5 points greater to the economic development subfactor and 5 points lesser to the lowest scoring subfactor if the applicant demonstrates substantial efforts to preserve or encourage affordable housing near the project by—
“(I) providing documentation of policies that allow by-right multi-family housing, single room occupancy units, or accessory dwelling units;

“(II) providing local capital sources for transit-oriented development; or

“(III) demonstrating other methods as determined by the Secretary.”;

and

(B) in paragraph (3)—

(i) by redesignating subparagraphs (A) through (D) as clauses (i) through (iv), respectively, and adjusting the margins accordingly;

(ii) by striking “The Secretary shall, to” and inserting the following: “The Secretary shall—

“(A) to”;

(iii) in subparagraph (A)(iv), as so redesignated, by striking the period at the end and inserting “; and”; and

(iv) by adding at the end the following:
“(B) establish a warrant that applies to the economic development project justification criteria, provided that the applicant that requests a warrant under this process has completed and submitted a housing feasibility assessment.”; and

(2) in subsection (l)(4)—

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

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

(C) by adding at the end the following:

“(D) from grant proceeds distributed under section 103 of the Housing and Community Development Act of 1974 (42 U.S.C. 5303) or section 201 of the Public Works and Economic Development Act of 1965 (42 U.S.C. 3141), provided that—

“(i) the funds are used in conjunction with the planning or development of affordable housing; and

“(ii) the affordable housing is located within one-half of a mile of a new station.”.