

119TH CONGRESS
1ST SESSION

H. R. 5907

To authorize the Secretary of Housing and Urban Development to award grants to eligible entities to select pre-reviewed designs of covered structures of mixed-income housing for use in the jurisdiction of the eligible entity, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

NOVEMBER 4, 2025

Ms. BYNUM (for herself, Mr. STEIL, Mr. FITZGERALD, and Mr. PAPPAS) introduced the following bill; which was referred to the Committee on Financial Services

A BILL

To authorize the Secretary of Housing and Urban Development to award grants to eligible entities to select pre-reviewed designs of covered structures of mixed-income housing for use in the jurisdiction of the eligible entity, 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. ACCELERATING HOME BUILDING ACT.**

4 (a) DEFINITIONS.—In this section:

5 (1) AFFORDABLE HOUSING.—The term “afford-
6 able housing” means housing for which the total
7 monthly housing cost payment is not more than 30

1 percent of the monthly household income for a
2 household earning not more than 80 percent of the
3 area median income.

4 (2) COVERED STRUCTURE.—The term “covered
5 structure” means—

6 (A) a low-rise or mid-rise structure with
7 not more than 25 dwelling units; and

8 (B) includes—

9 (i) an accessory dwelling unit;

10 (ii) infill development;

11 (iii) a duplex;

12 (iv) a triplex;

13 (v) a fourplex;

14 (vi) a cottage court;

15 (vii) a courtyard building;

16 (viii) a townhouse;

17 (ix) a multiplex; and

18 (x) any other structure with not less
19 than 2 dwelling units that the Secretary
20 considers appropriate.

21 (3) ELIGIBLE ENTITY.—The term “eligible enti-
22 ty” means—

23 (A) a unit of general local government, as
24 defined in section 102(a) of the Housing and

1 Community Development Act of 1974 (42
2 U.S.C. 5302(a));

3 (B) a municipal membership organization;
4 and

5 (C) an Indian tribe, as defined in section
6 102(a) of the Housing and Community Devel-
7 opment Act of 1974 (42 U.S.C. 5302(a)).

8 (4) HIGH OPPORTUNITY AREA.—The term
9 “high opportunity area” has the meaning given the
10 term in section 1282.1 of title 12, Code of Federal
11 Regulations, or any successor regulation.

12 (5) INFILL DEVELOPMENT.—The term “infill
13 development” means residential development on
14 small parcels in previously established areas for re-
15 placement by new or refurbished housing that uti-
16 lizes existing utilities and infrastructure.

17 (6) MIXED-INCOME HOUSING.—The term
18 “mixed-income housing” means a housing develop-
19 ment that is comprised of housing units that pro-
20 mote differing levels of affordability in the commu-
21 nity.

22 (7) PRE-REVIEWED DESIGNS.—The term “pre-
23 reviewed designs”, also known as pattern books,
24 means sets of construction plans that are assessed
25 and approved by localities for compliance with local

1 building and permitting standards to streamline and
2 expedite approval pathways for housing construction.

3 (8) RURAL AREA.—The term “rural area”
4 means any area other than a city or town that has
5 a population of less than 50,000 inhabitants.

6 (9) SECRETARY.—The term “Secretary” means
7 the Secretary of Housing and Urban Development.

8 (b) AUTHORITY.—The Secretary may award grants
9 to eligible entities to select pre-reviewed designs of covered
10 structures of mixed-income housing for use in the jurisdic-
11 tion of the eligible entity, except that such grant awards
12 may not be used for construction, alteration, or repair
13 work.

14 (c) CONSIDERATIONS.—In reviewing applications
15 submitted by eligible entities for a grant under this sec-
16 tion, the Secretary shall consider—

17 (1) the need for affordable housing by the eligi-
18 ble entity;

19 (2) the presence of high opportunity areas in
20 the jurisdiction of the eligible entity;

21 (3) coordination between the eligible entity and
22 a State agency; and

23 (4) coordination between the eligible entity and
24 State, local, and regional transportation planning
25 authorities.

1 (d) SET-ASIDE FOR RURAL AREAS.—Of the amount
2 made available in each fiscal year for grants under this
3 section, the Secretary shall ensure that not less than 10
4 percent shall be used for grants to eligible entities that
5 are located in rural areas.

6 (e) REPORTS.—The Secretary shall require eligible
7 entities receiving grants under this section to report on—

8 (1) the impacts of the activities carried out
9 using the grant amounts in improving the produc-
10 tion and supply of affordable housing;

11 (2) the pre-reviewed designs selected using the
12 grant amounts in their communities;

13 (3) the number of permits issued for housing
14 development utilizing pre-reviewed designs; and

15 (4) the number of housing units produced in
16 developments utilizing the pre-reviewed designs.

17 (f) AVAILABILITY OF INFORMATION.—The Secretary
18 shall—

19 (1) to the extent possible, encourage localities
20 to make publicly available through a website infor-
21 mation on the pre-reviewed designs selected and sub-
22 mitted to the Secretary by eligible entities receiving
23 grants under this section, including information on
24 the benefits of use of those designs; and

1 (2) collect, identify, and disseminate best prac-
2 tices regarding such designs and make such informa-
3 tion publicly available on the website of the Depart-
4 ment of Housing and Urban Development.

5 (g) DESIGN ADOPTION AND REPAYMENT.—The Sec-
6 retary may require an eligible entity to return to the Sec-
7 retary any grant funds received under this section if the
8 selected pre-reviewed designs submitted under this section
9 have not been adopted during the 5-year period following
10 receipt of the grant, unless that period is extended by the
11 Secretary.

12 (h) AUTHORIZATION OF APPROPRIATIONS.—

13 (1) IN GENERAL.—There is authorized to be
14 appropriated to the Secretary such sums as are nec-
15 essary to carry out this section.

16 (2) TECHNICAL ASSISTANCE.—The Secretary
17 may set aside not more than 5 percent of amounts
18 appropriated under paragraph (1) in a fiscal year to
19 provide technical assistance to grant recipients
20 under this section and pre-grant technical assistance
21 for prospective applicants.

○