

117TH CONGRESS
1ST SESSION

H. R. 3949

To authorize the Secretary of Housing and Urban Development to make grants to States for use to eliminate blight and assist in neighborhood revitalization, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

JUNE 16, 2021

Mr. RYAN (for himself and Mr. MCKINLEY) 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 make grants to States for use to eliminate blight and assist in neighborhood revitalization, 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 “Clean Up Our Neigh-
5 borhoods Act of 2021”.

1 **SEC. 2. BLIGHT ELIMINATION AND NEIGHBORHOOD REVI-**
2 **TALIZATION GRANTS.**

3 (a) **AUTHORITY.**—The Secretary of Housing and
4 Urban Development may make grants under this section,
5 on a competitive basis, to States for use for eligible activi-
6 ties under subsection (c)(1) designed to eliminate blight
7 and promote neighborhood revitalization.

8 (b) **USE IN NEW MARKET TAX CREDIT AREAS.**—
9 Amounts from a grant under this section may be used only
10 to carry out eligible activities under subsection (c)(1) with-
11 in low-income communities, as such term if defined in sub-
12 section (g).

13 (c) **ELIGIBLE ACTIVITIES.**—

14 (1) **IN GENERAL.**—Amounts from a grant
15 under this section may be used only for the following
16 activities:

17 (A) Demolition, clearance, and removal of
18 blighted structures.

19 (B) Boarding of vacant properties and
20 blighted structures.

21 (C) Deconstruction of structures.

22 (D) Removal of waste and site clearance
23 and vacant land management.

24 (E) Stabilization activities in connection
25 with providing vacant, open green space for the
26 purpose of public access and redevelopment, in-

1 including greening projects, and associated main-
2 tenance activities, including mowing.

3 (F) Renovation of existing structures, ex-
4 cept that not more than 30 percent of any
5 grant under this section may be used for such
6 activities.

7 (2) USE OF AMOUNTS BY LOCAL GOVERN-
8 MENTS.—A grantee State may use amounts from a
9 grant under this Act to carry out eligible activities
10 under paragraph (1) or may provide such amounts
11 to land banks or units of general local government
12 within the State whose jurisdictions include low-in-
13 come communities for use to carry out such eligible
14 activities within such low-income communities.

15 (3) PRIORITY FOR LAND BANKS.—In areas
16 where land banks exist, a grantee State shall give
17 priority, in the use of amounts from a grant under
18 this Act, to eligible activities that will be carried out
19 by land banks, in accordance with such requirements
20 as the Secretary shall establish.

21 (4) PROHIBITION.—Amounts from a grant
22 under this section may not be used to acquire any
23 occupied residential dwelling unit.

24 (d) MATCHING REQUIREMENT.—

1 (1) IN GENERAL.—The Secretary shall require
2 each State that receives a grant under this section
3 to contribute, toward carrying out the plan for the
4 State under subsection (e)(2), an amount of match-
5 ing funds from non-Federal sources that is equal to
6 or greater than 15 percent of the amount of the
7 grant.

8 (2) USE OF SALE PROCEEDS.—Any proceeds
9 from sales of properties renovated pursuant to sub-
10 section (c)(1)(F) may be counted toward compliance
11 with the requirement under paragraph (1).

12 (e) APPLICATION AND PLAN.—

13 (1) APPLICATION.—A grant under this section
14 may only be provided to a State that submits to the
15 Secretary an application for such a grant that con-
16 tains a plan for use of grant funds in accordance
17 with paragraph (2) and such other information, cer-
18 tifications, and assurances as the Secretary con-
19 siders necessary to provide for selection of States in
20 accordance with the process and criteria under sub-
21 section (f).

22 (2) PLAN.—A plan under this paragraph shall
23 be a detailed 5-year plan for the use of grant
24 amounts under this section and matching amounts

1 contributed pursuant to subsection (d) that in-
2 cludes—

3 (A) identification of the low-income com-
4 munities in which eligible activities under sub-
5 section (c)(1) will be carried out using grant
6 and matching amounts;

7 (B) a description of the eligible activities
8 under subsection (c)(1) to be carried out using
9 grant and matching amounts;

10 (C) a timetable for carrying out such eligi-
11 ble activities, which shall provide for the ex-
12 penditure of grant and matching amounts with-
13 in 5 years after receipt; and

14 (D) identification of the sources of match-
15 ing amounts to be provided in accordance with
16 subsection (d) and assurances of the availability
17 of such matching amounts.

18 (f) SELECTION; CRITERIA.—The Secretary shall se-
19 lect applications to receive grants under this section pur-
20 suant to a competition and based on criteria as established
21 by the Secretary for such selection.

22 (g) DEFINITIONS.—For purposes of this section, the
23 following definitions shall apply:

24 (1) LAND BANK.—The term “land bank”
25 means—

1 (A) a land bank, as such term is defined
2 under State law; and

3 (B) with respect to any State for which the
4 laws of such State do not explicitly define such
5 term, any publicly or community-owned entity
6 established for the purpose of reducing or pre-
7 venting blight by acquiring, managing, main-
8 taining, and re-purposing vacant, abandoned,
9 and foreclosed properties, including abandoned
10 houses and buildings and empty lots.

11 (2) LOW-INCOME COMMUNITY.—The term “low-
12 income community” has the meaning given such
13 term in section 45D of the Internal Revenue Code
14 of 1986 (26 U.S.C. 45D) and includes any census
15 tract or other area that is treated as a low-income
16 community for purposes of such section.

17 (3) SECRETARY.—The term “Secretary” means
18 the Secretary of Housing and Urban Development.

19 (4) STATE.—The term “State” means each of
20 the several States, the District of Columbia, the
21 Commonwealth of Puerto Rico, the Virgin Islands,
22 Guam, American Samoa, the Northern Mariana Is-
23 lands, the Trust Territory of the Pacific Islands, and
24 any other territory or possession of the United
25 States.

1 (5) STRUCTURE.—The term “structure” in-
2 cludes residential structures and commercial struc-
3 tures.

4 (h) REGULATIONS.—The Secretary shall issue any
5 regulations necessary to carry out this section.

6 (i) AUTHORIZATION OF APPROPRIATIONS.—There
7 are authorized to be appropriated such sums as may be
8 necessary for grants under this section for each of fiscal
9 years 2022 through 2027.

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