

118TH CONGRESS  
1ST SESSION

# H. R. 6318

To require the Secretary of Housing and Urban Development to identify and make available information regarding best practices utilizing mixed-income, publicly owned housing to increase the supply of affordable housing, and for other purposes.

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## IN THE HOUSE OF REPRESENTATIVES

NOVEMBER 8, 2023

Ms. TLAIB (for herself and Ms. OCASIO-CORTEZ) introduced the following bill;  
which was referred to the Committee on Financial Services

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## A BILL

To require the Secretary of Housing and Urban Development to identify and make available information regarding best practices utilizing mixed-income, publicly owned housing to increase the supply 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 “Public Housing for  
5 the 21st Century Act of 2023”.

6 **SEC. 2. CONGRESSIONAL FINDINGS.**

7 The Congress finds that—

1           (1) roughly half of renter households in the  
2 United States—more than 21 million—are cost-bur-  
3 dened, meaning they spend more than 30 percent of  
4 their income on rent;

5           (2) the greatest need for affordable housing is  
6 among people with extremely low incomes, 73 per-  
7 cent of whom pay more than half of their income on  
8 rent;

9           (3) however, the production of new affordable  
10 rental dwelling units is often constrained by the  
11 availability of Federal subsidies and too often exist-  
12 ing Federal subsidies are not deeply targeted enough  
13 to serve households with the greatest needs;

14           (4) faced with such constraints, State and local  
15 public developers are building dwelling units afford-  
16 able to extremely low-, very low-, low-, and mod-  
17 erate-income households by leveraging local policy  
18 tools, reforming zoning and land use restrictions,  
19 adopting innovative financing mechanisms, and uti-  
20 lizing market rate units to cross-subsidize below-  
21 market, affordable units; and

22           (5) such mixed-income public housing promotes  
23 the financial stability and proper maintenance of  
24 housing developments, fosters community diversity

1 and integration, and allows scarce Federal subsidies  
2 to be targeted to the most vulnerable households.

3 **SEC. 3. TRAINING AND TECHNICAL ASSISTANCE REGARD-**  
4 **ING MIXED-INCOME PUBLIC HOUSING BEST**  
5 **PRACTICES .**

6 (a) IN GENERAL.—Not later than the expiration of  
7 the 12-month period beginning on the date of the enact-  
8 ment of this Act, the Secretary of Housing and Urban  
9 Development shall—

10 (1) identify best practices and models relevant  
11 to developing mixed-income, publicly owned housing  
12 to increase the supply of housing dwelling units that  
13 are affordable to extremely low-, very low-, low-, and  
14 moderate-income households, that provide perma-  
15 nent affordability and that limit Federal subsidies to  
16 costs associated with building or preserving units af-  
17 fordable to extremely low-income households;

18 (2) among such best practices, identify policies  
19 that leverage State and local resources and capaci-  
20 ties, such as cross-subsidized developments, public  
21 land, public land banking, revolving loan funds, anti-  
22 speculation taxes, property tax exemptions, commu-  
23 nity opportunity to purchase statutes, public bank-  
24 ing, acquisition pipelines for tax delinquent prop-  
25 erties, municipally financed debt, and debt subsidies,

1 among other policies and financing tools or ap-  
2 proaches;

3 (3) identify complementary policies and pro-  
4 grams that can address potential displacement pres-  
5 sures and prevent adverse impacts on neighboring  
6 low and moderate-income households and commu-  
7 nities;

8 (4) provide guidance on how State and local  
9 governments and public developers can leverage Fed-  
10 eral financing mechanisms and subsidies to maximize  
11 the development and preservation of units affordable  
12 to extremely low-income households, both within  
13 mixed-income public housing and in other kinds of  
14 developments;

15 (5) make available, to State and municipal gov-  
16 ernments, local planning departments, public hous-  
17 ing agencies (as such term is defined in section 3(b)  
18 of the United States Housing Act of 1937 (42  
19 U.S.C. 1437a(b))), State housing finance agencies  
20 (as such term is defined in section 802(b) of the  
21 Housing and Community Development Act of 1974  
22 (42 U.S.C. 1440(b))), and local housing finance  
23 agencies, information, training, and technical assist-  
24 ance on such best practices and mechanisms; and

1           (6) make publicly available on the Department's  
2 website such information, materials regarding such  
3 training and technical assistance, and case studies of  
4 best practices identified.

5           (b) UPDATES.—The Secretary of Housing and Urban  
6 Development shall monitor mixed-income public housing  
7 practices as necessary to ensure that the information,  
8 training, and technical assistance made available pursuant  
9 to subsection (a) is current and shall update such informa-  
10 tion, training, and technical assistance in a timely manner.

11          (c) AUTHORIZATION OF APPROPRIATIONS.—There is  
12 authorized to be appropriated to the Secretary of Housing  
13 and Urban Development such sums as may be necessary  
14 to carry out this Act.

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