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SOUTHERN CALIFORNIA
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MEETING OF THE

EXECUTIVE/ADMINISTRATION COMMITTEE

Members of the Public are Welcome to Attend In-Person & Remotely

Wednesday, November 5, 2025
3:00 p.m. – 4:00 p.m.

To Attend In-Person:
SCAG Main Office – Policy B Meeting Room
900 Wilshire Blvd., Ste. 1700
Los Angeles, CA 90017

To Attend and Participate on Your Computer:
https://scag.zoom.us/j/85676324134

To Attend and Participate by Phone:
Call-in Number: 1-669-900-6833
Meeting ID: 856 7632 4134

PUBLIC ADVISORY

If members of the public wish to review the attachments or have any questions on any of the agenda items, please contact Maggie Aguilar at (213) 630-1420 or via email at aguilarm@scag.ca.gov. Agendas & Minutes are also available at: https://scag.ca.gov/meetings-leadership.

SCAG, in accordance with the Americans with Disabilities Act (ADA), will accommodate persons who require a modification of accommodation to participate in this meeting. SCAG is also committed to helping people with limited proficiency in the English language access the agency's essential public information and services. You can request such assistance by calling (213) 236-1895. We request at least 72 hours (three days) notice to provide reasonable accommodations and will make every effort to arrange for assistance as soon as possible.

Instructions for Attending the Meeting

To Attend In-Person and Provide Verbal Comments: Go to the SCAG Main Office located at 900 Wilshire Blvd., Ste. 1700, Los Angeles, CA 90017 or any of the remote locations noticed in the agenda. The meeting will take place in the Policy B Meeting Room on the 17th floor starting at 3:00 p.m.

To Attend by Computer: Click the following link: https://scag.zoom.us/j/85676324134. If Zoom is not already installed on your computer, click "Download & Run Zoom" on the launch page and press "Run" when prompted by your browser. If Zoom has previously been installed on your computer, please allow a few moments for the application to launch automatically. Select "Join Audio via Computer." The virtual conference room will open. If you receive a message reading, "Please wait for the host to start this meeting," simply remain in the room until the meeting begins.

To Attend by Phone: Call **(669) 900-6833** to access the conference room. Given high call volumes recently experienced by Zoom, please continue dialing until you connect successfully. Enter the **Meeting ID:** 856 7632 4134, followed by **#**. Indicate that you are a participant by pressing **#** to continue. You will hear audio of the meeting in progress. Remain on the line if the meeting has not yet started.

Instructions for Participating and Public Comments

Members of the public can participate in the meeting via written or verbal comments.

In Writing: Written comments can be emailed to: ePublicComment@scag.ca.gov. Written comments received **by 5pm on Tuesday, November 4, 2025** will be transmitted to members of the legislative body and posted on SCAG's website prior to the meeting. You are **not** required to submit public comments in writing or in advance of the meeting; this option is offered as a convenience should you desire not to provide comments in real time as described below. Written comments received after 5pm on Tuesday, November 4, 2025, will be announced and included as part of the official record of the meeting. Any writings or documents provided to a majority of this committee regarding any item on this agenda (other than writings legally exempt from public disclosure) are available at the Office of the Clerk, at 900 Wilshire Blvd., Suite 1700, Los Angeles, CA 90017 or by phone at (213) 630-1420, or email to aguilarm@scag.ca.gov.

Remotely: If participating in real time via Zoom or phone, please wait for the presiding officer to call the item for which you wish to speak and use the "raise hand" function on your computer or *9 by phone and wait for SCAG staff to announce your name/phone number.

In-Person: If participating in-person, you are invited but not required, to fill out and present a Public Comment Card to the Clerk of the Board or other SCAG staff prior to speaking. It is helpful to indicate whether you wish to speak during the Public Comment Period (Matters Not on the Agenda) and/or on an item listed on the agenda.

General Information for Public Comments

Verbal comments can be presented in real time during the meeting. Members of the public are allowed a total of 3 minutes for verbal comments. The presiding officer retains discretion to adjust time limits as necessary to ensure efficient and orderly conduct of the meeting, including equally reducing the time of all comments.

For purpose of providing public comment for items listed on the Consent Calendar, please indicate that you wish to speak when the Consent Calendar is called. Items listed on the Consent Calendar will be acted on with one motion and there will be no separate discussion of these items unless a member of the legislative body so requests, in which event, the item will be considered separately.

In accordance with SCAG's Regional Council Policy, Article VI, Section H and California Government Code Section 54957.9, if a SCAG meeting is "willfully interrupted" and the "orderly conduct of the meeting" becomes unfeasible, the presiding officer or the Chair of the legislative body may order the removal of the individuals who are disrupting the meeting.

TELECONFERENCE AVAILABLE AT THESE ADDITIONAL LOCATIONS*

Karen Bass City of Los Angeles - City Hall 200 N Spring Street Los Angeles, CA 90012	**Jenny Crosswhite** City of Santa Paula - City Hall 970 E Ventura Street Santa Paula, CA 93060	**Curt Hagman** District Office 14010 City Center Drive Chino Hills, CA 91709
Thomas Wong City of Monterey Park - City Hall 320 West Newmark Avenue Monterey Park, CA 91754		

* Under the teleconferencing rules of the Brown Act, members of the body may remotely participate at any location specified above.

EAC - Executive/Administration Committee
Members – November 2025

1. **Hon. Cindy Allen**
   President, Long Beach, RC District 30

2. **Hon. Ray Marquez**
   1st Vice President, Chino Hills, RC District 10

3. **Hon. Jenny Crosswhite**
   2nd Vice President, Santa Paula, RC District 47

4. **Sup. Curt Hagman**
   Imm. Past President, San Bernardino County

5. **Hon. David J. Shapiro**
   CEHD Chair, Calabasas, RC District 44

6. **Hon. Rocky Rhodes**
   CEHD Vice Chair, Simi Valley, RC District 46

7. **Hon. Rick Denison**
   EEC Chair, Yucca Valley, RC District 11

8. **Hon. Daniel Ramos**
   EEC Vice Chair, Adelanto, RC District 65

9. **Hon. Mike Judge**
   TC Chair, VCTC

10. **Hon. Thomas Wong**
    TC Vice Chair, Monterey Park, RC District 34

11. **Hon. Patricia Lock Dawson**
    LCMC Chair, Riverside, RC District 68

12. **Hon. Margaret Finlay**
    LCMC Vice Chair, Duarte, RC District 35

13. **Hon. Karen Bass**
    Member-At-Large, Pres. Appt.

14. **Hon. Wendy Bucknum**
    Mission Viejo, RC District 13, Pres. Appt.

15. **Hon. Jan C. Harnik**
    RCTC Representative, Pres. Appt.

16. **Hon. Michael Goodsell**
    ICTC Representative, Pres. Appt.

17. **Hon. Andrew Masiel**
    Tribal Govt Regl Planning Board Representative

18. **Ms. Lucy Dunn**
    Business Representative - Non-Voting Member

EXECUTIVE/ADMINISTRATION COMMITTEE MEETING AGENDA

Southern California Association of Governments
900 Wilshire Boulevard, Suite 1700 - Policy B Meeting Room
Los Angeles, CA 90017
Wednesday, November 5, 2025
3:00 PM

The Executive/Administration Committee may consider and act upon any of the items on the agenda regardless of whether they are listed as Information or Action items.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE
(The Honorable Cindy Allen, Chair)

PUBLIC COMMENT PERIOD (Matters Not on the Agenda)
This is the time for public comments on any matter of interest within SCAG's jurisdiction that is ***not*** listed on the agenda. For items listed on the agenda, public comments will be received when that item is considered. Although the committee may briefly respond to statements or questions, under state law, matters presented under this item cannot be discussed or acted upon at this time.

REVIEW AND PRIORITIZE AGENDA ITEMS

ACTION ITEMS

1. Resolution No. 25-676-1 Approving Amendment 2 to the FY 2025-26 Comprehensive Budget, including the Overall Work Program (OWP) PPG. 8

(Cindy Giraldo, Chief Financial Officer, SCAG)

RECOMMENDED ACTION:
That the Executive/Administration Committee (EAC) recommend that the Regional Council adopt Resolution No. 25-676-1 approving a second amendment (Budget Amendment 2) to the Fiscal Year 2025-26 Comprehensive Budget including:

1. A second amendment to the Fiscal Year 2025-26 Overall Work Program (FY 2025-26 OWP) Budget in the amount of $46,770,715, increasing the FY 2025-26 OWP Budget from $415,497,515 to $462,268,230.
2. A first amendment to the Indirect Cost Budget, in the amount of $563,272, increasing the Indirect Cost Budget from $38,204,860 to $38,768,132;
3. A first amendment to the General Fund Budget in the amount of $54,421, increasing the General Fund Budget from $2,817,857 to $2,872,278; and
4. A first amendment to the Federal Transit Administration Discretionary and Formula Grant Budget (FTA Budget) in the amount of $46,781, increasing the FTA Budget from $244,494 to $291,275.

CONSENT ITEMS

<u>Approval Items</u>

2. Minutes of the Meeting – October 1, 2025 PPG. 26

3. 2026 Meeting Schedule of the Executive Administration Committee, Policy Committees, and Regional Council PPG. 33

4. Contracts $500,000 or Greater: 26-008, SCAG Travel Demand Model Improvement and Validation PPG. 35

5. Resolution No. 25-676-2 Acceptance of Office of Traffic Safety Grant Funds to Support the Active Transportation Safety and Encouragement Campaign PPG. 48

6. Resolution No. 25-676-3 Acceptance of FFY26 Office of Traffic Safety Grant Funds to Support the SoCal Transportation Safety Predictive Modeling and Analysis Platform PPG. 53

7. S. 2651 (Scott & Warren) - ROAD to Housing Act of 2025 PPG. 57

8. SCAG Memberships and Sponsorships PPG. 388

Receive and File

9. Purchase Orders, Contracts and Contract Amendments below Regional Council Approval Threshold PPG. 392

10. CFO Monthly Report PPG. 393

INFORMATION ITEM

11. REAP 2.0 Program Update PPG. 404
(Elizabeth Carvajal, Deputy Director – Land Use, SCAG)

CFO REPORT
(Cindy Giraldo, Chief Financial Officer)

PRESIDENT'S REPORT
(The Honorable Cindy Allen, Chair)

EXECUTIVE DIRECTOR'S REPORT
(Kome Ajise, Executive Director)

FUTURE AGENDA ITEMS

ANNOUNCEMENTS

ADJOURNMENT

AGENDA ITEM 1
REPORT

Southern California Association of Governments
November 5, 2025

To: Executive/Administration Committee (EAC)
Regional Council (RC)

EXECUTIVE DIRECTOR'S APPROVAL

Kome Ajise

From: Cindy Giraldo, Chief Financial Officer
(213) 630-1413, giraldo@scag.ca.gov

Subject: Resolution No. 25-676-1 Approving Amendment 2 to the FY 2025-26 Comprehensive Budget, including the Overall Work Program (OWP)

RECOMMENDED ACTION FOR EAC:

That the Executive/Administration Committee (EAC) recommend that the Regional Council adopt Resolution No. 25-676-1 approving a second amendment (Budget Amendment 2) to the Fiscal Year 2025-26 Comprehensive Budget including:

1. A second amendment to the Fiscal Year 2025-26 Overall Work Program (FY 2025-26 OWP) Budget in the amount of $46,770,715, increasing the FY 2025-26 OWP Budget from $415,497,515 to $462,268,230.
2. A first amendment to the Indirect Cost Budget, in the amount of $563,272, increasing the Indirect Cost Budget from $38,204,860 to $38,768,132;
3. A first amendment to the General Fund Budget in the amount of $54,421, increasing the General Fund Budget from $2,817,857 to $2,872,278; and
4. A first amendment to the Federal Transit Administration Discretionary and Formula Grant Budget (FTA Budget) in the amount of $46,781, increasing the FTA Budget from $244,494 to $291,275.

RECOMMENDED ACTION FOR RC:

That the Regional Council (RC) adopt Resolution No. 25-676-1 approving a second amendment (Budget Amendment 2) to the Fiscal Year 2025-26 Comprehensive Budget including:

1. A second amendment to the Fiscal Year 2025-26 Overall Work Program (FY 2025-26 OWP) Budget in the amount of $46,770,715, increasing the FY 2025-26 OWP Budget from $415,497,515 to $462,268,230.
2. A first amendment to the Indirect Cost Budget, in the amount of $563,272, increasing the Indirect Cost Budget from $38,204,860 to $38,768,132;
3. A first amendment to the General Fund Budget in the amount of $54,421, increasing the General Fund Budget from $2,817,857 to $2,872,278; and
4. A first amendment to the Federal Transit Administration Discretionary and Formula Grant Budget (FTA Budget) in the amount of $46,781, increasing the FTA Budget from $244,494 to $291,275.

STRATEGIC PRIORITIES:
This item supports the following Strategic Priority 5: Secure and optimize diverse funding sources to support regional priorities.

EXECUTIVE SUMMARY:
Staff recommends that the EAC and RC adopt Resolution No. 25-676-1 approving a second amendment (Budget Amendment 2) to the Fiscal Year 2025-26 Comprehensive Budget in the amount of $47,695,545, including:

1. ***A second amendment to the Fiscal Year 2025-26 Overall Work Program (FY 2025-26 OWP) Budget in the amount of $46,770,715, increasing the FY 2025-26 OWP Budget from $415,497,515 to $462,268,230.***
2. ***A first amendment to the Indirect Cost Budget, in the amount of $563,272, increasing the Indirect Cost Budget from $38,204,860 to $38,768,132;***
3. ***A first amendment to the General Fund Budget in the amount of $54,421, increasing the General Fund Budget from $2,817,857 to $2,872,278; and***
4. ***A first amendment to the Federal Transit Administration Discretionary and Formula Grant Budget (FTA Budget) in the amount of $46,781, increasing the FTA Budget from $244,494 to $291,275.***

BACKGROUND:
On April 30 and May 1, 2025, the EAC and RC, respectively, approved the FY 2025-26 Final Comprehensive Budget, which included the FY 2025-26 OWP budget in the amount of $408.5 million. The Federal Highway Administration (FHWA) and the Federal Transit Administration (FTA) subsequently approved SCAG's FY 2025-26 OWP on June 3, 2025.

On July 30, 2025, the California Department of Transportation (Caltrans) awarded to SCAG $7 million in FHWA PL funding to carry out Olympics Planning and Resiliency Study. The grant funding, totaling $7 million, was included into the FY 2025-26 OWP through FY 2025-26 OWP Amendment 1 in September 2025.

In September 2025, the California Department of Transportation (Caltrans) issued a reconciliation letter to confirm unexpended carryover funds totaling $16.2 million in CPG funds and other state grants as of June 30, 2025. The FY 2025-26 OWP budget adopted in May 2025 included carryover estimates for CPG funds of 8.6 million and carryover estimates for State Transportation Planning Grants of $4.7 million. Budget Amendment 2 includes adjustments to account for the actual grant balances certified by Caltrans, as well as adjustments for other carryovers for various Federal, State, and Local funding sources.

A. Budget Amendment

Staff recommends that the EAC and RC approve Budget Amendment 2 to the FY 2025-26 Comprehensive Budget in the amount of $47,695,545, increasing the FY 2025-26 Comprehensive Budget from $421.9 million to $469.6 million. **Table 1** shows the changes to the FY 2025-26 Comprehensive Budget Funding Sources:

Table 1. FY 2025-26 Comprehensive Funding Sources			
FUNDING SOURCES	**FY26 BA1**	**Change**	**FY26 BA2**
Recurring Funding Sources			
FHWA PL - Metropolitan Planning	27,434,880	3,257,346	30,692,226
FTA 5303 - Metropolitan Planning	16,753,729	(519,127)	16,234,602
SB 1 - Sustainable Communities Formula Grants	9,541,621	127,578	9,669,199
TDA	10,446,096	(2,108,060)	8,338,036
General Fund	2,817,857	54,421	2,872,278
Carbon Reduction Program (CRP)	27,703,182	5,057,079	32,760,261
Congestion Mitigation and Air Quality (CMAQ) Improvement Program	7,154,254	165,577	7,319,831
Surface Transportation Block Grant (STBG) Program	8,064,104	628,688	8,692,792
One-Time/Special Grants and Third-Party Contribution Funding Sources			
FTA 5304 - Strategic Partnerships Transit	497,361	(12,019)	485,342
FHWA SPR - Strategic Partnerships	486,194	739	486,933
FHWA PL - Metropolitan Planning (FY25-26 Olympics Planning and Resiliency Study)	7,000,000	-	7,000,000
Safe Streets and Roads for All (FY23)	11,700,000	300,000	12,000,000
Safe Streets and Roads for All (FY24)	6,000,000	-	6,000,000
Last Mile Freight Program (LMFP) - Rebate Program (INVEST CLEAN)	-	51,500,000	51,500,000
Federal Other	3,308,287	1,573,019	4,881,306
State Other	4,706,150	(166,309)	4,539,841
SHA - Climate Adaptation Grant	250,000	34,918	284,918
Regional Early Action Planning (REAP) 2021 Grants	207,473,502	(21,893,892)	185,579,610
MSRC Last Mile Freight Program (LMFP) Grant	12,130,095	2,527,643	14,657,738
In-Kind Commitments	5,764,758	478,147	6,242,905
Cash/Local Other	50,111,349	5,866,169	55,977,518
SUBTOTAL	**419,343,419**	**46,871,917**	**466,215,336**
Fringe Benefits Carryforward	(654,923)	-	(654,923)
Indirect Cost Carryforward	3,249,895	-	3,249,895
SUBTOTAL	2,594,972	-	2,594,972
Indirect Cost Budget Change/Net Projected Indirect Cost and Fringe Benefits Cost Carryforward	-	823,628	823,628
TOTAL FUNDING SOURCES	**421,938,391**	**47,695,545**	**469,633,936**

i. Amendment 2 to the FY 2025-26 Overall Work Program (OWP)

Budget Amendment 2 to the FY 2025-26 Comprehensive Budget includes an increase to the FY 2025-26 OWP in the amount of $46,770,715, increasing the FY 2025-26 OWP budget from $415.5 million to $462.3 million. **Table 2** shows the changes to the FY 2025-26 OWP Funding Sources:

Table 2. FY 2025-26 OWP Funding Sources			
OWP FUNDING SOURCES	**FY26 BA1**	**Change**	**FY26 BA2**
FHWA PL - Metropolitan Planning	26,934,880	3,282,346	30,217,226.00
FHWA PL - Metropolitan Planning Toll Credit	500,000	(25,000)	475,000.00
FHWA PL - Metropolitan Planning Toll Credit (FY25-26 Olympics Planning and Resiliency Study)	7,000,000	-	7,000,000.00
FTA 5303 - Metropolitan Planning	14,293,792	(544,127)	13,749,665.00
FTA 5303 - Metropolitan Planning Toll Credit	2,459,937	25,000	2,484,937.00
FTA 5304 - Strategic Partnerships Transit	497,361	(12,019)	485,342.00
FHWA SPR - Strategic Partnerships	486,194	739	486,933.00
Carbon Reduction Program (CRP)	27,703,182	5,057,079	32,760,261
Congestion Mitigation and Air Quality (CMAQ) Improvement Program	7,154,254	165,577	7,319,831
Surface Transportation Block Grant (STBG) Program	8,064,104	628,688	8,692,792
Safe Streets and Roads for All (FY23)	11,700,000	300,000	12,000,000.00
Safe Streets and Roads for All (FY24)	6,000,000	-	6,000,000.00
Last Mile Freight Program (LMFP) - Rebate Program (INVEST CLEAN)	-	51,500,000	51,500,000.00
Federal Other	3,308,287	1,573,019	4,881,306
SB 1 - Sustainable Communities Formula Grants	9,541,621	127,578	9,669,199
SHA - Climate Adaptation Grant	250,000	34,918	284,918
State Other	4,706,150	(166,309)	4,539,841
Regional Early Action Planning (REAP) 2021 Grants	207,473,502	(21,893,892)	185,579,610
MSRC Last Mile Freight Program (LMFP) Grant	12,130,095	2,527,643	14,657,738
TDA	9,662,543	(2,108,060)	7,554,483
In-Kind Commitments	5,764,758	478,147	6,242,905
Cash/Local Other	49,866,855	5,819,388	55,686,243
TOTAL OWP FUNDING SOURCES	**415,497,515**	**46,770,715**	**462,268,230**

1) **$2.74 million** combined net increase for FHWA PL and FTA 5303 (Consolidated Planning Grants (CPG) funds) primarily due to carryover adjustments based on the reconciliation letter issued by Caltrans;
2) **$6.14 million** combined net increase for FTA 5304, FHWA SPR, Carbon Reduction Program (CRP), Congestion Mitigation and Air Quality Improvement Program (CMAQ), Surface Transportation Block Grant Program (STBG), Safe Streets and Roads for All (SS4A) FY23 and FY24 funds, due to carryover adjustments as well as programming of $613,772 in CRP funds for the Mobility Hubs project to support multi-modal transportation options in conjunction with SCAG's Olympic effort. A portion of the CRP, CMAQ and STBG funds in the OWP is still pending the funding authorization by Caltrans and the SS4A funds are pending grant agreement execution;
3) **$51.5 million** increase for Last Mile Freight Program (LMFP) – INVEST CLEAN program to provide $50 million in rebates (up to $67,000 per vehicle) for replacing or converting diesel trucks to battery-electric models. The grant agreement for this funding is pending execution;
4) **$1.57 million** combined net increase for Federal Other due to carryover adjustments as well as programming two new grant awards from the Office of Traffic Safety (OTS) as follows:
    a. $700K for the Pedestrian and Bicycle Safety Program project; and

b. $900K for the Transportation Safety Predictive Modeling & Analysis Platform project.

Under Federal Other, the grant agreements for the aforementioned OTS funds as well as the Strategic Innovation for Revenue Collection (SIRC) grant and the renewal allocation from the Department of Energy (DOE) for the Clean Cities Coalition program are pending execution;

5) **$162K** combined net increase for Senate Bill 1 (SB1) Sustainable Communities (SC) Formula Grants and State Highway Account (SHA) funds due to carryover adjustments based on the reconciliation letter issued by Caltrans;
6) **($166K)** combined net reduction for State Other due to carryover adjustments;
7) **($21.89 million)** decrease for the Regional Early Action Planning 2021 Grants (REAP 2.0) due to carryover adjustments;
8) **$2.53 million** increase for Mobile Source Air Pollution Reduction Review Committee (MSRC) Last Mile Freight Program (LMFP) Grant fund due to carryover adjustments; and
9) **$4.19 million** combined net increase for Transportation Development Act (TDA), In-Kind, Cash/Local Other due to carryover adjustments as well as programming additional expenditures as described below.

Table 3 shows the changes to the FY 2025-26 OWP expenditures in the amount of $46,770,715:

Table 3. FY 2025-26 OWP Expenditures

OWP EXPENDITURES	FY26 BA1	Change	FY26 BA2
Salaries, Allocated Fringe Benefits and Allocated Indirect Costs	59,842,539	(746,821)	59,095,718
Consultants	69,710,059	6,954,837	76,664,896
Consultants-Technical Assistance/Pass-Through Payments	210,756,145	24,680,625	235,436,770
Non-Profits/IHL	10,500	-	10,500
In-Kind Commitments	5,764,758	478,147	6,242,905
Cash/Local Other	49,441,855	5,829,268	55,271,123
Other Costs	19,971,659	9,574,659	29,546,318
TOTAL OWP EXPENDITURES	**415,497,515**	**46,770,715**	**462,268,230**

1) **($747K)** net reduction in Salaries, Allocated Fringe Benefits, and Allocated Indirect Costs due to the full-time equivalent (FTE) adjustments as well as staffing changes (please see **Salary Schedule Update and Personnel Changes** section below);
2) **$31.64 million** combined net increase in Consultants and Consultants-Technical Assistance, primarily due to the carryover adjustments for various grant programs:
   a. ($220K) combined net reduction for Active Transportation Program (ATP), Local Agency Technical Assistance (LATA), and the Sustainable Agricultural Lands Conservation (SALC) Consultants/Consultants-Technical Assistance categories due to carryover adjustments;
   b. $250K increase for CRP's Consultants-Technical Assistance due to programming of the Mobility Hub project as well as $3.98 million combined net increase for CRP and STBG's Consultants/Consultants-Technical Assistance categories due to carryover adjustments;

c. ($760K) combined net reduction in Consultants/Consultants-Technical Assistance categories, primarily due to carryover adjustments, for the various transportation planning projects funded with CPG, FHWA SPR, FTA 5304, SHA, SB1 and Local Match;
d. ($307K) reduction for the FY25 OTS Consultant category due to carryover adjustments and $1.42 million increase for the FY26 OTS Consultant category due to programming the new grants activities;
e. $2.53 million increase for the MSRC LMFP program's Consultant budget due to carryover adjustment;
f. $50 million increase for the INVEST CLEAN program's Consultants-Technical Assistance category to reflect the rebate program budget;
g. ($23.27 million) reduction for the REAP 2.0 and Local Match Consultants/Consultants-Technical Assistance categories due to carryover adjustments;
h. ($1.98 million) combined net reduction for TDA, primarily due to switching the FY23 SS4A match funding from TDA to REAP 2.0;

3) **$6.31 million** combined net increase for In-Kind Commitments and Cash/Local Other due to carryover adjustments;
4) **$9.57 million** combined net increase for Other Costs primarily due to adjustments made to the set-aside for outyear labor budget for various funds:
    a. $2.36 million net increase for CPG due to carryover adjustments, setting aside for FY 2025-26 OWP Amendment 3 as well as FY 2026-27 OWP labor budget needs;
    b. $1.26 million increase for INVEST CLEAN program outyear labor budget;
    c. $1.79 million combined net increase for CRP, STBG and CMAQ outyear labor budget due to carryover adjustments;
    d. $2.03 million increase for REAP 2.0 outyear labor budget due to carryover adjustments;
    e. $1.89 million combined net increase for other special grants' outyear labor budget due to carryover adjustments;
    f. $234K combined net increase for other costs such as off-site storage, other meeting expense, travel budgets for programming the new grant activities as well as additional operational expenses.

Attachment 2 includes a detailed list of FY 2025-26 Comprehensive Budget changes, including the OWP. The updated FY 2025-26 OWP incorporating Amendment 2 changes will be submitted to Caltrans following the EAC and RC approval and is available online at https://scag.ca.gov/financial-overall-work-program.

ii. FTA Discretionary and Formula Grant Budget (FTA Grant)

This budget amendment results in an increase of $46,781 to the FTA Grant Budget, increasing the budget from $244,494 to $291,275. The increase is due to the carryover adjustments of the local funding which supports the compliance monitoring effort.

iii. Indirect Cost Budget

This budget amendment results in an increase of $563,272 to the Indirect Cost Budget, increasing the budget from $38,204,860 to $38,768,132. The proposed changes include:

- $552,987 net increase in Salaries and Allocated Fringe Benefits due to the FTE and staffing changes; and
- $10,285 combined increase in Subscription and Travel costs to support operational activities.

The amended Indirect Cost Budget includes $38.8 million for staff salaries, fringe benefits, and other non-labor costs not attributable to an individual direct program.

iv. General Fund Budget

This budget amendment results in an increase of $54,421 to the General Fund Budget, increasing the budget from $2,817,857 to $2,872,278. The increase is to account for the FTE adjustments and $6,000 increase in Other Meeting Expense.

B. Salary Schedule Update and Personnel Changes

Budget Amendment 2 includes additional positions, removal of positions, and position status conversions as proposed in **Attachment 3**, as well as reconciling and incorporating the changes that were approved as part of the FY 2024-25 Budget Amendment 2 into the FY 2025-26 Budget. These changes will add a net increase of 7 positions, increasing the total position count from 237 to 244.

Also included in this amendment are salary schedule changes for two classifications to ensure alignment with their organizational scope and responsibilities: Chief Planning Officer and Deputy Legal Counsel. The proposed salary schedule is provided in **Attachment 4**.

Chief Planning Officer:

Staff recommends moving the Chief Planning Officer (CPO) from Job Grade L5 to L6 to reflect the role's strategic impact, organizational scope, and reporting relationship to the Executive Director. The CPO oversees SCAG's core mission areas, including eight departments across three subdivisions and approximately half of the agency's workforce. The position is accountable for delivering federally and state-mandated planning programs such as the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and managing the agency's core planning activities. This change ensures parity with SCAG's executive leadership structure and strengthens alignment with external market practices for comparable executive planning roles. The estimated budget impact of this recommended change is approximately $64K.

Deputy Legal Counsel:
Staff recommends moving the Deputy Legal Counsel classification from Job Grade 110 to 111 based on a recent classification review assessing the role's increased complexity, organizational responsibilities, and risk exposure. This classification provides advanced legal guidance to leadership on matters with significant organizational and public impact, including compliance with state and federal regulations, The Deputy Counsel is also responsible for reviewing and negotiating high-value contracts and agreements, advising on procurements, supporting compliance with evolving regulatory requirements, and overseeing legal aspects of governance functions. These duties require exercising independent judgment, navigating sensitive issues, and mitigating risk for the agency. This adjustment ensures proper internal alignment and reflects labor market expectations for comparable positions of similar scope in the public sector. The estimated budget impact of this recommended change is approximately $23K.

C. Enterprise Resource Planning (ERP)

The Enterprise Resource Planning (ERP) project is approaching the conclusion of its discovery phase, and staff are preparing to move forward with the next step: issuing a Request for Proposals (RFP) for a new ERP system and related implementation support services. Guided by the Government Finance Officers Association (GFOA), which has assisted us throughout discovery, we have developed an estimate of anticipated costs ($5.75 million) that includes both system licensing and implementation services over the expected 18-month implementation period. Based on this guidance, staff is incorporating the ERP resources into the FY 2026-27 Budget to support this next phase. Once implemented, the system is projected to have an ongoing annual license cost of approximately $400,000 to $500,000. To complete the implementation, SCAG staff resources will be utilized to support the project, and the FY 2026-27 Budget will also include the use of resources to fund staffing costs allocated to the ERP project.

FISCAL IMPACT:
Budget Amendment 2 increases the FY 2025-26 Comprehensive Budget in the amount of $47,695,545 increasing the FY 2025-26 Comprehensive Budget from $421.9 million to $469.6 million, which includes an increase to the FY 2025-26 OWP in the amount of $46,770,715, increasing the OWP budget from $415.5 million to $462.3 million. After approval by the EAC and RC, Amendment 2 to the FY 2025-26 OWP will be submitted to Caltrans for final approval.

ATTACHMENT(S):
1. Resolution No. 25-676-1 Approving Amendment 2 to the FY 2025-26 Comprehensive Budget including the Overall Work Program (OWP)
2. Attachment 2 - List of Budget Changes - FY 2025-26 Comprehensive Budget Amendment 2
3. Attachment 3 - List of Personnel Changes - FY 2025-26 Comprehensive Budget Amendment 2
4. Attachment 4 - Updated Salary Schedule - FY 2025-26 Comprehensive Budget Amendment 2

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RESOLUTION NO. 25-676-1

A RESOLUTION OF THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) APPROVING AMENDMENT 2 TO THE FISCAL YEAR 2025-26 COMPREHENSIVE BUDGET, INCLUDING THE OVERALL WORK PROGRAM (OWP)

WHEREAS, the Southern California Association of Governments (SCAG) is the Metropolitan Planning Organization, for the six-county region consisting of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial counties pursuant to 23 U.S.C.§ 134 et seq. and 49 U.S.C. §5303 et seq.; and

WHEREAS, SCAG has developed the Fiscal Year (FY) 2025-26 Comprehensive Budget that includes the following budget components: the Overall Work Program (OWP); the FTA Discretionary and Formula Grant Budget; the TDA Budget; the General Fund Budget; the Indirect Cost Budget; and the Fringe Benefits Budget; and

WHEREAS, the OWP is the basis for SCAG's annual regional planning activities and budget; and

WHEREAS, in conjunction with the OWP Agreement and Master Fund Transfer Agreement, the OWP constitutes the annual funding contract between the State of California Department of Transportation (Caltrans) and SCAG for the Consolidated Planning Grant (CPG), and the Sustainable Transportation Planning Grants; and

WHEREAS, SCAG is also eligible to receive other Federal and/or State grant funds and/or local funds for certain regional transportation planning related activities. For such funding upon award, the funds are implemented through the OWP and SCAG and the applicable Federal or State agency shall execute the applicable grant agreement(s); and

WHEREAS, SCAG's Regional Council approved the FY 2025-26 Comprehensive Budget including the OWP in May 2025, which was subsequently approved by the Federal Highway Administration (FHWA) and the Federal Transit Administration (FTA) in June 2025, and the Regional Council subsequently approved Amendment 1 to the FY 2025-26 Comprehensive Budget including OWP in September 2025; and

WHEREAS, Amendment 2 to the FY 2025-26 Comprehensive Budget, including the OWP, will result in: an OWP budget increase of $46,770,715, from $415,497,515 to $462,268,230; an Indirect Cost budget increase of $563,272, from $38,204,860 to $38,768,132 and an adjustment of $260,356 to the net projected Indirect Cost and Fringe Benefits Cost carryforward; a Federal Transit Administration Discretionary and Formula Grant budget increase of $46,781, from $244,494 to $291,275; a General Fund budget increase of $54,421, from $2,817,857 to $2,872,278; and

WHEREAS, Amendment 2 to the FY 2025-26 Comprehensive Budget including the OWP, along with its corresponding staff report and this resolution, has been reviewed and discussed by SCAG's Regional Council on November 6, 2025.

NOW, THEREFORE, BE IT RESOLVED, by the Regional Council of the Southern California Association of Governments, that the Amendment 2 to the FY 2025-26 Comprehensive Budget, and as further described in the recitals above, is approved and adopted.

BE IT FURTHER RESOLVED THAT:

1. The Regional Council hereby authorizes submittal of Amendment 2 to the FY 2025-26 OWP to the participating State and Federal agencies.

2. The Regional Council hereby authorizes submittal of SCAG's approved FY 2025-26 Indirect Cost Rate Proposal (ICRP) to the participating State and Federal agencies.

3. SCAG pledges to pay or secure in cash or services, or both, the matching funds necessary for financial assistance.

4. The SCAG Executive Director, or in his or her absence, the Chief Financial Officer, is hereby designated and authorized to execute all related agreements and other documents on behalf of the Regional Council.

5. The SCAG Bylaws give the SCAG Executive Director authority to administer the Personnel Rules. In accordance with that authority, the SCAG Executive Director, or in his or her absence, the Chief Financial Officer, is hereby designated and authorized to make administrative amendments to the FY 2025-26 Comprehensive Budget including the OWP to implement the Personnel Rules.

6. The SCAG Executive Director, or in his or her absence, the Chief Financial Officer, is hereby authorized to make and submit to the applicable funding agencies, the necessary work program, and budget amendments to SCAG's FY 2025-26 Comprehensive Budget including the OWP, based on actual available funds and to draw funds as necessary on a line of credit or other requisition basis.

7. The SCAG Executive Director, or in his or her absence, the Chief Financial Officer, is hereby authorized to submit grant applications and execute the applicable grant agreements and any amendments with the applicable Federal or State agency and to implement grant funds through SCAG's OWP, and this includes submittal and execution of the required program updates to the Department of Housing and Community Development (HCD) for REAP 2.0 funding, as well as Overall Work Program Agreement (OWPA) and the Master Fund Transfer Agreement (MFTA) with Caltrans, as part of the Caltrans Sustainable Transportation Planning Grant Programs, which includes grant projects entitled:
    a. The Soboba Tribal Climate Change Adaptation Plan,
    b. Southern California Airport Passenger Surface Transportation Study, and
    c. Planning for Main Streets

8. The SCAG Executive Director, or in his or her absence, the Chief Financial Officer, is hereby authorized to make administrative amendments to the FY 2025-26 OWP's REAP 2.0 Budget to reflect the program updates and changes approved by HCD. This authorization includes the ability to reallocate funds, including increasing approved project budgets, between approved projects, as well as shift available funding to SCAG administered regional projects and ATP projects as necessary to maximize the utilization of the funds and advance the goals and objectives of REAP 2.0. Such amendments may be made in advance of formal budget adoption, with any changes included in the next Budget Amendment or Fiscal Year Budget, whichever is sooner.

9. The SCAG Executive Director, or in his or her absence, the Chief Financial Officer, is hereby authorized to make administrative amendments to the FY 2025-26 OWP that do not affect the delivery of regional transportation planning tasks, activities, steps, products, or the funding amounts listed on the OWPA.

10. The SCAG Executive Director, or in his or her absence, the Chief Financial Officer, is hereby authorized to make administrative amendments to the FY 2025-26 General Fund Budget; the Indirect Cost Budget; the Fringe Benefit Budget; FTA Discretionary and Formula Grant Budget; and the TDA Budget that do not exceed the overall funding amounts approved by the SCAG Regional Council and the participating State and Federal agencies.

11. The SCAG Executive Director, or in his or her absence, the Chief Financial Officer, is hereby authorized to make administrative amendments to the FY 2025-26 TDA Budget, including exceeding the TDA Budget approved by the Regional Council, for the purpose of allocating additional funding to projects that are included in the approved OWP, when such exceedance is necessary to execute or implement the OWP approved by the Regional Council.

12. The Executive Administration Committee, if authorized by the General Assembly through the General Fund budget adoption, and to be consistent with such delegation from the General Assembly, is delegated authority and authorized to make amendments to the FY 2025-26 General Fund Budget that do not impact the Membership Assessment Schedule, including amending the General Fund Budget approved by the General Assembly, when such exceedance is necessary to execute or implement the operational activities and the exceedance can be covered by the Unassigned General Fund balance.

13. The SCAG Executive Director, or in his or her absence, the Chief Financial Officer, is hereby authorized to negotiate and execute subrecipient agreements (e.g., memorandum of understanding) and related documents, on behalf of the Regional Council, involving the expenditure of funds programed under the FY 2025-26 Comprehensive Budget including the OWP.

14. The SCAG Executive Director, or in his or her absence, the Chief Financial Officer, is hereby authorized to use available fund balances from future grant awards received after the adoption of this Budget to hire and upgrade limited-term staff, as needed, to implement the grant award funded program in advance of formal budget adoption, with any changes included in the next Budget Amendment or Fiscal Year Budget, whichever is sooner.

15. The SCAG Executive Director, or in his or her absence, the Chief Financial Officer, is hereby authorized to use available fund balances to hire up to 10 limited-term staff, as needed, to support and implement SCAG's Enterprise Resource Planning project, with any changes included in the next Budget Amendment or Fiscal Year Budget, whichever is sooner.

PASSED, APPROVED AND ADOPTED by the Regional Council of the Southern California Association of Governments at its regular meeting this 6th day of November, 2025.

Cindy Allen
President, SCAG
City of Long Beach

Attested by:

Kome Ajise
Executive Director

Approved as to Form:

Jeffery Elder
Chief Counsel

FY 2025-26 OWP Final Comprehensive Budget Amendment 2, including FY 2025-26 OWP Amendment 2
List of Budget Changes

Director	Project Task No.	Project Task Name	OWP Category	Budget Change	IC (non-OWP)	GF (Non-OWP)	FTA Pass Thru (non-OWP)	CPG FHWA_PL	CPG FTA_5303	CRP	STBG	CMAQ	TDA	FHWA SPR	FTA 5304	Federal Other	FY24 Climate Adaptation	FY23 SB1 Formula	FY24 SB1 Formula	FY25 SB1 Formula	FY26 SB1 Formula	2023 SS4A	REAP 2021	FFY25 OTS	FFY26 OTS	AQMD/EPA (CPRG)	DOE	MSRC	ATP	SALC	LATA	Cash/Local Other	In-Kind Commitments	Justification
Jepson	010.0170.01	RTP Amendments, Management and Coordination	CON	**(30,000)**									(30,000)																					Shifting funds to Task 310-4874.01
Jepson	010.0170.09	Performance-Based Planning and Programming Improvement	SCAG	**(17,261)**				(15,281)																									(1,980)	Labor changes/FTE Adjustments
Jepson	010.1631.02	Transportation Demand Management (TDM) Planning	SCAG	**(88,580)**				-	(78,420)																								(10,160)	Labor changes/FTE Adjustments
Jepson	010.1631.04	Congestion Management Process (CMP)	SCAG	**24,066**				21,306																									2,760	Labor changes/FTE Adjustments
Jepson	010.1631.08	Transportation System Management and Operations	SCAG	**(89,967)**				(79,648)																									(10,319)	Labor changes/FTE Adjustments
Jepson	010.2106.02	System Management and Preservation	SCAG	**(45,954)**				(40,683)																									(5,271)	Labor changes/FTE Adjustments
Jepson	015.0159.01	RTP Financial Planning	SCAG	**(54,148)**				(47,938)																									(6,210)	Labor changes/FTE Adjustments
Jepson	020.0161.04	Environmental Compliance, Coordination & Outreach	SCAG	**109,979**				97,365																									12,614	Labor changes/FTE Adjustments
Jepson	020.0161.05	Intergovernmental Review (IGR)	SCAG	**39,281**				34,775																									4,506	Labor changes/FTE Adjustments
Jepson	025.0164.01	Air Quality Planning and Conformity	SCAG	**(116,171)**									(116,171)																					Labor changes/FTE Adjustments
Jepson	030.0146.02	Federal Transportation Improvement Program	SCAG	**(126,269)**					(111,786)																								(14,483)	Labor changes/FTE Adjustments
Jepson	030.0146.03	Federal Project Selection, Monitoring, and Management	SCAG	**(4,392)**									(4,392)																					Labor changes/FTE Adjustments
Jepson	045.0142.12	Enterprise GIS (EGIS) Implementation - Maint. & Support	SCAG	**(36,884)**				(32,654)																									(4,230)	Labor changes/FTE Adjustments
Jepson	045.0694.03	Professional GIS Services Program Support	SCAG	**(31,416)**				(27,812)																									(3,604)	Labor changes/FTE Adjustments
Jepson	045.0694.04	GIS Modeling and Analytics	SCAG	**(62,834)**				(55,627)																									(7,207)	Labor changes/FTE Adjustments
Jepson	045.0694.07	AI / Big Data Research and Development, AI / Big Data Readiness Research	SCAG	**(82,915)**				(73,405)																									(9,510)	Labor changes/FTE Adjustments
Jepson	050.0169.01	Complete Streets: RTP/SCS Active Transportation Dev. & Implementation	SCAG	**274**				242																									32	Labor changes/FTE Adjustments
Jepson	050.0169.10	RTP/SCS Active Transportation Dev. & Implementation	SCAG	**13,208**				11,693																									1,515	Labor changes/FTE Adjustments
Jepson	055.0133.06	University Partnership & Collaboration	SCAG	**19,829**				17,555																									2,274	Labor changes/FTE Adjustments
Jepson	055.1531.01	Southern California Economic Growth Strategy	SCAG	**39,658**				35,109																									4,549	Labor changes/FTE Adjustments
Jepson	055.4856.01	Regional Growth and Policy Analysis	SCAG	**(110,051)**				(97,428)																									(12,623)	Labor changes/FTE Adjustments
Jepson	055.4961.01	Census and Economic Data Coordination	SCAG	**(59,066)**				(52,291)																									(6,775)	Labor changes/FTE Adjustments
Jepson	060.0124.01	Multimodal Corridor Planning	SCAG	**(9,623)**				(8,519)																									(1,104)	Labor changes/FTE Adjustments
Jepson	065.4092.01	Adaptation Analysis (FY26 SB 1 Formula)	Steps/Products	**-**																														Change to Steps/Products per Caltrans guidance
Jepson	065.4092.01	Adaptation Analysis (FY26 SB 1 Formula)	SCAG	**36,688**									32,480																				4,208	Labor changes/FTE Adjustments
Jepson	065.4092.01	Adaptation Analysis (FY26 SB 1 Formula)	CON	**125,000**									14,338								110,662													Shifting $125k from closing task 290-4914.03
Jepson	065.4858.01	Regional Resiliency Analysis (FY26 SB 1 Formula)	SCAG	**27,517**									24,361																				3,156	Labor changes/FTE Adjustments
Jepson	065.4876.01	Priority Agricultural Lands	SCAG	**43,949**									52,290																	(8,341)				Labor changes/FTE Adjustments, Carryover adjustments
Jepson	065.4878.01	Natural & Agricultural Lands Policy Development & Implementation	SCAG	**88,597**				78,435																									10,162	Labor changes/FTE Adjustments
Jepson	065.4878.01	Natural & Agricultural Lands Policy Development & Implementation	Steps/Project Objective	**-**																														Change to Steps/Project Objective
Jepson	065.4878.01	Natural & Agricultural Lands Policy Development & Implementation	Steps/Products	**-**																														Change to Steps/Products
Jepson	065.4918.01	Priority Development Area Strategy Implementation (FY26 SB 1 Formula)	Steps/Products	**-**																														Change to Steps/Products
Jepson	065.4918.01	Priority Development Area Strategy Implementation (FY26 SB 1 Formula)	Task Manager	**-**																														Task Manager Update
Jepson	065.4918.01	Priority Development Area Strategy Implementation (FY26 SB 1 Formula)	SCAG	**40,704**									36,035																				4,669	Labor changes/FTE Adjustments
Jepson	070.0130.10	Model Enhancement and Maintenance	SCAG	**10,373**				9,183																									1,190	Labor changes/FTE Adjustments
Jepson	070.0130.12	Heavy Duty Truck (HDT) Model Update	CON	**200,000**					179,927				20,073																					Consultant increase request, task manager change
Jepson	070.0130.12	Heavy Duty Truck (HDT) Model Update	SCAG	**8,645**					7,653																								992	Labor changes/FTE Adjustments
Jepson	070.0130.13	Activity-Based Model (ABM) Development and Support	SCAG	**20,746**				18,366																									2,380	Labor changes/FTE Adjustments
Jepson	070.0132.04	Regional Modeling Coordination and Modeling Task Force	SCAG	**3,458**				3,061																									397	Labor changes/FTE Adjustments
Jepson	070.0147.01	RTP/FTIP Modeling, Coordination and Analysis	SCAG	**10,373**				9,183																									1,190	Labor changes/FTE Adjustments
Jepson	070.0147.03	Special Planning Studies Modeling and Analysis	SCAG	**8,644**				7,652																									992	Labor changes/FTE Adjustments
Jepson	080.0153.04	Regional Assessment	SCAG	**(11,814)**				(10,459)																									(1,355)	Labor changes/FTE Adjustments
Jepson	080.0153.05	Environmental Justice Outreach and Policy Coordination	SCAG	**57,885**				51,246																									6,639	Labor changes/FTE Adjustments
Jepson	080.0153.05	Environmental Analysis Outreach and Policy Coordination	Steps/Products	**-**																														Change to Steps/Project Objective
Cartagena	095.1533.01	Regional Transportation Plan Outreach	SCAG	**(116,554)**					(103,185)																								(13,369)	Labor changes/FTE Adjustments
Cartagena	095.1633.01	Public Involvement	SCAG	**(60,435)**				783,522	(837,025)																								(6,932)	Labor changes/FTE Adjustments
Cartagena	095.4906.01	Tribal Government Engagement	SCAG	**(26,385)**					(23,359)																								(3,026)	Labor changes/FTE Adjustments
Jepson	100.1630.04	Regional ITS Architecture Update - Phase 2	SCAG	**81,018**				71,725																									9,293	Labor changes/FTE Adjustments
Jepson	100.4901.01	Broadband Planning	SCAG	**25,000**																												25,000		Adjusting the fund code to VB instead of VA. Adding $50K to VB and reducing the VA to 0.
Jepson	100.4901.01	Broadband Planning	SCAG	**(69,119)**				(61,191)																									(7,928)	Labor changes/FTE Adjustments
Jepson	100.4901.02	CPUC LATA Last Mile Services	Steps/Products	**-**																														Change to Steps
Jepson	100.4901.02	CPUC LATA Last Mile Services	CON	**(39,193)**																											(39,193)			Carryover adjustment
Jepson	100.4901.02	CPUC LATA Last Mile Services	SCAG	**20,640**																											20,640			Carryover adjustment
Jepson	100.4911.01	Smart Cities Strategic Plan	Steps/Products	**-**																														Carryover steps and products from FY25
Jepson	100.4911.01	Smart Cities Strategic Plan	SCAG	**145,219**				119,423					10,323																				15,473	Labor changes/FTE Adjustments
Jepson	100.4911.01	Smart Cities Strategic Plan	SCAG	**362,359**						329,936			32,423																					Labor budget adjustment per carryover & project savings hold from 100-4911.04
Jepson	100.4911.01	Smart Cities Strategic Plan	CON	**(7,859,143)**						(7,864,299)			5,156																					Carryover adjustments; budget reallocation to 100-4911.07
Jepson	100.4911.02	Transportation User Fee - Planning Groundwork Project Phase II	SCAG	**(85,891)**				95,578		(193,853)																							12,384	Labor changes/FTE Adjustments
Jepson	100.4911.02	Transportation User Fee - Planning Groundwork Project Phase II	SCAG	**202,832**						179,567			23,265																					Labor changes/FTE Adjustments, Carryover adjustments
Jepson	100.4911.03	SB743 Mitigation Support	SCAG	**81,940**				72,542																									9,398	Labor changes/FTE Adjustments
Jepson	100.4911.03	SB743 Mitigation Support	SCAG	**1,582**						1,399			183																					Labor changes/FTE Adjustments, Carryover adjustments
Jepson	100.4911.05	Express Travel Choices Phase III	SCAG	**25,863**						22,896			2,967																					Labor changes/FTE Adjustments, Carryover adjustments
Jepson	100.4911.06	Innovative Clean Transit Regional Assessment	CON	**(1,171)**						(1,037)			(134)																					Carryover adjustment
Jepson	100.4911.07	Smart Cities Strategic Plan Call Piece	CON	**7,904,140**						7,904,140																								Budget re-allocation from 100-4911.01
Giraldo	120.0175.01	OWP Development & Administration	SCAG	**2,665,460**				1,830,942	528,790																								305,728	Adding CPG carryover as misc. labor as a placeholder.
Jepson	130.0162.18	Goods Movement Planning	SCAG	**(17,182)**					(15,211)																								(1,971)	Labor changes/FTE Adjustments, Carryover adjustments
Jepson	130.0162.18	Goods Movement Planning	SCAG	**3,000**									3,000																				-	Misc other budget increase ($3,000)
Jepson	130.0162.20	Comprehensive Sustainable Freight Plan	SCAG	**(44,340)**						(66,824)			22,484																					Labor changes/FTE Adjustments, Carryover adjustments
Jepson	130.0162.20	Comprehensive Sustainable Freight Plan	SCAG	**240,354**						240,354																								Labor changes/FTE Adjustments, Carryover adjustments
Jepson	130.0162.20	Comprehensive Sustainable Freight Plan	CON	**949,421**						949,421																								Carryover Adjustment
Jepson	130.0162.21	Last Mile Freight Program Phase 2	SCAG	**-**						(8,543)			8,543																					Labor changes/FTE Adjustments
Jepson	130.0162.21	Last Mile Freight Program Phase 2	SCAG	**74,482**						74,482																								Labor changes/FTE Adjustments, Carryover adjustments
Jepson	130.0162.22	Alternative Technology Assessment for Freight	CON	**161,132**						161,132																								Carryover Adjustment
Jepson	130.0162.23	Resiliency/Readiness Planning Study (2025-26 PL Grant)	CON	**-**				-																										New project task/Increase for consultant
Jepson	130.0162.23	Resiliency/Readiness Planning Study (2025-26 PL Grant)	Steps/Products	**-**																														New project task/steps and products
Jepson	140.0121.01	Transit Planning	SCAG	**(50,086)**					(44,341)																								(5,745)	Labor changes/FTE Adjustments
Jepson	140.0121.02	Passenger Rail Planning	SCAG	**(25,042)**					(22,170)																								(2,872)	Labor changes/FTE Adjustments
Jepson	145.4956.01	Southern California Airport Passenger Surface Transportation Study	CON	**7,001**									7,000		1																			$7K in TDA funds to support survey incentives.
Jepson	145.4956.01	Southern California Airport Passenger Surface Transportation Study	SCAG	**(274)**									11,746		(12,020)																			Carryover Adjustment
Jepson	145.4956.01	Southern California Airport Passenger Surface Transportation Study	Task Manager	**-**																														Task Manager Update
Jepson	145.4957.01	Planning for Main Streets	SCAG	**3,677**									736	2,941																				Carryover Adjustment
Jepson	145.4957.01	Planning for Main Streets	CON	**(2,752)**									(550)	(2,202)																				Carryover Adjustment
Jepson	156.4939.01	The Soboba Tribal Climate Change Adaptation Plan	Steps/Products	**-**																														Extended Steps/Products end date per Administrative Amendment Memo
Jepson	156.4939.01	The Soboba Tribal Climate Change Adaptation Plan	CON	**34,918**													34,918																	Carryover Adjustment
Jepson	225.3564.21	FY25 OTS, Round 9 - Pedestrian and Bike Safety Program	Steps/Products	**-**																														Change to Steps/Products
Jepson	225.3564.21	FY25 OTS, Round 9 - Pedestrian and Bike Safety Program	SCAG	**(31,038)**									(90,053)											59,015	-									Carryover Adjustment
Jepson	225.3564.21	FY25 OTS, Round 9 - Pedestrian and Bike Safety Program	SCAG	**94,980**																				94,980	-									Carryover Adjustment
Jepson	225.3564.21	FY25 OTS, Round 9 - Pedestrian and Bike Safety Program	CON	**(207,698)**																				(207,698)	-									Carryover Adjustment
Jepson	225.3564.22	FY25 OTS Transportation Safety Predictive Modeling & Analysis Platform	SCAG	**7,552**																				7,552										Carryover Adjustment

FY 2025-26 OWP Final Comprehensive Budget Amendment 2, including FY 2025-26 OWP Amendment 2
List of Budget Changes

Director	Project Task No.	Project Task Name	OWP Category	Budget Change	IC (non-OWP)	GF (Non-OWP)	FTA Pass Thru (non-OWP)	CPG FHWA_PL	CPG FTA_5303	CRP	STBG	CMAQ	TDA	FHWA SPR	FTA 5304	Federal Other	FY24 Climate Adaptation	FY23 SB1 Formula	FY24 SB1 Formula	FY25 SB1 Formula	FY26 SB1 Formula	2023 SS4A	REAP 2021	FFY25 OTS	FFY26 OTS	AQMD/EPA (CPRG)	DOE	MSRC	ATP	SALC	LATA	Cash/Local Other	In-Kind Commitments	Justification
Jepson	225.3564.22	FY25 OTS Transportation Safety Predictive Modeling & Analysis Platform	CON	**(98,933)**																				(98,933)										Carryover Adjustment
Jepson	225.3564.22	FY25 OTS Transportation Safety Predictive Modeling & Analysis Platform	Task Manager	**-**																														Task Manager Update
Jepson	225.3564.23	FY26 OTS Transportation Safety Predictive Modeling & Analysis Platform	SCAG	**19,700**																					19,700									New Task - FY26 OTS SCAG Labor
Jepson	225.3564.23	FY26 OTS Transportation Safety Predictive Modeling & Analysis Platform	CON	**879,004**																					879,004									New Task - FY26 Consultant
Jepson	225.3564.23	FY26 OTS Transportation Safety Predictive Modeling & Analysis Platform	SCAG	**1,296**																					1,296									New Task - FY27 Misc Labor
Jepson	225.3564.24	FY26 OTS, Round 10 - Pedestrian and Bike Safety Program	SCAG	**98,379**																					98,379									New Task - FY26 OTS SCAG Labor
Jepson	225.3564.24	FY26 OTS, Round 10 - Pedestrian and Bike Safety Program	SCAG	**61,621**																					61,621									New Task - FY26 OTS Non-Labor/FY27 Misc Labor
Jepson	225.3564.24	FY26 OTS, Round 10 - Pedestrian and Bike Safety Program	CON	**540,000**																					540,000									New Task - FY26 OTS Consultant
Jepson	225.4955.01	2023 SS4A - SCAG Go Human Regional Safety Action Plan & Strategies	CON	**(2,025,690)**									(2,000,000)																(25,690)					$2M shifted to Non Labor under REAP2 CTC (305.4926.01); carryover adjustments.
Jepson	225.4955.01	2023 SS4A - SCAG Go Human Regional Safety Action Plan & Strategies	SCAG	**300,000**																		300,000												Carryover Adjustment
Jepson	230.0174.05	Regional Aviation Program Development and Implementation in support of RTP/SCS	SCAG	**158,683**				140,482																									18,201	Labor changes/FTE Adjustments
Jepson	235.4900.01	Local Information Services Team (LIST)	SCAG/CON	**18,390**				13,413																									4,977	Labor changes/FTE Adjustments; Non-Labor re-allocation
Jepson	235.4900.02	Local Technical Assistance and Toolbox Tuesdays	SCAG	**(72,314)**									(72,314)																					Labor changes/FTE Adjustments
Jepson	267.1242.04	SCAG and DOE/NETL Clean Cities Coalition Coordination	SCAG	**35,879**												-											35,879							Labor changes/FTE Adjustments, Carryover adjustments
Jepson	270.4886.01	ATNs' Battery-Electric Deployment of Advanced Buses for SoCal	SCAG	**29,859**			29,859									-																		Carryover Adjustment
Jepson	270.4886.01	ATNs' Battery-Electric Deployment of Advanced Buses for SoCal	CON	**16,922**			16,922									-																		Carryover Adjustment
Jepson	275.4823.08	Connect SoCal Implementation Call for Projects (SCP Call 4) (FY24 SB 1 Formula)	CON	**(1,036,392)**									(118,874)						(917,518)														-	Carryover Adjustment
Jepson	275.4823.08	Connect SoCal Implementation Call for Projects (SCP Call 4) (FY24 SB 1 Formula)	SCAG	**99,901**									350						88,133														11,418	Carryover adjustment and travel request
Jepson	275.4823.08	Connect SoCal Implementation Call for Projects (SCP Call 4) (FY24 SB 1 Formula)	Steps/Products	**-**																														Change to Steps/Products
Jepson	275.4823.09	2024 Sustainable Communities Program (FY25 SB 1 Formula)	CON	**50,000**									5,735							44,265														Carryover Adjustment
Jepson	275.4823.11	2024 Sustainable Communities Program- 15 Min Call (FY26 SB 1 Formula)	CON	**(450,000)**									(51,615)								(398,385)													Task is closing; Funds shifted to 275-4966.01
Jepson	275.4892.02	Sustainable Communities Program - 2020 Call 1 (ATP Cycle 5)	SCAG	**(13,996)**									(13,996)																					Carryover Adjustment
Jepson	275.4892.02	Sustainable Communities Program - 2020 Call 1 (ATP Cycle 5)	CON	**(148,265)**																									(148,265)					Carryover Adjustment
Jepson	275.4923.01	Highways to Boulevards Regional Study	CON	**82,224**												82,224																		Carryover Adjustment
Jepson	275.4964.01	2024 SCP Active Transportation and Safety Plans (ATP Cycle 7)	CON	**1,540**																									1,540					Update non-labor budget to reflect final ATP award
Jepson	275.4964.01	2024 SCP Active Transportation and Safety Plans (ATP Cycle 7)	SCAG/CON	**33,000**																									33,000					Update FTE to reflect ATP budget available for SCAG staff time.
Jepson	275.4966.01	Reconnecting Communities Community Development Strategy (FY26 SB 1 Formula)	Steps/Products	**-**																														Change to Steps/Products
Jepson	275.4966.01	Reconnecting Communities Community Development Strategy (FY26 SB 1 Formula)	Steps/Products	**-**																														Change to Steps/Products
Jepson	275.4966.01	Reconnecting Communities Equitable Community Development Strategy (FY26 SB 1 Formula)	CON	**100,000**									100,000																					Add nonlabor (TDA) budget to the task.
Jepson	275.4966.01	Reconnecting Communities Equitable Community Development Strategy (FY26 SB 1 Formula)	CON	**450,000**									51,615								398,385													Funds shifted from closed task 275-4823.11
Jepson	280.4832.08	Regional Data Platform Management and Enhancement (FY25 SB 1 Formula)	SCAG/CON	**49,489**									2,867							43,813													2,809	Carryover Adjustment
Jepson	280.4832.08	Regional Data Platform Management and Enhancement (FY25 SB 1 Formula)	Steps/Products	**-**																														Change to Steps/Products
Jepson	280.4832.08	Regional Data Platform Management and Enhancement (FY25 SB 1 Formula)	Steps/Products	**-**																														Change to Steps/Products
Jepson	290.4827.03	Mobility Innovations & Incentives Study	SCAG	**63,238**						13,504			49,734																					Labor changes/FTE Adjustments
Jepson	290.4827.03	Mobility Innovations & Incentives Study	SCAG	**262,450**						262,450																								Labor changes/FTE Adjustments, Carryover adjustments
Jepson	290.4827.03	Mobility Innovations & Incentives Study	CON	**4,490,000**						4,500,000			(10,000)																					Carryover Adjustment
Jepson	290.4862.04	Regional Advance Mitigation and Conservation Planning (FY24 SB1 Formula)	SCAG/CON	**215,298**									5,296						190,603														19,399	FY26 A2 Carryover + Shift from task 290.4913.02 (FY25 Carryover) + $45k shifted from 275.4823.08
Jepson	290.4862.04	Regional Advance Mitigation and Conservation Planning (FY24 SB 1 Formula)	Steps/Products	**-**																														Change to Steps/Products
Jepson	290.4862.05	Regional Advance Mitigation and Conservation Planning (FY25 SB 1 Formula)	Steps/Products	**-**																														Change to Steps/Products
Jepson	290.4862.05	Regional Advance Mitigation and Conservation Planning (FY25 SB 1 Formula)	SCAG	**1,041**									72,165							(71,014)													(110)	Carryover Adjustment
Jepson	290.4862.05	Regional Advance Mitigation and Conservation Planning (FY25 SB 1 Formula)	CON	**5,352**									614							4,738														$5,352 unencumbered funding from 290-4913.03
Jepson	290.4871.05	Connect SoCal Implementation (FY25 SB 1 Formula)	SCAG	**357,004**																316,056													40,948	Carryover adjustment; reduced $132,795 shifted to 290.4949.01
Jepson	290.4871.05	Connect SoCal Implementation (FY25 SB 1 Formula)	Steps/Products/Task Manager	**-**																														Change to Steps/Products; Task manager update
Jepson	290.4896.02	Regional Resiliency Analysis (FY23 SB 1 Formula)	Steps/Products	**-**																														Change to Steps/Products
Jepson	290.4896.02	Regional Resiliency Analysis (FY23 SB 1 Formula)	SCAG	**(79,545)**									(20,364)					(70,422)															11,241	Carryover Adjustment
Jepson	290.4896.03	Regional Resiliency Analysis (FY 25 SB1 Formula)	SCAG	**12,805**																11,336													1,469	Carryover Adjustment
Jepson	290.4913.03	Civic Spark Climate Fellows (FY25 SB 1 Formula)	Steps/Products	**-**																														Change to Steps/Products
Jepson	290.4913.03	Civic Spark Climate Fellows (FY25 SB 1 Formula)	SCAG/CON	**20,067**									(3,269)							17,765													5,571	Carryover adjustment; $23k shifted to 290.4949.01 per Planning Worksheet
Jepson	290.4914.03	Land Use Alternatives Development (FY26 SB 1 Formula)	CON	**(125,000)**									(14,338)								(110,662)													Closed task and shifting $125k to 065-4092.01
Jepson	290.4915.02	Connect SoCal - Development of Land Use Strategies (FY24 SB 1 Formula)	CON	**(80,727)**									(9,260)						(71,467)														-	Carryover Adjustment
Jepson	290.4915.02	Connect SoCal - Development of Land Use Strategies (FY24 SB 1 Formula)	SCAG	**241,508**															213,807														27,701	Carryover Adjustment + $131K Misc. Labor shifted from 275.4823.08
Jepson	290.4915.02	Connect SoCal - Development of Land Use Strategies (FY24 SB 1 Formula)	Steps/Products	**-**																														Change to Steps/Products
Jepson	290.4915.02	Connect SoCal - Development of Land Use Strategies (FY24 SB 1 Formula)	Task Manager	**-**																														Task Manager Update
Jepson	290.4915.03	Connect SoCal - Development of Land Use Strategies (FY25 SB 1 Formula)	CON	**150,017**									17,207							132,810														Carryover Adjustment
Jepson	290.4915.03	Connect SoCal - Development of Land Use Strategies (FY25 SB 1 Formula)	Steps/Products	**-**																														Change to Steps/Products
Jepson	290.4915.03	Connect SoCal - Development of Land Use Strategies (FY25 SB 1 Formula)	Task Manager	**-**																														Task Manager Update
Jepson	290.4924.01	Regional Housing Program	Task Manager	**-**																														Task manager update
Jepson	290.4924.01	Regional Housing Program	SCAG	**57,104**									57,104																					Labor and Non labor budget increase ($2,000 for Other Meeting and $2,000 for Travel)
Jepson	290.4931.02	SCAG Regional Travel Survey (FY25 SB 1 Formula)	CON	**(475,000)**									(8,603)							(66,397)												(400,000)		LACMTA carryover shifted to .03 task; SB1 fully expended in FY25
Jepson	290.4931.03	SCAG Regional Travel Survey (FY25 SB 1 Formula)	CON	**187,104**																												187,104		LACMTA carryover shifted from .02 task
Jepson	290.4947.01	Regional Partner Agency Collaboration (FY25 SB 1 Formula)	Steps/Products	**-**																														Change to Steps/Products
Jepson	290.4947.01	Regional Partner Agency Collaboration (FY25 SB 1 Formula)	Task Manager	**-**																														Task Manager Update
Jepson	290.4947.01	Regional Partner Agency Collaboration (FY25 SB 1 Formula)	CON	**3,232**									371							2,861														Carryover Adjustment
Jepson	290.4948.01	Scenario Planning and Modeling (FY25 SB 1 Formula)	Steps/Products	**-**																														Change to Steps/Products
Jepson	290.4948.01	Scenario Planning and Modeling (FY25 SB 1 Formula)	CON	**(5,456)**									(626)							(4,830)														Carryover Adjustment
Jepson	290.4949.01	Connect SoCal Development (FY25 SB 1 Formula)	Task Manager	**-**																														Task Manager Update

Attachment: Attachment 2 - List of Budget Changes - FY 2025-26 Comprehensive Budget Amendment 2 (Resolution No. 25-676-1 Approving Amendment 2 to the FY 2025-26 Comprehensive Budget, including the)

FY 2025-26 OWP Final Comprehensive Budget Amendment 2, including FY 2025-26 OWP Amendment 2
List of Budget Changes

Director	Project Task No.	Project Task Name	OWP Category	Budget Change	IC (non-OWP)	GF (Non-OWP)	FTA Pass Thru (non-OWP)	CPG FHWA_PL	CPG FTA_5303	CRP	STBG	CMAQ	TDA	FHWA SPR	FTA 5304	Federal Other	FY24 Climate Adaptation	FY23 SB1 Formula	FY24 SB1 Formula	FY25 SB1 Formula	FY26 SB1 Formula	2023 SS4A	REAP 2021	FFY25 OTS	FFY26 OTS	AQMD/EPA (CPRG)	DOE	MSRC	ATP	SALC	LATA	Cash/Local Other	In-Kind Commitments	Justification
Jepson	290.4949.01	Connect SoCal Development (FY25 SB 1 Formula)	CON	182,980									28,631							151,369													2,980	Carryover Adjustment; Additional request for Young Leaders stipends ($12,000; 24 x $500 each)
Jepson	290.4951.01	CBO Strategy (FY25 SB 1 Formula)	SCAG	60,252									20,000							35,635													4,617	Adding $20,000 of TDA funds for remittances to participants
Jepson	290.4951.01	CBO Strategy (FY25 SB 1 Formula)	Steps/Products	-																														Change to Steps/Products
Jepson	290.4951.01	CBO Strategy (FY25 SB 1 Formula)	Task Manager	-																														Task Manager Update
Jepson	290.4951.02	CBO Strategy (FY24 SB 1 Formula)	SCAG/CON	85,888									6,479						76,035														3,374	New Task (FY24 SB1 Task)
Jepson	290.4963.01	Scenario Planning and Modeling (FY26 SB 1 Formula)	Steps/Products	-																														Change to Steps/Products
Jepson	303.4917.01	Economic Empowerment - New Funding and Partnerships	Task Manager/Steps/Products	-																														Task manager update; Change to Steps/Products
Jepson	303.4917.01	Economic Empowerment - New Funding and Partnerships	SCAG	(3,133)									(3,133)																					Labor changes/FTE Adjustments, travel budget increase ($6,000)
Jepson	305.4925.01	REAP 2.0 - PATH	SCAG	(163,208)																			(163,208)											REAP2 FY26 Carry-forward & FTE changes
Jepson	305.4925.01	REAP 2.0 - PATH	CON	(9,570,770)																			(9,570,770)											REAP2 FY26 Carry-forward & FTE changes
Jepson	305.4925.01	REAP 2.0 - PATH	CON	3,585,696																			3,585,696											PATH Misc Labor
Jepson	305.4925.01; 305.4926.01; 305.4927.02; 305.4927.03; 305.4927.04; 305.4929.01	REAP 2.0 - PATH, TPP, DMTTA, SCP Call 4, SRP2, Project Admin	Steps/Products	-																			-											REAP2 revising Steps/Products end dates to 12/31/26, per AB130, grant agreement extension.
Jepson	305.4926.01	REAP 2.0 - TPP	SCAG	44,341																			44,341											REAP2 FY26 Carry-forward & FTE changes
Jepson	305.4926.01	REAP 2.0 - TPP	CON	(10,912,142)																			(10,912,142)											REAP2 FY26 Carry-forward & FTE changes
Jepson	305.4927.02	REAP 2.0 - DMTTA	SCAG	(27,814)																			(27,814)											REAP2 FY26 Carry-forward & FTE changes
Jepson	305.4927.02	REAP 2.0 - DMTTA	CON	(2,392,645)																			(2,392,645)											REAP2 FY26 Carry-forward & FTE changes
Jepson	305.4927.02	REAP 2.0 - DMTTA	CON	478,619																			478,619											DMTTA Misc Labor
Jepson	305.4927.03	REAP 2.0 - SCP CALL 4	SCAG	(215,655)																			(215,655)											REAP2 FY26 Carry-forward & FTE changes
Jepson	305.4927.03	REAP 2.0 - SCP CALL 4	CON	(131,013)																			(309,029)									178,016		REAP2 FY26 Carry-forward, Laguna Beach cash match & FTE changes
Jepson	305.4927.03	REAP 2.0 - SCP CALL 4	CON	600																			600											New request for SCAG staff to attend meeting within the SCAG region.
Jepson	305.4927.04	REAP 2.0 - SRP2	SCAG	(100,878)																			(100,878)											REAP2 FY26 Carry-forward & FTE changes
Jepson	305.4927.04	REAP 2.0 - SRP2	CON	(260,846)																			(260,846)											REAP2 FY26 Carry-forward & FTE changes
Jepson	305.4929.01	REAP 2.0 - Project Admin	SCAG	(17,243)																			(17,243)											REAP2 FY26 Carry-forward & FTE changes
Jepson	305.4929.01	REAP 2.0 - Project Admin	CON	(2,032,918)																			(2,032,918)											REAP2 FY26 Carry-forward & FTE changes
Jepson	310.4874.01	Connect SoCal Development	Steps/Products	-																														Carryover steps and products from FY25
Jepson	310.4874.01	Connect SoCal Development	CON	30,000									30,000																					Re-allocated the budget from 010-0170.01; Increase of $30k for Consultant
Jepson	310.4874.01	Connect SoCal Development	SCAG	50,273				44,507																									5,766	Labor changes/FTE Adjustments
Jepson	310.4874.02	Connect SoCal 2024 Implementation Strategies	SCAG	177,853				157,453																									20,400	Labor changes/FTE Adjustments
Jepson	310.4874.03	Planning Studios	SCAG	(80,583)				(71,340)																									(9,243)	Labor changes/FTE Adjustments
Jepson	310.4874.04	Connect SoCal Performance Measurement & Monitoring	SCAG	(29,405)				(26,032)																									(3,373)	Labor changes/FTE Adjustments
Jepson	310.4883.01	Complete Streets: Transportation Safety (FY26)	SCAG	(273)				(242)																									(31)	Labor changes/FTE Adjustments
Jepson	310.4883.02	Transportation Safety	SCAG	263,344				233,138																									30,206	Labor changes/FTE Adjustments
Jepson	315.4898.01	Last Mile Freight Program (MSRC)	SCAG	5,563,674									(265,594)																				5,829,268	Carryover Adjustment
Jepson	315.4898.01	Last Mile Freight Program (MSRC)	CON	2,527,643																								2,527,643						Carryover Adjustment
Jepson	315.4898.02	LMFP Rebate Program (Invest Clean)	SCAG	236,236																						236,236								New Task - Invest Clean (Measure 2.2 - CPRG) FY26 staff budget
Jepson	315.4898.02	LMFP Rebate Program (Invest Clean)	CON	50,000,000																						50,000,000								New Task - Invest Clean (Measure 2.2 - CPRG) FY26 consultant budget
Jepson	315.4898.02	LMFP Rebate Program (Invest Clean)	SCAG	1,263,764																						1,263,764								New Task - Invest Clean (Measure 2.2 - CPRG) FY27 miscellaneous labor
Jepson	325.4950.01	RPI - Transportation Data Analytics Technical Assistance Program	SCAG	(81,377)						(74,465)			(6,912)																					Labor changes/FTE Adjustments
Jepson	325.4950.01	RPI - Transportation Data Analytics Technical Assistance Program	SCAG	21,102						21,102																								Labor changes/FTE Adjustments, Carryover adjustments
Jepson	325.4950.01	RPI - Transportation Data Analytics Technical Assistance Program	CON	(16,216)						(16,216)																								Carryover Adjustment
Jepson	325.4950.02	RPI - Watts Rising E-Bike Lending Library	SCAG	(148,015)						(141,580)			(6,435)																					Labor changes/FTE Adjustments
Jepson	325.4950.02	RPI - Watts Rising E-Bike Lending Library	CON	(116,000)						(116,000)																								Carryover Adjustment
Jepson	325.4950.02	RPI - Watts Rising E-Bike Lending Library	Steps/Products/Task Manager	-																														Steps/Products/PM revised
Jepson	325.4950.03	RPI - Open Loop Fare Payment System Pilot Project	SCAG	(290,325)						(273,327)			(16,998)																					Labor changes/FTE Adjustments
Jepson	325.4950.03	RPI - Open Loop Fare Payment System Pilot Project	SCAG	142,048						142,048																								Labor changes/FTE Adjustments, Carryover adjustments
Jepson	325.4950.03	RPI - Open Loop Fare Payment System Pilot Project	CON	(1,602,980)						(1,602,980)																								Carryover Adjustment
Jepson	325.4950.04	RPI - Mobility Hubs	SCAG	363,772						363,772																								New Task - CRP project
Jepson	325.4950.04	RPI - Mobility Hubs	CON	250,000						250,000																								New Task - CRP project
Jepson	400.4958.01	2028 Games Freight TDM Implementation	CON	81,105								81,105																						Carryover Adjustment
Jepson	400.4959.01	2028 Games TDM Initiation Plan and Implementation (2025-26 PL Grant)	SCAG	84,472								84,472																						Labor changes/FTE Adjustments, Carryover adjustments
Jepson	400.4960.01	Active Transportation for the 2028 Games	SCAG	297,443							297,443																							Carryover Adjustment
Jepson	400.4961.01	Community Hub Toolkits	SCAG	(141,084)							(141,084)																							Carryover Adjustment
Jepson	500.4962.01	Federal Highway Funding Project Selection, Monitoring, and Delivery	SCAG	409,829							409,829																							Carryover Adjustment
Jepson	500.4962.01	Federal Highway Funding Project Selection, Monitoring, and Delivery	CON	62,500							62,500																							Carryover Adjustment
Cartagena	800.0160.02	Legislation	SCAG	48,421		48,421																												Labor changes/FTE Adjustments
Cartagena	800.0160.02	Legislation	SCAG	6,000		6,000																												Increase for additional other meeting expenses
Cartagena	800.0160.06	General Assembly	CON	1,396		1,396																												Re-allocated the budget from 800-0160.29; increase for Consultant
Cartagena	800.0160.29	Special Events	CON	(1,396)		(1,396)																												Re-allocated the budget to 800-0160.06; decrease for Consultant
Giraldo	810.0120.07	Contracts Administration	SCAG	166,786	166,786																													Labor changes/FTE Adjustments
Giraldo	810.0120.08	Accounting	SCAG	9,629	9,629																													Labor changes/FTE Adjustments
Elder	810.0120.09	Legal Department	SCAG	6,285	6,285																													Increase for subscriptions and adding travel budget for CARL Program training
Cartagena	810.0120.10	Legislation	SCAG	(24,902)	(24,902)																													Labor changes/FTE Adjustments
Jepson	810.0120.16	Planning Administration	SCAG	74,131	74,131																													FTE Adjustment for staff and Increase for travel budget for conferences
Jepson	810.0120.20	Planning Policy Development	SCAG	162,526	162,526																													Labor changes/FTE Adjustments
Jepson	810.0120.21	Planning Programs Engagement	SCAG	2,000	2,000																													Increase for travel budget for conferences
Shroyer	811.1163.01	ERP Maint. & Support	SCAG	153,228	153,228																													Labor changes/FTE Adjustments
Shroyer	811.1163.12	IT Planning & Mgmt.	SCAG	15,307	15,307																													Labor changes/FTE Adjustments
Shroyer	811.1163.21	Planning Systems Development & Support	SCAG	(1,718)	(1,718)																													Labor changes/FTE Adjustments
				47,435,189	563,272	54,421	46,781	3,257,346	(519,127)	5,057,079	628,688	165,577	(2,108,060)	739	(12,019)	82,224	34,918	(70,422)	(420,407)	618,407	-	300,000	(21,893,892)	(145,084)	1,600,000	51,500,000	35,879	2,527,643	(139,415)	(8,341)	(18,553)	(9,880)	6,307,415	
		Net Projected Indirect Cost and Fringe Benefits Cost Carryforward		260,356																														
				47,695,545																														

Attachment: Attachment 2 - List of Budget Changes - FY 2025-26 Comprehensive Budget Amendment 2 (Resolution No. 25-676-1 Approving Amendment 2 to the FY 2025-26 Comprehensive Budget, including the)

FY 2025-26 Comprehensive Budget Amendment 2
List of Personnel Changes

No.	Division	Proposed Position	FTE	Work-Time (WT) Budget*	Allocated Fringe Benefits (FB)*	Total (WT+FB)	Estimated FY26 Budget Impact	Ongoing Annual Impact
Changes proposed in FY 2025-26 Budget Amendment 2								
New Limited Term Positions (n=9)								
1	Planning	Principal Management Analyst - Limited Term (ERP)	1.00	117,568	86,255	203,823	203,823	203,823
2	IT	Application Administrator - Limited Term (ERP)	1.00	98,586	72,329	170,915	170,915	170,915
3	Finance	Accountant - Limited Term (ERP)	0.01	903	662	1,565	1,565	156,510
4	Finance	Accountant - Limited Term (ERP)	0.01	903	662	1,565	1,565	156,510
5	Finance	Accountant - Limited Term (ERP)	0.01	903	662	1,565	1,565	156,510
6	Finance	Principal Accountant - Limited Term (ERP)	0.01	1,176	863	2,038	2,038	203,823
7	Finance	Manager of Accounting (Controller) - Limited Term (ERP)	0.01	1,670	1,225	2,896	2,896	289,561
8	Planning	Principal Planner - Limited Term	0.75	88,176	64,691	152,867	152,867	203,823
9	Planning	Principal Planner - Limited Term	0.75	88,176	64,691	152,867	152,867	203,823
Removed Limited Term Positions by reducing FTEs to 0.25 (n=2)								
1	Planning	Senior Regional Planner - Limited Term	-0.75	(80,743)	(59,238)	(139,982)	(139,982)	(186,642)
2	Planning	Senior Regional Planner - Limited Term	-0.75	(80,743)	(59,238)	(139,982)	(139,982)	(186,642)
Removed Limited Term Position (n=1)								
1	Planning	Associate Regional Planner - Limited Term	-1.00	(90,277)	(66,233)	(156,510)	(156,510)	(156,510)
Limited Term to Permanent Position Conversion (n=2)								
1	Planning	Department Manager Limited Term to Permanent	1.00	167,023	122,538	289,561	-	289,561
2	Planning	Planning Supervisor Limited Term to Permanent	1.00	129,327	94,882	224,208	-	224,208
Proposed Job Grade Update (n=2)**								
1	Planning	Chief Planning Officer	1.00	36,934	27,097	64,031	-	64,031
2	Legal	Deputy Legal Counsel	1.00	13,512	9,913	23,425	-	23,425
						Total	**253,628**	**1,816,729**

*Work-Time Budget is calculated using mid rate and/or budgeted rate of the position and Allocated Fringe Benefits is based on FY26 Fringe Benefits rate.

**Job Grade update impact is calculated using the difference between the old and new maximum hourly rates.

	Classification	Job Grade	Ranges					
			Minimum	Minimum Hourly	Midpoint	Midpoint Hourly	Maximum	Maximum Hourly
1	Accountant	107	$83,865.60	$40.32	$98,529.60	$47.37	$113,214.40	$54.43
2	Administrative Assistant	103	$58,968.00	$28.35	$69,284.80	$33.31	$79,622.40	$38.28
3	Application Developer	109	$100,006.40	$48.08	$117,499.20	$56.49	$134,992.00	$64.90
4	Applications Administration Supervisor	112	$139,339.20	$66.99	$163,716.80	$78.71	$188,115.20	$90.44
5	Applications Analyst Supervisor	112	$139,339.20	$66.99	$163,716.80	$78.71	$188,115.20	$90.44
6	Applications Administrator	108	$91,582.40	$44.03	$107,598.40	$51.73	$123,635.20	$59.44
7	Assistant Modeler	105	$70,324.80	$33.81	$82,638.40	$39.73	$94,931.20	$45.64
8	Assistant Regional Planner	105	$70,324.80	$33.81	$82,638.40	$39.73	$94,931.20	$45.64
9	Associate Modeler	107	$83,865.60	$40.32	$98,529.60	$47.37	$113,214.40	$54.43
10	Associate Regional Planner	107	$83,865.60	$40.32	$98,529.60	$47.37	$113,214.40	$54.43
11	Audio/Video Supervisor	110	$109,200.00	$52.50	$128,315.20	$61.69	$147,409.60	$70.87
12	Audio/Video Technician	101	$49,462.40	$23.78	$58,115.20	$27.94	$66,768.00	$32.10
13	Benefits Administrator	109	$100,006.40	$48.08	$117,499.20	$56.49	$134,992.00	$64.90
14	Budget and Grants Analyst	107	$83,865.60	$40.32	$98,529.60	$47.37	$113,214.40	$54.43
15	Chief Counsel	L5	$233,230.40	$112.13	$284,544.00	$136.80	$335,857.60	$161.47
16	Chief Financial Officer	L5	$233,230.40	$112.13	$284,544.00	$136.80	$335,857.60	$161.47
17	Chief Government and Public Affairs Officer	L4	$201,073.60	$96.67	$245,294.40	$117.93	$289,536.00	$139.20
18	Chief Human Resources Officer	L4	$201,073.60	$96.67	$245,294.40	$117.93	$289,536.00	$139.20
19	Chief Information Officer	L5	$233,230.40	$112.13	$284,544.00	$136.80	$335,857.60	$161.47
20	Chief Operating Officer	L6	$261,227.20	$125.59	$318,697.60	$153.22	$376,168.00	$180.85
21	Chief Planning Officer	L6	$261,227.20	$125.59	$318,697.60	$153.22	$376,168.00	$180.85
22	Chief Strategy Officer	L5	$233,230.40	$112.13	$284,544.00	$136.80	$335,857.60	$161.47
23	Clerk of the Board	L2	$149,427.20	$71.84	$182,291.20	$87.64	$215,176.00	$103.45
24	Communications Supervisor	110	$109,200.00	$52.50	$128,315.20	$61.69	$147,409.60	$70.87
25	Community Engagement Specialist	105	$70,324.80	$33.81	$82,638.40	$39.73	$94,931.20	$45.64
26	Contracts Administrator	107	$83,865.60	$40.32	$98,529.60	$47.37	$113,214.40	$54.43
27	Creative Designer	105	$70,324.80	$33.81	$82,638.40	$39.73	$94,931.20	$45.64
28	Database Administrator	109	$100,006.40	$48.08	$117,499.20	$56.49	$134,992.00	$64.90
29	Department Manager	L2	$149,427.20	$71.84	$182,291.20	$87.64	$215,176.00	$103.45
30	Deputy Clerk of the Board	109	$100,006.40	$48.08	$117,499.20	$56.49	$134,992.00	$64.90
31	Deputy Director (Division)	L3	$173,326.40	$83.33	$211,473.60	$101.67	$249,600.00	$120.00
32	Deputy Legal Counsel	111	$120,120.00	$57.75	$141,148.80	$67.86	$162,156.80	$77.96
33	Executive Assistant	107	$83,865.60	$40.32	$98,529.60	$47.37	$113,214.40	$54.43
34	Executive Director		flat	---	flat	---	$413,133.00	---
35	Facilities Supervisor	110	$109,200.00	$52.50	$128,315.20	$61.69	$147,409.60	$70.87
36	Finance Associate	103	$58,968.00	$28.35	$69,284.80	$33.31	$79,622.40	$38.28
37	GIS Application Developer	109	$100,006.40	$48.08	$117,499.20	$56.49	$134,992.00	$64.90
38	GIS Applications Supervisor	112	$139,339.20	$66.99	$163,716.80	$78.71	$188,115.20	$90.44
39	GIS Database Administraor	109	$100,006.40	$48.08	$117,499.20	$56.49	$134,992.00	$64.90
40	Government Affairs Officer	106	$76,793.60	$36.92	$90,230.40	$43.38	$103,667.20	$49.84
41	Human Resources Analyst I	105	$70,324.80	$33.81	$82,638.40	$39.73	$94,931.20	$45.64
42	Human Resources Analyst II	107	$83,865.60	$40.32	$98,529.60	$47.37	$113,214.40	$54.43
43	Internal Auditor	L2	$149,427.20	$71.84	$182,291.20	$87.64	$215,176.00	$103.45
44	IT PMO Supervisor	112	$139,339.20	$66.99	$163,716.80	$78.71	$188,115.20	$90.44
45	IT Project Manager	108	$91,582.40	$44.03	$107,598.40	$51.73	$123,635.20	$59.44
46	IT Projects Assistant	105	$70,324.80	$33.81	$82,638.40	$39.73	$94,931.20	$45.64
47	Junior Planner	103	$58,968.00	$28.35	$69,284.80	$33.31	$79,622.40	$38.28

48	Lead IT Help Desk	108	$91,582.40	$44.03	$107,598.40	$51.73	$123,635.20	$59.44
49	Lead Projects Manager	110	$109,200.00	$52.50	$128,315.20	$61.69	$147,409.60	$70.87
50	Lead Systems Analyst	110	$109,200.00	$52.50	$128,315.20	$61.69	$147,409.60	$70.87
51	Legislative Affairs Analyst	106	$76,793.60	$36.92	$90,230.40	$43.38	$103,667.20	$49.84
52	Legislative Affairs Supervisor	110	$109,200.00	$52.50	$128,315.20	$61.69	$147,409.60	$70.87
53	Management Analyst	108	$91,582.40	$44.03	$107,598.40	$51.73	$123,635.20	$59.44
54	Modeling Supervisor	112	$139,339.20	$66.99	$163,716.80	$78.71	$188,115.20	$90.44
55	Office Assistant	101	$49,462.40	$23.78	$58,115.20	$27.94	$66,768.00	$32.10
56	Office Services Specialist	101	$49,462.40	$23.78	$58,115.20	$27.94	$66,768.00	$32.10
57	Payroll Administrator	109	$100,006.40	$48.08	$117,499.20	$56.49	$134,992.00	$64.90
58	Planning Administration Officer	L2	$149,427.20	$71.84	$182,291.20	$87.64	$215,176.00	$103.45
59	Planning Supervisor	111	$120,120.00	$57.75	$141,148.80	$67.86	$162,156.80	$77.96
60	Principal Accountant	110	$109,200.00	$52.50	$128,315.20	$61.69	$147,409.60	$70.87
61	Principal Budget and Grants Analyst	110	$109,200.00	$52.50	$128,315.20	$61.69	$147,409.60	$70.87
62	Principal Contracts Administrator	110	$109,200.00	$52.50	$128,315.20	$61.69	$147,409.60	$70.87
63	Principal Human Resources Analyst	110	$109,200.00	$52.50	$128,315.20	$61.69	$147,409.60	$70.87
64	Principal Management Analyst	110	$109,200.00	$52.50	$128,315.20	$61.69	$147,409.60	$70.87
65	Principal Modeler	111	$120,120.00	$57.75	$141,148.80	$67.86	$162,156.80	$77.96
66	Principal Planner	110	$109,200.00	$52.50	$128,315.20	$61.69	$147,409.60	$70.87
67	Public Affairs Specialist	105	$70,324.80	$33.81	$82,638.40	$39.73	$94,931.20	$45.64
68	Senior Accountant	109	$100,006.40	$48.08	$117,499.20	$56.49	$134,992.00	$64.90
69	Senior Administrative Assistant	104	$64,396.80	$30.96	$75,670.40	$36.38	$86,944.00	$41.80
70	Senior Applications Administrator	109	$100,006.40	$48.08	$117,499.20	$56.49	$134,992.00	$64.90
71	Senior Application Developer	110	$109,200.00	$52.50	$128,315.20	$61.69	$147,409.60	$70.87
72	Senior Audio/Visual Technician	103	$58,968.00	$28.35	$69,284.80	$33.31	$79,622.40	$38.28
73	Senior Budget & Grants Analyst	109	$100,006.40	$48.08	$117,499.20	$56.49	$134,992.00	$64.90
74	Senior Contracts Administrator	109	$100,006.40	$48.08	$117,499.20	$56.49	$134,992.00	$64.90
75	Senior Creative Designer	109	$100,006.40	$48.08	$117,499.20	$56.49	$134,992.00	$64.90
76	Senior Database Administrator	110	$109,200.00	$52.50	$128,315.20	$61.69	$147,409.60	$70.87
77	Senior Deputy Legal Counsel	L3	$173,326.40	$83.33	$211,473.60	$101.67	$249,600.00	$120.00
78	Senior Economist	110	$109,200.00	$52.50	$128,315.20	$61.69	$147,409.60	$70.87
79	Senior GIS Application Developer	110	$109,200.00	$52.50	$128,315.20	$61.69	$147,409.60	$70.87
80	Senior GIS Database Administrator	110	$109,200.00	$52.50	$128,315.20	$61.69	$147,409.60	$70.87
81	Senior Government Affairs Officer	110	$109,200.00	$52.50	$128,315.20	$61.69	$147,409.60	$70.87
82	Senior Human Resources Analyst	109	$100,006.40	$48.08	$117,499.20	$56.49	$134,992.00	$64.90
83	Senior IT Quality Assurance Analyst	109	$100,006.40	$48.08	$117,499.20	$56.49	$134,992.00	$64.90
83	Senior IT Quality Assurance Analyst *applies to employees hired before 12/31/2022	109*	$108,284.80	$52.06	$124,529.60	$59.87	$140,774.40	$67.68
84	Senior Legislative Affairs Analyst	109	$100,006.40	$48.08	$117,499.20	$56.49	$134,992.00	$64.90
85	Senior Management Analyst	109	$100,006.40	$48.08	$117,499.20	$56.49	$134,992.00	$64.90
86	Senior Modeler	110	$109,200.00	$52.50	$128,315.20	$61.69	$147,409.60	$70.87
87	Senior Network Engineer	110	$109,200.00	$52.50	$128,315.20	$61.69	$147,409.60	$70.87
88	Senior Office Services Specialist	103	$58,968.00	$28.35	$69,284.80	$33.31	$79,622.40	$38.28
89	Senior Public Affairs Specialist	109	$100,006.40	$48.08	$117,499.20	$56.49	$134,992.00	$64.90
90	Senior Regional Planner	109	$100,006.40	$48.08	$117,499.20	$56.49	$134,992.00	$64.90
91	Senior Systems Engineer	110	$109,200.00	$52.50	$128,315.20	$61.69	$147,409.60	$70.87
92	Solutions Architect	112	$139,339.20	$66.99	$163,716.80	$78.71	$188,115.20	$90.44
93	Special Events Producer	109	$100,006.40	$48.08	$117,499.20	$56.49	$134,992.00	$64.90
94	Web/Content Administrator	109	$100,006.40	$48.08	$117,499.20	$56.49	$134,992.00	$64.90

AGENDA ITEM 2

REPORT

Southern California Association of Governments
November 5, 2025

MINUTES OF THE MEETING
EXECUTIVE/ADMINISTRATION COMMITTEE (EAC)
WEDNESDAY, OCTOBER 1, 2025

THE FOLLOWING MINUTES IS A SUMMARY OF ACTIONS TAKEN BY THE EXECUTIVE/ADMINISTRATION COMMITTEE (EAC). AN AUDIO RECORDING OF THE ACTUAL MEETING IS AVAILABLE AT: http://scag.iqm2.com/Citizens/.

The Executive/Administration Committee (EAC) of the Southern California Association of Governments (SCAG) held its regular meeting both in person and virtually (telephonically and electronically). A quorum was present.

Members Present

Hon. Ray Marquez, 1st Vice President	***Chino Hills***	**District 10**
Hon. Jenny Crosswhite, 2nd Vice President	***Santa Paula***	**District 47**
Sup. Curt Hagman, Imm. Past President		**San Bernardino County**
Hon. David J. Shapiro, Chair CEHD	*Calabasas*	District 44
Hon. Rocky Rhodes, Vice Chair CEHD	*Simi Valley*	District 46
Hon. Rick Denison, Chair EED	*Yucca Valley*	District 11
Hon. Daniel Ramos, Vice Chair EEC	*Adelanto*	District 65
Hon. Mike Judge, Chair, TC	*VCTC*	Ventura County
Hon. Thomas Wong, Vice Chair, TC	*Monterey Park*	District 34
Hon. Patricia Lock Dawson, Chair, LCMC	*Riverside*	District 68
Hon. Margaret Finlay, Vice Chair LCMC	*Duarte*	District 35
Hon. Wendy Bucknum, President's Appt.	Mission Viejo	District 13
Hon. Mike Goodsell, President's Appt.	*ICTC*	Holtville
Hon. Jan Harnik, President's Appt.	*RCTC*	Riverside
Hon. Andrew Masiel, Sr.	*Pechanga Dev. Corp.*	TGRPB Representative
Hon. Lucy Dunn		Business Representative

Members Not Present

Hon. Cindy Allen, 1st Vice President	***Long Beach***	**District 30**
Hon. Karen Bass, President's Appt.	*Los Angeles*	Member-At-Large

Staff Present

Kome Ajise, Executive Director
Darin Chidsey, Chief Operating Officer

Cindy Giraldo, Chief Financial Officer
Sarah Jepson, Chief Planning Officer
Javiera Cartagena, Chief Government and Public Affairs Officer
Carmen Flores, Chief Human Resources Officer
Ruben Duran, Board Counsel
Jeffery Elder, Chief Counsel/Director of Legal Services
Maggie Aguilar, Clerk of the Board

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

First Vice President Ray Marquez called the meeting to order at 3:02 p.m. and asked Hon. Curt Hagman, San Bernardino County, to lead the Pledge of Allegiance.

PUBLIC COMMENT PERIOD

First Vice President Marquez opened the Public Comment Period.

The Clerk of the Board acknowledged there were no written public comments received.

Seeing no public comment speakers, First Vice President Marquez closed the Public Comment Period.

REVIEW AND PRIORITIZE AGENDA ITEMS

There was no prioritization of agenda items.

CONSENT CALENDAR

There were no public comments on the Consent Calendar.

Approval Items

1. Minutes of the Meeting – September 3, 2025

2. SCAG Memberships and Sponsorships

Receive and File

3. Purchase Orders, Contracts and Contract Amendments below Regional Council Approval Threshold

4. CFO Monthly Report

A MOTION was made (Finlay) to approve Consent Calendar Items 1 and 2 and Receive and File Items 3 and 4. Motion was SECONDED (Ramos) and passed by the following votes:

AYES: Bucknum, Crosswhite, Denison, Finlay, Goodsell, Hagman, Harnik, Judge, Lock Dawson, Marquez, Masiel, Ramos, Rhodes, Shapiro, and Wong (15)

NOES: None (0)

ABSTAIN: None (0)

INFORMATION ITEM

5. California Air Resources Board (CARB) Acceptance of Connect SoCal 2024 and Recommendations

Sarah Jepson, Chief Planning Officer, announced the final approval of Connect SoCal 2024 by the Air Resources Board, which included seven recommendations for improvement. She noted that they were very pleased to receive this final acceptance of their plan but did not necessarily agree with all the recommendations. She explained that a letter was sent to the Air Resources Board highlighting some of their concerns. She shared that they expressed concerns about the lengthy review process and the focus on precise GHG emission quantification, emphasizing the need for alignment across multiple policy areas, and prioritizing resources to implement SCS. She also highlighted in her report ongoing efforts to reform SB 375 and mentioned the formation of a Sustainable Communities Task Force by CalSTA to address implementation barriers.

Regional Council Member Daniel Ramos, Adelanto, District 65, engaged in discussions with staff regarding the support they need from the state and if there was a need to work on that relationship. Ms. Jepson emphasized the need for state support to implement strategies and continue funding programs like REAP 2.

Regional Council Member Wendy Bucknum, Mission Viejo, District 13, raised concerns about the potential impact of SB 375 reform on SB 1 grant funding eligibility and asked about the prioritization of transportation projects, particularly regarding VMT and roadway capacity projects. Ms. Jepson explained that the region received about $2 billion in transportation funds through competitive state programs, and there was uncertainty about meeting future targets due to the state's ongoing process of updating greenhouse gas emission targets. She also emphasized the need for comprehensive state support, including transit funding, to effectively implement the plan's goals.

Kome Ajise, Executive Director, also noted the importance of the SB 375 reform and its implications for the 2024 plan approved by SCAG.

Regional Council Member Patricia Lock Dawson, Riverside, District 68, raised questions about the practical implications of criticisms and potential program changes, while noting new leadership at CARB and the opportunity to address concerns. Ms. Jepson explained that the recommendations from the Air Resources Board do not impact the current 2024 plan but are intended to guide future planning and data collection for the 2028 plan.

Darin Chidsey, Chief Operating Officer, addressed the uncertainty around the 2028 planning cycle due to potential legislative changes and noted that SCAG was working with other MPO's to build a coalition and improve the regional planning process.

CFO REPORT

Cindy Giraldo, Chief Financial Officer, reported that they continue to work on the REAP 2 program, supporting their grantees, and preparing for their second upcoming NOFA call, as well as the last mile freight program battery electric rebate initiative. She indicated that administratively, they continue working on their second budget amendment, which will be coming next month, and their fiscal year 27 budget, which will be presented in just a few months. She reported that their fiscal year 25 financial statements and audit were nearing completion, and an Audit Committee meeting to review the results of the audit had been tentatively scheduled for December 10.

Regional Council Member Lucy Dunn expressed that great information was provided at the Demographic Workshop and stated she appreciated all the hard work.

PRESIDENT'S REPORT

First Vice President Marquez provided an update on the 2025 Southern California Demographic Workshop, "Revisiting the Intergenerational Contract." He noted that it was the 36th annual event hosted by SCAG and the USC Price School of Public Policy. He reported that this event looks at demographic trends for the region to help them make informed decisions when it comes to planning and policy. He also shared that SCAG published a new report in conjunction with this event, which analyzes new American Community survey data released by the U.S. Census Bureau last month. He explained that the report was called "Highs, Lows, and Shocks: Key Housing and Economic Trends in Southern California" and could be found on the "news" area of SCAG's website. He also reported that SCAG staff and Regional Council members recently participated in the 24th Annual Mobility 21 Southern California Transportation Summit in Anaheim, themed "The Power of Partnership." He stated that as members of Mobility 21's Board of Directors, SCAG had been a part of this annual summit for the past 24 years. He noted that SCAG Energy and Environment

Committee Chair Rick Denison was a panelist on “Chairs’ Roundtable: Power of Partnership” and Executive Director Ajise was also involved in several panels throughout the day on partnerships to prepare for the Olympic Games, benefits and risks for AI in transportation, among other topics. He also reported that they were pleased to see former Regional Council Jose Luis Solache – now a state Assemblymember – at the September meeting of the Legislative/Communications and Membership Committee (LCMC). He indicated Assemblymember Solache shared insights from his first year in the California State Legislature, including working on controversial bills, bipartisan efforts, cap-and-trade, and higher education. Lastly, he reported that the next meeting of the Executive/Administration Committee was scheduled for Wednesday, November 5 at 3:00 p.m.

EXECUTIVE DIRECTOR’S REPORT

Mr. Ajise reported on various initiatives, which included an update on the Public Participation Plan and noted that the public comment period would close on November 7. He also reported that the TDM Subcommittee recently published the “Games TDM Resource Guide,” which was developed to inform and shape TDM approaches for the LA28 Games and other mega-events, like the World Cup. He also reported they had a joint coordination meeting with Santa Barbara County Association of Governments at SCAG’s Ventura County Regional Office. He noted that CEHD Committee Chair David Shapiro and Transportation Committee Chair Mike Judge joined SCAG staff for the meeting, which also included board and staff leadership from SBCAG. He reported that both agencies shared updates on projects and programs, and discussed future partnership opportunities. He also noted that they had more meetings to come with the neighboring MPO’s to share information. He also reported on the Future Leaders Initiative recruitment, a six-month civic leadership pilot program for young adults, ages 18-24, interested in building an understanding of how regional and local governments collaborate for long-term change and impact. He announced that applications for SCAG’s Future Leaders Initiative would open on Tuesday, October 14 and that SCAG would be hosting informational sessions on October 28 and 30 for potential applicants. Lastly, he reported on the federal government shutdown and its potential impact on SCAG's federal activities.

There were no public comments for the CFO report, President’s report, or the Executive Director’s report.

FUTURE AGENDA ITEMS

There were no future agenda items.

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

There being no further business, First Vice President Marquez adjourned the Meeting of the Executive/Administration Committee at 3:46 p.m.

[MINUTES ARE UNOFFICIAL UNTIL APPROVED BY THE Executive/Administration Committee]

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Executive / Administration Committee Attendance Report

MEMBERS	CITY	Representing	2025-26														Total Mtgs Attended To Date
			5-Jun	19-Jun	20-Jun	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	
Hon. Cindy Allen, President, Chair	Long Beach	District 30	1	1	1	1		1	0								5
Hon. Ray Marquez, 1st Vice Chair	Chino Hills	District 10	1	1	1	1		1	1								6
Hon. Jenny Crosswhite, 2nd Vice Chair	Santa Paula	District 47	1	1	1	1		1	1								6
Hon. Curt Hagman, Imm. Past President		San Bernardino County	1	0	0	1		1	1								4
Hon. David J. Shapiro, Chair, CEHD	Calabasas	District 44	1	1	1	1		1	1								6
Hon. Rocky Rhodes, Vice Chair, CEHD	Simi Valley	District 46	1	1	1	1		1	1								6
Hon. Rick Denison, Chair, EEC	Yucca Valley	District 11	1	1	0	0		0	1								3
Hon. Daniel Ramos, Vice Chair, EEC	Adelanto	District 65	1	1	1	1		1	1								6
Hon. Mike T. Judge, Chair, TC		VCTC	1	1	1	1		1	1								6
Hon. Thomas Wong, Vice Chair, TC	Monterey Park	District 34	1	1	1	1		1	1								6
Hon. Patricia Lock Dawson, Chair, LCMC	Riverside	District 68	1	0	0	1		1	1								4
Hon. Margaret Finlay, Vice Chair, LCMC	Duarte	District 35	0	1	1	1		1	1								5
Hon. Karen Bass, President's Appt.	Los Angeles	Member-At-Large	0	0	0	0		0	0								0
Hon. Wendy Bucknum, President's Appt.	Mission Viejo	District 13	1	1	0	1		1	1								5
Hon. Mike Goodsell, President's Appt.		ICTC	1	1	1	1		1	1								6
Hon. Jan Harnik, President's Appt.		RCTC	1	1	1	1		1	1								6
Hon. Andrew Masiel, Sr.	Pechanga Dev. Corporation	Tribal Government Regional Planning Board	1	0	0	0		0	1								2
Ms. Lucy Dunn, Ex-Officio Member	**Lucy Dunn Strategic Issues Mar**	Business Representative	1	1	1	0		0	1								4
			16	14	12	14	0	14	16	0	0	0	0	0	0	0	86

Attachment: EAC Attendance Sheet 2025-26 (Minutes of the Meeting - October 1, 2025)

Southern California Association of Governments
November 5, 2025

2026 Schedule of Regular Meetings
[Approved by the Regional Council: **TBD**]

Regular meetings of the Executive/Administration Committee are scheduled on the 1st Wednesday of each month, and regular meetings of the Regional Council and Policy Committees are scheduled on the 1st Thursday of each month, unless otherwise noted. Note: dates are subject to change.

2026 Committees and Regional Council Schedule	Date & Time	Location
JANUARY *(DARK)*	No Meetings	No Meetings
FEBRUARY		
Executive/Administration Committee (EAC)	2/4/2026 3:00PM	Policy Room B
Community, Economic, and Human Development (CEHD) Committee	2/5/2026 9:30AM	Policy Room B
Energy and Environment Committee (EEC)	2/5/2026 9:30AM	Policy Room A
Transportation Committee (TC)	2/5/2026 9:30AM	Board Room
Regional Council (RC)	2/5/2026 11:45AM	Board Room
MARCH		
Executive/Administration Committee (EAC)	3/4/2026 3:00PM	Policy Room B
Community, Economic, and Human Development (CEHD) Committee	3/5/2026 9:30AM	Policy Room B
Energy and Environment Committee (EEC)	3/5/2026 9:30AM	Policy Room A
Transportation Committee (TC)	3/5/2026 9:30AM	Board Room
Regional Council (RC)	3/5/2026 11:45AM	Board Room
APRIL - ****Note: Date has been changed from the first week in April to the second week due to Passover.***		
Executive/Administration Committee (EAC)	*4/8/2026 3:00PM	Policy Room B
Joint Policy Committees (CEHD, EEC, TC)	*4/9/2026 9:30AM	Board Room
Regional Council (RC)	*4/9/2026 11:45AM	Board Room
MAY - ***SCAG 2026 Regional Conference and General Assembly, Palm Desert***		
Executive/Administration Committee (EAC)	5/6/2026 3:00PM	Room TBD
Regional Council (RC)	5/7/2026 9:00AM	Room TBD
General Assembly (GA) Annual Business Meeting	5/7/2026 11:00AM	Room TBD
JUNE		
Executive/Administration Committee (EAC)	6/3/2026 3:00PM	Policy Room B
Community, Economic, and Human Development (CEHD) Committee	6/4/2026 9:30AM	Policy Room B
Energy and Environment Committee (EEC)	6/4/2026 9:30AM	Policy Room A
Transportation Committee (TC)	6/4/2026 9:30AM	Board Room
Regional Council (RC)	6/4/2026 11:45AM	Board Room
JULY		
Executive/Administration Committee (EAC)	7/1/2026 3:00PM	Policy Room B
Community, Economic, and Human Development (CEHD) Committee	7/2/2026 9:30AM	Policy Room B
Energy and Environment Committee (EEC)	7/2/2026 9:30AM	Policy Room A
Transportation Committee (TC)	7/2/2026 9:30AM	Board Room
Regional Council (RC)	7/2/2026 11:45AM	Board Room
AUGUST *(DARK)*	No Meetings	No Meetings
SEPTEMBER		
Executive/Administration Committee (EAC)	9/2/2026 3:00PM	Policy Room B
Community, Economic, and Human Development (CEHD) Committee	9/3/2026 9:30AM	Policy Room B

Energy and Environment Committee (EEC)	9/3/2026 9:30AM	Policy Room A
Transportation Committee (TC)	9/3/2026 9:30AM	Board Room
Regional Council (RC)	9/3/2026 11:45AM	Board Room
Executive/Administration Committee (EAC)	9/30/2026 3:00PM	Policy Room B
OCTOBER		
Community, Economic, and Human Development (CEHD) Committee	10/1/2026 9:30AM	Policy Room B
Energy and Environment Committee (EEC)	10/1/2026 9:30AM	Policy Room A
Transportation Committee (TC)	10/1/2026 9:30AM	Board Room
Regional Council (RC)	10/1/2026 11:45AM	Board Room
NOVEMBER		
Executive/Administration Committee (EAC)	11/4/2026 3:00PM	Policy Room B
Community, Economic, and Human Development (CEHD) Committee	11/5/2026 9:30AM	Policy Room B
Energy and Environment Committee (EEC)	11/5/2026 9:30AM	Policy Room A
Transportation Committee (TC)	11/5/2026 9:30AM	Board Room
Regional Council (RC)	11/5/2026 11:45AM	Board Room
DECEMBER		
Executive/Administration Committee (EAC)	12/2/2026 3:00PM	Policy Room B
Joint Policy Committees (CEHD, EEC, TC) – *Economic Summit*	12/3/2026 9:30AM	Board Room
Regional Council (RC)	12/3/2026 11:45AM	Board Room

Meeting Format

- 3:00PM - 4:00PM - Executive/Administration Committee (EAC) - *Hybrid (In Person and Remote)*
- 9:30AM - 11:15AM - Community, Economic, and Human Development (CEHD) Committee - *Hybrid (In Person and Remote)*
- 9:30AM - 11:15AM - Energy and Environment Committee (EEC) - *Hybrid (In Person and Remote)*
- 9:30AM - 11:15AM - Transportation Committee (TC) - *Hybrid (In Person and Remote)*
- 11:45AM - 1:45PM - Regional Council (RC) - *In Person Only*

AGENDA ITEM 4

REPORT

Southern California Association of Governments
November 5, 2025

EXECUTIVE DIRECTOR'S APPROVAL

Kome Ajise

To: Executive/Administration Committee (EAC)
Regional Council (RC)

From: Erika Bustamante, Deputy Director
(213) 236-1892, Bustamante@scag.ca.gov

Subject: Contracts $500,000 or Greater: 26-008-C01, SCAG Travel Demand Model Improvement and Validation

RECOMMENDED ACTION:
Approve Contract No. 26-008-C01 in an amount not to exceed $697,869 for WSP USA, Inc., to update SCAG's Regional Travel Demand Model. Authorize the Executive Director, or his designee, pursuant to legal counsel review, to execute the contract on behalf of SCAG.

STRATEGIC PRIORITIES:
This item supports the following Strategic Priority 3: Spur innovation and action through leadership in research, analysis and information sharing.

EXECUTIVE SUMMARY:
The consultant shall process and analyze travel survey data, conduct model estimation, calibration and validation, implement model and software update while supporting peer review and model operation. This project also supports the model operation and analysis for SCAG's 2028 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), the primary objective of this project is to improve and update SCAG's Regional Travel Demand Model and conduct model validation process to year 2024.

BACKGROUND:
Staff recommends executing the following contract $500,000 or greater:

Consultant/Contract #	Contract Purpose	Contract Amount
WSP USA, Inc. 26-008-C01	This project supports the model operation and analysis for SCAG's 2028 RTP/SCS.	$697,869

FISCAL IMPACT:
Funding of $300,000 is available in the Fiscal Year (FY) 2025-26 Overall Work Program (OWP) Budget in Project Number 070-0130A.13, and the remaining balance will be requested in future fiscal year budget(s), subject to budget availability.

ATTACHMENT(S):

1. Contract 26-008-C01 Summary
2. Contract 26-008-C01 Conflict of Interest Forms

CONSULTANT CONTRACT NO. 26-008-C01

Recommended Consultant:	WSP, USA, Inc.
Background & Scope of Work:	SCAG uses its Travel Demand Model to help forecast the impact that the various modes of travel have on the region's transportation systems. As part of SCAG's long-range planning, mandated under federal law and state's regional guidelines, SCAG is responsible for the development and maintenance of a travel demand model for the region. To prepare for the model operation and analysis for SCAG's 2028 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), the primary objective of this project is to improve and update SCAG's Regional Travel Demand Model (SCAG ABM) and conduct model validation process to year 2024. The consultant will process and analyze travel survey data, conduct model estimation, calibration and validation, implement model and software update while supporting peer review and model operation. The Consultant will work closely with SCAG modeling staff to make the model suitable for generating performance indicators, conformity analysis, and other RTP/SCS strategies such as pricing, land use and transit.
Project's Benefits & Key Deliverables:	The project's benefits and key deliverables include, but are not limited to: • Providing a comprehensive travel demand model that is capable of analyzing various transportation improvements and policies for SCAG's plans and programs in support of the 2050 RTP/SCS; • Updating model software to improve/streamline model operations and reduce model running time; • Providing add-on planning tool with SCAG ABM to incorporate input of 2050 RTP/SCS's transportation strategies to estimate travel impact; and • Delivering model software and technical documents.
Strategic Plan:	This item supports SCAG's Strategic Priority 3: Spur innovation and action through leadership in research, analysis and information sharing.
Contract Amount:	**Total not to exceed** **$697,869** WSP USA, Inc. (prime consultant) $676,822 Information Design Consultants, Inc. (subconsultant) $21,047
Contract Period:	Notice to Proceed through June 30, 2028
Project Number(s):	070-0130A.13 $300,000 Funding source(s): Consolidated Planning Grant (CPG) – Federal Highway Administration Planning Funds (FHWA PL).

lxa

	Funding of $300,000 is available in Fiscal Year (FY) 2025-26 Overall Work Program (OWP) Budget in Project Number 070-0130A.13, and the remaining balance will be requested in future fiscal year budget(s), subject to budget availability.
Request for Proposal (RFP):	SCAG staff notified 1,897 firms of the release of RFP 26-008 via SCAG's Solicitation Management System website. A total of 37 firms downloaded RFP. SCAG received the following one (1) proposal in response to the solicitation: **WSP USA, Inc. (1 subconsultant) $697,869** After receiving only one proposal, staff surveyed 37 firms that downloaded the RFP to determine why each did not submit a proposal. Seven (7) firms responded to staff's inquiry, which disclosed the main reasons these firms did not respond were that they were too busy, not in a competitive position to bid, and one firm only wanted to review the RFP. Staff advertised the RFP for the normal four (4) week period and an additional two (2) weeks. Staff subsequently moved forward with reviewing the one (1) offer. Staff believes that resoliciting for a third time was not likely to yield a different result and needed to maintain the project's schedule and therefore proceed to evaluate the one (1) offer.
Selection Process:	The Proposal Review Committee (PRC) evaluated the proposal in accordance with the criteria set forth in the RFP and conducted the selection process in a manner consistent with all applicable federal and state contracting regulations. After evaluating the proposals, the PRC did not conduct interviews because the proposals contained sufficient information on which to base a contract award. The PRC consisted of the following individuals: Bayarmaa Aleksandr, Modeling Supervisor, SCAG Hsi-Hwa Hu, Manager of Forecasting and Spatial Analytics, SCAG Jinghua Xu, Manager of Modeling Department, SCAG
Basis for Selection:	The PRC recommended WSP USA, Inc. for the contract award because the consultant: • Firm is nationally recognized with expertise in travel demand modeling and has a proven record of developing and enhancing activity-based models across multiple regions. • Demonstrated a strong understanding of the project, such as, their proposed model development strategy would help reduce the uncertainties to deploy the SCAG Activity Based Model (ABM) in the Regional Transportation Plan (RTP) process in a timely manner. • Provided a robust technical approach, including a quality control plan that highlights model's intricacies, ensures data accuracy, validate assumptions, identifies error early and provides confidence in the model output. In addition, several tasks propose innovative or enhanced methods beyond the original scope of work (SOW) e.g. suggested TransCAD version enhancements. • Project management and Quality management plans in their proposal were orchestrated to the needs of model development. The hours allocated for each task are reasonable. Their project manager has a PhD in Transportation Engineering and 14 years of experience leading large ABM projects, including SCAG. PM and staff time commitments are appropriate.

	• Has been recognized by local agencies. such as, Los Angeles County Metropolitan Transportation Authority (LA Metro) and Orange County Transportation Authority (OCTA), and the consultant firm has extensive experience and knowledgeable staff in ABM transportation model development, with several decades of work for large agencies across the U.S., including San Diego Association of Governments (SANDAG), and Arizona and Ohio Department of Transportation (DOT). The sub-consultant, Information Design Consultants, Inc. (IDCI), DBE-certified, has prior experience supporting model validation report development. • Proposed a realistic price to perform the requirements of the scope of work; The total project cost is within the SCAG Project Manager's Independent Cost Estimate (ICE), and the cost allocation across major tasks is reasonable and aligned with the project scope. • The proposed schedule is reasonable and aligns with SCAG's work plan for Connect SoCal 2050.

Conflict of Interest (COI) Form - Attachment
For November 6, 2025 Regional Council Approval

Approve Contract No. 26-008-C01 in an amount not to exceed $697,869 for WSP USA, Inc., to update SCAG's Regional Travel Demand Model by processing and analyzing travel survey data, conduct model estimation, calibration and validation, implement model and software update while supporting peer review and model operation. Authorize the Executive Director, or his designee, pursuant to legal counsel review, to execute the contract on behalf of SCAG.

The consultant team for this contract includes:

Consultant Name	Did the consultant disclose a conflict in the Conflict of Interest Form they submitted with its original proposal (Yes or No)?
WSP USA, Inc. (prime consultant)	Yes - form attached
Information Design Consultants, Inc. (subconsultant)	Yes - form attached

lxa

SCAG CONFLICT OF INTEREST FORM

RFP No. 26-008

SECTION I: INSTRUCTIONS

All persons or firms seeking contracts must complete and submit a SCAG Conflict of Interest Form along with the proposal. This requirement also applies to any proposed subconsultant(s). Failure to comply with this requirement may cause your proposal to be declared non-responsive.

In order to answer the questions contained in this form, please review SCAG's Conflict of Interest Policy, the list of SCAG employees, and the list of SCAG's Regional Council members. All three documents can be viewed online at https://scag.ca.gov. The SCAG Conflict of Interest Policy is located under "GET INVOLVED", then "Contract & Vendor Opportunities" and scroll down under the "Vendor Contracts Documents" tab; whereas the SCAG staff may be found under "ABOUT US" then "OUR TEAM" then "Employee Directory"; and Regional Council members can be found under "MEETINGS", then scroll down to "LEADERSHIP" then select "REGIONAL COUNCIL" on the left side of the page and click on "Regional Council Officers and Member List."

Any questions regarding the information required to be disclosed in this form should be directed to SCAG's Legal Division, especially if you answer "yes" to any question in this form, as doing so **MAY** also disqualify your firm from submitting an offer on this proposal

Name of Firm: WSP USA Inc.

Name of Preparer: Deborah Brown

Project Title: SCAG Travel Demand Model Improvement and Validation.

RFP Number: No. 26-008 **Date Submitted:** 08/25/2025

SECTION II: QUESTIONS

1. During the last twelve (12) months, has your firm provided a source of income to employees of SCAG or members of the SCAG Regional Council, or have any employees or Regional Council members held any investment (including real property) in your firm?

☐ **YES** ☒ **NO**

If "yes," please list the names of those SCAG employees and/or SCAG Regional Council members and the nature of the financial interest:

Name	Nature of Financial Interest

Attachment: Contract 26-008-C01 Conflict of Interest Forms (Contracts $500,000 or Greater: 26-008-C01, SCAG Travel Demand Model

2. Have you or any members of your firm been an employee of SCAG or served as a member of the SCAG Regional Council within the last twelve (12) months?

☐ **YES** ☒ **NO**

If "yes," please list name, position, and dates of service:

Name	**Position**	**Dates of Service**

3. Are you or any managers, partners, or officers of your firm related by blood or marriage/domestic partnership to an employee of SCAG or member of the SCAG Regional Council that is considering your proposal?

☐ **YES** ☒ **NO**

If "yes," please list name and the nature of the relationship:

Name	**Relationship**

4. Does an employee of SCAG or a member of the SCAG Regional Council hold a position at your firm as a director, officer, partner, trustee, employee, or any position of management?

☐ **YES** ☒ **NO**

If "yes," please list name and the nature of the relationship:

Name	**Relationship**

5. Have you or any managers, partners, or officers of your firm ever given (directly or indirectly), or offered to give on behalf of another or through another person, campaign contributions or gifts to any current employee of SCAG or member of the SCAG Regional Council (including contributions to a political committee created by or on behalf of a member/candidate)?

☐ **YES** ☒ **NO** *WSP USA Inc. has never given gifts to any current employee or member. Please see attached listing of political contributions.

If "yes," please list name, date gift or contribution was given/offered, and dollar value:

Name	Date	Dollar Value
See Attachment A		

SECTION III: VALIDATION STATEMENT

This Validation Statement must be completed and signed by at least one General Partner, Owner, Principal, or Officer authorized to legally commit the proposer.

DECLARATION

I, (printed full name) Deborah Brown**, hereby declare that I am the (position or title)** Senior Vice President **of (firm name)** WSP USA Inc.**, and that I am duly authorized to execute this Validation Statement on behalf of this entity. I hereby state that this SCAG Conflict of Interest Form dated** 08/20/2025 **is correct and current as submitted. I acknowledge that any false, deceptive, or fraudulent statements on this Validation Statement will result in rejection of my contract proposal.**

Deborah Brown (signature) 08/20/2025

Signature of Person Certifying for Proposer (original signature required) Date

NOTICE

A material false statement, omission, or fraudulent inducement made in connection with this SCAG Conflict of Interest Form is sufficient cause for rejection of the contract proposal or revocation of a prior contract award.

Contribution Made By:	Recipient	Contribution Made in Support of Candidacy For:	Date	Amount
Parsons Brinckerhoff, Inc.	Acquanetta Warren	Mayor, Fontana, CA	7/15/2016	500.00
Parsons Brinckerhoff, Inc.	Alan Wapner	City Council, Ontario, CA	6/4/2014	250.00
Parsons Brinckerhoff, Inc.	Alan Wapner	City Council, Ontario, CA	2/15/2015	1,000.00
Parsons Brinckerhoff, Inc.	Alan Wapner	City Council, Ontario, CA	2/11/2016	1,000.00
WSP USA Inc.	Alan Wapner	City Council, Ontario, CA	7/19/2017	1,000.00
Parsons Brinckerhoff, Inc.	Curran Price	State Senate	4/20/2009	200.00
Parsons Brinckerhoff, Inc.	Curran Price	State Senate	5/14/2010	250.00
Parsons Brinckerhoff, Inc.	Curran Price	State Senate	7/20/2011	1,000.00
Parsons Brinckerhoff, Inc.	Curren Price	City Council, Los Angeles, CA	4/19/2013	700.00
WSP USA Inc.	Don Wagner	Supervisor, Orange County, CA	9/12/2019	500.00
WSP USA Inc.	Don Wagner	Supervisor, Orange County, CA	1/29/2020	200.00
Parsons Brinckerhoff, Inc.	Karen Bass	State Assembly	6/26/2008	250.00
Parsons Brinckerhoff, Inc.	Karen Bass	US House Candidate, Watson Open Seat	4/28/2010	1,000.00
Parsons Brinckerhoff, Inc.	Karen Bass	US House Candidate, Watson Open Seat	5/24/2010	1,000.00
Parsons Brinckerhoff, Inc.	Rep. Karen Bass	US House	12/6/2011	500.00
WSP USA Inc.	Karen Spiegel	Supervisor, District 2, Riverside County, CA	5/15/2017	1,000.00
Parsons Brinckerhoff, Inc.	Monica Rodriguez	City Council, District 7, Los Angeles, CA	2/22/2017	250.00
WSP USA Inc.	Steve Manos	State Assembly, CA	1/16/2020	250.00

*Note that effective May 1, 2017, Parsons Brinckerhoff, Inc. changed its name to WSP USA Inc. The name of the firm at the time the contribution was made is listed above. WSP USA Inc. campaign contribution records only go back to 2007.

SCAG CONFLICT OF INTEREST FORM

RFP No. 26-008

SECTION I: INSTRUCTIONS

All persons or firms seeking contracts must complete and submit a SCAG Conflict of Interest Form along with the proposal. This requirement also applies to any proposed subconsultant(s). Failure to comply with this requirement may cause your proposal to be declared non-responsive.

In order to answer the questions contained in this form, please review SCAG's Conflict of Interest Policy, the list of SCAG employees, and the list of SCAG's Regional Council members. All three documents can be viewed online at https://scag.ca.gov. The SCAG Conflict of Interest Policy is located under "GET INVOLVED", then "Contract & Vendor Opportunities" and scroll down under the "Vendor Contracts Documents" tab; whereas the SCAG staff may be found under "ABOUT US" then "OUR TEAM" then "Employee Directory"; and Regional Council members can be found under "MEETINGS", then scroll down to "LEADERSHIP" then select "REGIONAL COUNCIL" on the left side of the page and click on "Regional Council Officers and Member List."

Any questions regarding the information required to be disclosed in this form should be directed to SCAG's Legal Division, especially if you answer "yes" to any question in this form, as doing so **MAY** also disqualify your firm from submitting an offer on this proposal

Name of Firm: Information Design Consultants Inc

Name of Preparer: Debra A. Hunter

Project Title: SCAG Travel Demand Model Improvement and Validation

RFP Number: 26-008 **Date Submitted:** August 13, 2025

SECTION II: QUESTIONS

1. During the last twelve (12) months, has your firm provided a source of income to employees of SCAG or members of the SCAG Regional Council, or have any employees or Regional Council members held any investment (including real property) in your firm?

☐ YES ☑ NO

If "yes," please list the names of those SCAG employees and/or SCAG Regional Council members and the nature of the financial interest:

Name	Nature of Financial Interest

Attachment: Contract 26-008-C01 Conflict of Interest Forms (Contracts $500,000 or Greater: 26-008-C01, SCAG Travel Demand Model

2. Have you or any members of your firm been an employee of SCAG or served as a member of the SCAG Regional Council within the last twelve (12) months?

☐ **YES** ☑ **NO**

If "yes," please list name, position, and dates of service:

Name	**Position**	**Dates of Service**

3. Are you or any managers, partners, or officers of your firm related by blood or marriage/domestic partnership to an employee of SCAG or member of the SCAG Regional Council that is considering your proposal?

☐ **YES** ☑ **NO**

If "yes," please list name and the nature of the relationship:

Name	**Relationship**

4. Does an employee of SCAG or a member of the SCAG Regional Council hold a position at your firm as a director, officer, partner, trustee, employee, or any position of management?

☐ **YES** ☑ **NO**

If "yes," please list name and the nature of the relationship:

Name	**Relationship**

5. Have you or any managers, partners, or officers of your firm ever given (directly or indirectly), or offered to give on behalf of another or through another person, campaign contributions or gifts to any current employee of SCAG or member of the SCAG Regional Council (including contributions to a political committee created by or on behalf of a member/candidate)?

☐ **YES** ☑ **NO**

If "yes," please list name, date gift or contribution was given/offered, and dollar value:

Name	**Date**	**Dollar Value**

SECTION III: VALIDATION STATEMENT

This Validation Statement must be completed and signed by at least one General Partner, Owner, Principal, or Officer authorized to legally commit the proposer.

DECLARATION

I, (printed full name) Debra A. Hunter**, hereby declare that I am the (position or title)** President **of (firm name)** Information Design Consultants, Inc.**, and that I am duly authorized to execute this Validation Statement on behalf of this entity. I hereby state that this SCAG Conflict of Interest Form dated** August 13, 2025 **is correct and current as submitted. I acknowledge that any false, deceptive, or fraudulent statements on this Validation Statement will result in rejection of my contract proposal.**

Debra A. Hunter — August 13, 2025

Signature of Person Certifying for Proposer (original signature required) — Date

NOTICE

A material false statement, omission, or fraudulent inducement made in connection with this SCAG Conflict of Interest Form is sufficient cause for rejection of the contract proposal or revocation of a prior contract award.

AGENDA ITEM 5

REPORT

Southern California Association of Governments
November 5, 2025

EXECUTIVE DIRECTOR'S APPROVAL

Kome Ajise

To: Executive/Administration Committee (EAC)
Transportation Committee (TC)
Regional Council (RC)

From: Alina Borja, Senior Regional Planner
(213) 630-1449, borja@scag.ca.gov

Subject: Resolution No. 25-676-2 Acceptance of Office of Traffic Safety Grant Funds to Support the Active Transportation Safety and Encouragement Campaign

RECOMMENDED ACTION EAC:
That the Executive Administration Committee recommend that the Regional Council approve Resolution No. 25-676-2 authorizing SCAG to accept, if awarded, California Office of Traffic Safety grant funds in the amount of $700,000 to support the *Go Human* Campaign and authorize the Executive Director to execute all necessary agreements and other documents as they relate to supporting the Southern California Active Transportation Safety and Encouragement Campaign.

RECOMMENDED ACTION TC:
Recommend that the Regional Council approve Resolution No. 25-676-2 authorizing SCAG to accept, if awarded, California Office of Traffic Safety grant funds in the amount of $700,000 to support the *Go Human* Campaign and authorize the Executive Director to execute all necessary agreements and other documents as they relate to supporting the Southern California Active Transportation Safety and Encouragement Campaign.

RECOMMENDED ACTION RC:
Approve Resolution No. 25-676-2 authorizing SCAG to accept California Office of Traffic Safety grant funds in the amount of $700,000 to support the *Go Human* Campaign and authorize the Executive Director to execute all necessary agreements and other documents as they relate to supporting the Southern California Active Transportation Safety and Encouragement Campaign.

STRATEGIC PRIORITIES:
This item supports the following Strategic Priority 3: Spur innovation and action through leadership in research, analysis and information sharing. 5: Secure and optimize diverse funding sources to support regional priorities.

EXECUTIVE SUMMARY:
On May 1, 2014, the General Assembly adopted Resolution No. GA 2014-2 titled "Regional Effort to Promote Pedestrian and Bicycle Safety Initiative." To pursue this effort, SCAG launched Go

Human, a Regional Active Transportation Safety and Encouragement Campaign, with funding from the Active Transportation Program. To extend campaign efforts, SCAG applied for Pedestrian/Bicycle Safety funds from the California Office of Traffic Safety to conduct a tenth round of Go Human safety programming and engagement across the region. On June 4, SCAG was informed that the grant award was being tentatively offered in the amount of $700,000. SCAG is seeking Regional Council (RC) approval to receive the funds and authorization for the Executive Director to execute necessary agreements and other documents as they relate to supporting the Southern California Active Transportation Safety and Encouragement Campaign.

BACKGROUND:

In the six-county SCAG region, walking or bicycling accounts for 10.3 percent of all trips, but more than 34 percent of all roadway fatalities, according to UC Berkeley Safe Transportation Research & Education Center (SAFETREC). To address this, the SCAG 2014 General Assembly passed Resolution No. GA 2014-2, titled "Regional Effort to Promote Pedestrian and Bicycle Safety Initiative" to support a regional safety initiative aimed at improving roadway safety for bicyclists and pedestrians. To implement the resolution, SCAG secured $2.3 million through California Department of Transportation (Caltrans) grant funding from the statewide 2014 Active Transportation Program (ATP) call for projects to coordinate a Southern California Active Transportation Safety and Encouragement Campaign.

Using these grant resources, SCAG successfully initiated the *Go Human* Campaign with the launch of a first round of advertising and outreach in September of 2015 as well as eight additional grant opportunities through the Office of Traffic Safety to implement safety strategies. The advertising campaign has secured more than one billion impressions to date (each time an ad is seen) regionwide. Since the start of the campaign, SCAG has extended other components of the initial grant scope of work which include implementing more than 140 *Go Human* traffic safety projects and events with local partners, awarding more than $1.7 million in grants to community-based organizations for community engagement, and other programming to create active transportation champions and improve safety across the region.

To continue the *Go Human* Campaign's momentum, SCAG applied for additional funding in January 2025 in the amount of $1,239,395.06 from the Office of Traffic Safety to extend the campaign through FFY26. On June 4, 2025, SCAG received notice that an award in the amount of $700,000 was being tentatively offered, given final approval from National Highway Traffic Safety Administration, in October 2025. The total grant request was not awarded given the competitiveness of the grant year and the total application requests exceeded the available funding.

The awarded funding will be used to conduct traffic safety engagement strategies and programming. Funded activities will include the development, design, and testing of new messaging content to more effectively reach communities and facilitate greater support for infrastructure improvements and cultural shifts around traffic safety. Additionally, funds will expand existing *Go Human* programs and processes to improve accessibility and ensure utilization and distribution. Funding will support traffic safety educational events open to the public, the distribution of safety materials, and opportunities for local community experts to facilitate traffic safety trainings and share best practices. SCAG is seeking Regional Council approval to accept the funds.

FISCAL IMPACT:
SCAG will receive $700,000 in grant funds from the Office of Traffic Safety for the Southern California Active Transportation Safety and Encouragement Campaign. This project is programmed through OWP 225.3564.21, FY26 OTS – Pedestrian and Bicycle Safety Program.

ATTACHMENT(S):
1. Resolution No. 25-676-2 Acceptance of FFY26 OTS Funds to Support the Active Transportation Safety and Encouragement Campaign

INNOVATING FOR A BETTER TOMORROW

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS
900 Wilshire Blvd., Ste. 1700
Los Angeles, CA 90017
T: (213) 236-1800
www.scag.ca.gov

REGIONAL COUNCIL OFFICERS

President
Cindy Allen, Long Beach

First Vice President
Ray Marquez, Chino Hills

Second Vice President
Jenny Crosswhite, Santa Paula

Immediate Past President
Curt Hagman
County of San Bernardino

COMMITTEE CHAIRS

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Community, Economic, & Human Development
David J. Shapiro, Calabasas

Energy & Environment
Rick Denison, Yucca Valley

Transportation
Mike T. Judge, Ventura County Transportation Commission

RESOLUTION NO. 25-676-2

A RESOLUTION OF THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) APPROVING SCAG TO ACCEPT OFFICE OF TRAFFIC SAFETY GRANT FUNDS IN THE AMOUNT OF $700,000 TO SUPPORT THE SOUTHERN CALIFORNIA GO HUMAN CAMPAIGN

WHEREAS, the Southern California Association of Governments (SCAG) is the Metropolitan Planning Organization, for the six-county region consisting of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial counties;

WHEREAS, on average, 1,800 people are killed and 120,000 are injured in traffic collisions throughout the SCAG region every year;

WHEREAS, SCAG has been tentatively awarded $700,000 in Office of Traffic Safety, Pedestrian/Bicycle Safety Funds ("Grant Funds"), to support the Active Transportation Safety and Encouragement Campaign;

WHEREAS, the mission of the California Office of Traffic Safety is to "Effectively administer traffic safety grants that deliver innovative programs and eliminate traffic fatalities and injuries on California roadways"; and

WHEREAS, the Grant Funds will be used for the Southern California Active Transportation Safety and Encouragement Campaign, which will involve consulting services to extend the Go Human Safety and Encouragement Campaign and support the development, design, and testing of new messaging content and the expansion of *Go Human* resources and processes to improve accessibility and reach on traffic safety.

NOW, THEREFORE, BE IT RESOLVED, by the Regional Council that SCAG is authorized to accept and administer the Grant Funds to support the Southern California Active Transportation Safety and Encouragement Campaign.

BE IT FURTHER RESOLVED THAT:

1. The Regional Council hereby authorizes SCAG to accept the Grant Funds in the amount of $700,000.00 from the Office of Traffic Safety to support the Southern California Active Transportation Safety and Encouragement Campaign.

2. SCAG's Executive Director or his designee is hereby designated and authorized by the Regional Council to execute all necessary agreements and other documents on behalf of the Regional Council as they relate to supporting the Southern California Active Transportation Safety and Encouragement Campaign.

PASSED, APPROVED AND ADOPTED by the Regional Council of the Southern California Association of Governments at its regular meeting this 6 day of November, 2025.

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Cindy Allen
President, SCAG
City of Long Beach

Attested by:

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Kome Ajise
Executive Director

Approved as to Form:

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Jeffery Elder
Chief Counsel

AGENDA ITEM 6
REPORT

Southern California Association of Governments
November 5, 2025

To: Executive/Administration Committee (EAC)
Transportation Committee (TC)
Regional Council (RC)

EXECUTIVE DIRECTOR'S APPROVAL

Kome Ajise

From: Courtney Aguirre, Department Manager
(213) 236-1990, aguirre@scag.ca.gov

Subject: Resolution No. 25-676-3 Acceptance of FFY26 Office of Traffic Safety Grant Funds to Support the SoCal Transportation Safety Predictive Modeling and Analysis Platform

RECOMMENDED ACTION FOR EAC:
That the Executive/Administration Committee recommend the Regional Council approve Resolution No. 25-676-3 authorizing SCAG to accept FFY26 Office of Traffic Safety grant funds in the amount of $900,000 to support the continued development and enhancement of the SoCal Transportation Safety Predictive Modeling and Analysis Platform and authorizing the Executive Director, or his designee, to execute all necessary agreements and other documents as they relate to supporting this project.

RECOMMENDED ACTION FOR TC:
Recommend the Regional Council approve Resolution No. 25-676-3 authorizing SCAG to accept FFY26 Office of Traffic Safety grant funds in the amount of $900,000 to support the continued development and enhancement of the SoCal Transportation Safety Predictive Modeling and Analysis Platform and authorizing the Executive Director, or his designee, to execute all necessary agreements and other documents as they relate to supporting this project.

RECOMMENDED ACTION FOR RC:
Approve Resolution No. 25-676-3 authorizing SCAG to accept FFY26 Office of Traffic Safety grant funds in the amount of $900,000 to support the continued development and enhancement of the SoCal Transportation Safety Predictive Modeling and Analysis Platform and authorizing the Executive Director, or his designee, to execute all necessary agreements and other documents as they relate to supporting this project.

STRATEGIC PRIORITIES:
This item supports the following Strategic Priority 3: Spur innovation and action through leadership in research, analysis and information sharing. 5: Secure and optimize diverse funding sources to support regional priorities.

REPORT

EXECUTIVE SUMMARY:

On January 31, 2025, SCAG submitted a grant application to the State of California Office of Traffic Safety (OTS) in the amount of $900,000 to fund the continued development and enhancement of the SoCal Transportation Safety Predictive Modeling and Analysis Platform. On July 12, 2025, SCAG was informed by OTS that the grant was tentatively awarded, pending final approval. SCAG is now seeking Regional Council (RC) approval to receive the anticipated grant funding and authorization for the Executive Director, or his designee, to execute all necessary agreements and other documents as they relate to supporting the continued development and enhancement of the SoCal Transportation Safety Predictive Modeling and Analysis Platform.

BACKGROUND:

The SCAG region continues to experience unacceptably high rates of fatalities and injuries from collisions across its multimodal transportation system. A coordinated regional approach is essential to address this enduring safety crisis. By aligning local and regional planning and investment strategies—and leveraging standardized data resources and analytical tools—the region can focus on the most effective treatments to improve safety outcomes. Transportation safety remains one of the highest planning priorities in Connect SoCal 2024.

To advance this work, SCAG applied for a $900,000 grant from the California Office of Traffic Safety (OTS) in January 2025 to continue development of the SoCal Transportation Safety Predictive Modeling and Analysis Platform. This effort builds on prior OTS grants awarded in 2023 and 2024, totaling $922,456. On July 12, 2025, SCAG received notification that the FFY 2026 grant was tentatively awarded, pending final approval from the National Highway Traffic Safety Administration (NHTSA).

The OTS grant will support continued enhancement of the platform, which enables SCAG and local agencies to model, predict, and analyze safety risks across the regional transportation system. By leveraging innovative technologies—such as in-vehicle information systems and advanced modeling tools—the platform promotes data-driven decision-making and helps reduce the number and severity of collisions through improved monitoring and forecasting of safety conditions.

FISCAL IMPACT:

If awarded, SCAG will receive $900,000 in grant funding from the State of California Office of Traffic Safety to be utilized for the continued development and enhancement of the SoCal Transportation Safety Predictive Modeling and Analysis Platform.

ATTACHMENT(S):

1. Resolution No. 25-676-3 Acceptance of OTS Traffic Safety Grant Funding to Support the SoCal Transportation Safety Predictive Modeling and Analysis Platform

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INNOVATING FOR A BETTER TOMORROW

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS
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RESOLUTION NO. 25-676-3

A RESOLUTION OF THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) APPROVING SCAG TO ACCEPT, IF AWARDED, OFFICE OF TRAFFIC SAFETY GRANT FUNDS IN THE AMOUNT OF $900,000 FOR THE CONTINUED DEVELOPMENT OF THE SOCAL TRANSPORTATION SAFETY PREDICTIVE MODELING AND ANALYSIS PLATFORM

WHEREAS, the Southern California Association of Governments (SCAG) is the Metropolitan Planning Organization, for the six-county region consisting of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial counties;

WHEREAS, on average, 1,800 people are killed and 120,000 are injured in traffic collisions throughout the SCAG region every year;

WHEREAS, SCAG has applied for an award of $900,000 in State of California Office of Traffic Safety (OTS) Transportation Safety Funds ("Grant Funds"), to support the continued development and enhancement of the SoCal Transportation Safety Predictive Modeling and Analysis Platform;

WHEREAS, the mission of the California Office of Traffic Safety is to "Effectively administer traffic safety grants that deliver innovative programs and eliminate traffic fatalities and injuries on California roadways"; and

WHEREAS, the Grant Funds will be used for the continued development and enhancement of the SoCal Transportation Safety Predictive Modeling and Analysis Platform, which will involve consulting services to secure the use of a traffic data platform, and to develop the requisite analytical and predictive modeling capabilities to support efforts to reduce roadway fatalities and serious injuries throughout the SCAG region;

NOW, THEREFORE, BE IT RESOLVED, by the Regional Council, that SCAG is authorized to accept and administer the Office of Traffic Safety Grant Funds to continue development and enhancement of the SoCal Transportation Safety Predictive Modeling and Analysis Platform.

BE IT FURTHER RESOLVED THAT:

1. That the Regional Council hereby authorizes SCAG to accept the tentative State of California Office of Traffic Safety Grant Award in the amount of $900,000 to support the continued development and enhancement of the SoCal Transportation Safety Predictive Modeling and Analysis Platform.

2. That SCAG's Executive Director or his designee is hereby designated and authorized by the Regional Council to execute all necessary agreements and other documents on behalf of the Regional Council as they relate to supporting the continued development and enhancement of the SoCal Transportation Safety Predictive Modeling and Analysis Platform.

PASSED, APPROVED AND ADOPTED by the Regional Council of the Southern California Association of Governments at its regular meeting this 6th day of November, 2025.

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Cindy Allen
President, SCAG
City of Long Beach

Attested by:

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Kome Ajise
Executive Director

Approved as to Form:

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Jeffery Elder
Chief Counsel

SCAG™

AGENDA ITEM 7

REPORT

Southern California Association of Governments
November 5, 2025

EXECUTIVE DIRECTOR'S APPROVAL

Kome Ajise

To: Executive/Administration Committee (EAC)
Regional Council (RC)

From: Javiera Cartagena, Chief Government and Public Affairs Officer
(213) 236-1980, cartagena@scag.ca.gov

Subject: S. 2651 (Scott & Warren) - ROAD to Housing Act of 2025

RECOMMENDED ACTION:
The Legislative/ Communications and Membership Committee (LCMC) recommends a "support if amended" position on S. 2651 (Scott, T. & Warren), the ROAD to Housing Act of 2025.

STRATEGIC PRIORITIES:
This item supports the following Strategic Priority 2: Be a cohesive and influential voice for the region.

EXECUTIVE SUMMARY:
At their meeting on October 21, 2025, members of the Legislative/ Communications and Membership Committee (LCMC) received a report on U.S. Senate Bill (S.) 2651, the Renewing Opportunity in the American Dream (ROAD) to Housing Act of 2025 (Scott, Tim, R-SC, & Warren, D-MA), which would implement a bipartisan package of 27 previously introduced bills and 13 additional provisions related to increasing housing supply, improving affordability, and streamlining federal housing programs.

Following various questions from committee members and a discussion on a provision that would pilot boosting or lowering Community Development Block Grant (CDBG) allocations for jurisdictions, based on the jurisdiction's housing growth rate, committee members voted to forward a "support if amended" recommendation for S. 2651 to the Regional Council (RC). Further, the recommendation directs staff to work with other organizations, such as the National League of Cities and the U.S. Conference of Mayors, as well as our Congressional Delegation, to amend the bill to reduce or eliminate the CDBG reduction for cities with low housing growth rates.

BACKGROUND:
In July 2025, the Senate Banking, Housing, & Urban Affairs Committee Chair Tim Scott (R-SC) and Ranking Member Elizabeth Warren (D-MA) introduced the Renewing Opportunity in the American Dream (ROAD) to Housing Act of 2025. The ROAD to Housing Act is a comprehensive, bipartisan housing package that combines 27 previously introduced bipartisan bills to increase the nation's housing supply, improve housing affordability, and enhance the oversight and efficiency of federal

regulators and housing programs. Overall, the bill contains 40 provisions across eight titles, which propose reforms and funding for existing programs, as well as the creation of new programs under the U.S. Department of Housing and Urban Development (HUD).

The Senate Banking Committee held a markup on the ROAD to Housing Act on July 29, 2025, which was the first bipartisan housing bill markup in more than 10 years, and subsequently passed it out of committee unanimously, by a 24-0 vote. The bill was then added to the National Defense Authorization Act (NDAA) for Fiscal Year 2026 through an amendment. While the NDAA is unrelated to housing, as it authorizes programs and policies within the Department of Defense's purview, legislation is often packaged with “must-pass” bills to speed up the legislative process. The FY 2026 NDAA passed on the Senate Floor by a vote of 77 to 20 on October 9, 2025. Since the House of Representatives has already approved its version of the FY 2026 NDAA, which does not contain language for the ROAD to Housing Act, the Senate and House Armed Services Committees will start the conference process to reach a compromise between the two versions of the bill and decide if they will retain the ROAD to Housing Act in the final version of the bill. If the Conference Committee reaches an agreement, both chambers must approve the final version.

This process will likely continue through the fall, as the Armed Services Committees will seek to strike an agreement before the December recess. However, it is unclear how this process will proceed in the short term, given the government shutdown, and House Speaker Mike Johnson (R-LA) stated that the House will remain in recess until the Senate passes a continuing resolution (CR) to end the shutdown and temporarily fund the government.

Additional information on S. 2651 is included below.

S. 2651
The ROAD to Housing Act was introduced by U.S. Senators Tim Scott (R-SC) and Elizabeth Warren (D-MA) in July 2025.

The legislation would fund existing programs, create new HUD-administered grant programs, and implement a broad array of reforms, including permit streamlining to accelerate housing production nationwide. It would accomplish those goals by implementing 27 previously introduced bipartisan bills, as well as some brand-new provisions contained in 40 sections across eight titles.

In addition to having bipartisan support in the Senate, various elected officials, housing and consumer advocacy groups, industry associations, civil rights organizations, and more, have expressed support for the bill package, including the National League of Cities, U.S. Conference of Mayors, National Association of REALTORS, American Planning Association, National Association of Home Builders, National Apartment Association, and the Bipartisan Policy Center Action, among others. A summary of the provisions most relevant to SCAG and the Connect SoCal plan is provided below:

Title 2 – Building More in America

Section 202: Increasing Housing in Opportunity Zones
This provision would authorize the HUD Secretary to give greater weight to applications for competitive HUD grants for housing construction, modification, rehabilitation, or preservation projects located in or serving Opportunity Zones. This is a standalone provision that was not previously included in any legislation.

Sec. 207: Better Use of Intergovernmental and Local Development (BUILD) Housing Act
This provision includes language from the bipartisan Better Use of Intergovernmental and Local Development (BUILD) Housing Act (BUILD) Housing Act, initially introduced by U.S. Senators Mike Rounds (R-SD) and Andy Kim (D-NJ), which would authorize HUD to delegate and coordinate some National Environmental Policy Act (NEPA) housing reviews for its grant programs to states and localities. This provision would accomplish that goal by granting HUD standing authority to designate projects receiving funding/assistance from various programs, such as the HOME grant program, Section 202 loans for housing to support the elderly, and federal Housing Trust Fund dollars, as "special projects." Granting "special project" status allows HUD to delegate environmental review responsibilities for a project to state governments and local jurisdictions. Various entities endorsed the BUILD Housing Act, including the Local Initiatives Support Corporation (LISC), the Mortgage Bankers Association, the National Council of State Housing Agencies, the Bipartisan Policy Center Action (BPCA), the American Planning Association (APA), the National Affordable Housing Management Association, and the National Association of Housing and Redevelopment Officials, among others.

Sec. 209: Innovation Fund
This provision would establish an Innovation Fund, a competitive grant program that would distribute $200 million annually, totaling $1 billion over five years, to local governments and tribes in communities that have demonstrated success in increasing housing supply. This program would provide local jurisdictions with broad flexibility in how the funds can be used, including traditional Community Development Block Grant (CDBG)-eligible activities and infrastructure projects under the Local and Regional Project Assistance Program. Specifically, eligible uses include community development and infrastructure, affordable housing, economic development, public services, planning activities, land acquisition/clearance, and homeownership assistance, among others. This program would reward jurisdictions that have already implemented reforms to boost housing production and incentivize others to adopt policies outlined in the bill that accelerate housing production, such as zoning changes, permit streamlining, and density bonuses. This is a standalone provision that was not previously included in any legislation.

Sec. 211: Build More Housing Near Transit Act (BMHNTA)

This provision includes language from the bipartisan Build More Housing Near Transit Act (BMHNTA), introduced by Representatives Blake Moore (R-UT) and Scott Peters (D-CA) and Senators Brian Schatz (D-HI) and Jim Banks (R-IN), which would amend the Capital Investment Grants (CIG) program guidelines to increase the rating of transit project applications located in areas that have implemented pro-housing policies, such as by-right zoning and reduced parking minimums, near public transit routes. The CIG program provides funding for transit capital investments, including heavy rail, commuter rail, light rail, streetcars, and bus rapid transit. This change to the CIG guidelines would encourage the construction of low- and middle-income housing in transit-rich areas, as those activities would increase the competitiveness of transit projects competing for CIG funding. Like the provision that proposes creating the Innovation Fund, this provision lists a menu of “pro-housing policies” that would boost a transit project’s rating, including reducing/eliminating parking minimums or minimum lot sizes, establishing by-right approval for multi-family housing, and eliminating or raising height limits, among others.

Over 100 entities have expressed support for this provision, including the APA, American Public Transit Association (APTA), BPCA, LISC, National Association of Home Builders, National Association of REALTORS, Abundant Housing LA, and the National Low Income Housing Coalition, among others.

Sec. 212: Revitalizing Empty Structures into Desirable Environments (RESIDE) Act

This provision includes language from the bipartisan Revitalizing Empty Structures into Desirable Environments (RESIDE) Act, introduced by Representatives Sam Liccardo (D-CA) and Maria Salazar (R-FL) and Senators Mark Warner (D-VA) and Jim Banks (R-IN), which would create a competitive discretionary pilot program within the Home Investment Partnership Program (HOME) to assist local governments with converting vacant commercial or industrial buildings into affordable housing, with priority for economically distressed areas and Opportunity Zones. This section would cap the amount of funding that can be appropriated to the HOME program at $1.35 billion and allocate any HOME funding above the cap to the new pilot grant program. This pilot program is scheduled to sunset on October 1, 2031. This provision complements the provision in Section 502, which reauthorizes the HOME program.

Title 3 – Manufactured Housing for America

Sec. 304: PRICE Act

This provision contains language from the Preservation and Reinvestment Initiative for Community Enhancement (PRICE) Act, introduced by Representatives Suzanne Bonamici (D-OR) and Don Bacon (R-NE), as well as Senator Catherine Cortez Masto (D-NV), which would permanently reauthorize the PRICE grant program. The PRICE grant program was temporarily approved through the American Rescue Plan Act (ARPA) in 2021 to support the preservation, maintenance, and stabilization of manufactured housing. Specifically, eligible uses include infrastructure, rehabilitation, supportive services such as relocation assistance and eviction prevention, resilience, and preserving long-term housing affordability, among others. In December 2024, HUD announced $225 million in grant awards through the PRICE grant, with California receiving $60.9 million, approximately 27 percent of the available funding for that cycle. However, no further cycles for the PRICE grant program are currently anticipated. The BPCA and Resident-Owned Communities (ROC) USA support the PRICE Act.

Title 5 – Program Reform

Sec. 501: Reforming Disaster Recovery Act

This provision contains language from the Reforming Disaster Recovery Act, authored by Senators Brian Schatz (D-HI) and Susan Collins (R-Maine). This provision would permanently authorize the Community Development Block Grant – Disaster Recovery (CDBG-DR) program and establish the Office of Disaster Management and Resiliency within HUD to administer it, issue program guidelines, and coordinate disaster recovery and resilience efforts. CDBG-DR, established in the 1990s in response to natural disasters, provides states, tribes, and local governments with flexible, long-term funding to recover and rebuild affordable housing and infrastructure after a disaster. This provision would expand eligible uses to include repairs, infrastructure, planning, and mitigation, ensuring that the program also supports resilience in addition to disaster recovery. It would also streamline environmental reviews, allow grantees to pre-certify before a disaster occurs, and authorize HUD to award preliminary grants of up to $5 million before completing full damage assessments, ensuring that recovery can begin quickly. This provision is a bipartisan measure that has been introduced in previous and the current session of Congress, with eight Democratic and eight Republican cosponsors, including U.S. Senator Alex Padilla.

Sec. 502: HOME Investment Partnerships Reauthorization and Improvement Act

This provision contains language from the HOME Investment Partnerships Reauthorization and Improvement Act, introduced by Senator Catherine Cortez Masto (D-NV) and Representatives Joyce Beatty (D-OH) and John Garamendi (D-CA), which would reauthorize and modernize the HOME Investment Partnerships Program (HOME) formula grant program. The HOME program is HUD's largest federal block grant program for affordable housing production and rehabilitation. This provision also modernizes the HOME grant program by increasing the cap on administrative expenses from 10 to 15 percent and expanding eligible activities to include collaborations between housing providers and healthcare organizations to deliver supportive services, especially for homeless or at-risk populations. Additionally, HOME funds could also support down payment and home repair assistance, Community Land Trusts (CLTs), and shared equity homeownership programs, as well as improving access to these funds for nonprofit housing developers. Various organizations have expressed support for this provision, including the National Council of State Housing Agencies, the National Association of Realtors, the National Apartment Association, the

National Multifamily Housing Council, the National Community Development Association, the National Association of Local Housing Finance Agencies, the Council of State Community Development Agencies, and LISC, among others.

The bill text for S. 2651, a section-by-section breakdown for each of the 40 provisions, and the U.S. Conference of Mayors' ROAD to Housing Act of 2025 Support letter are attached to this report.

Prior Committee Action:
SCAG staff brought S. 2651, the Renewing Opportunity in the American Dream (ROAD) to Housing Act of 2025, to the LCMC meeting on October 21, 2025, with a recommendation for "support." Following staff presentations, LCMC members asked various questions, including clarification on whether the bill streamlined state environmental review, whether it would reduce local land-use authority, whether there has been any opposition, and for more background on Opportunity Zones. Staff responded to each question, stating that this bill would only streamline federal NEPA review by allowing states and local governments to use their own environmental review procedures to satisfy federal procedures, rather than conducting both reviews, but would not modify state environmental review. Next, staff clarified that the intent of the bill is not to weaken local land use authority, but to reward jurisdictions that implement pro-housing policies and demonstrate measurable increases in housing production by updating program guidelines and creating new programs. Rather than forcing jurisdictions to implement pro-housing policies, this bill would reward those that voluntarily do so, while largely leaving those that do not unaffected. Next, staff noted that there is no formal opposition to the ROAD to Housing Act as of the time of the presentation. Finally, staff provided background on the federal Qualified Opportunity Zone (QOZ) program, created during President Trump's first term through the 2017 Tax Cuts and Jobs Act, and shared which cities in the SCAG region are designated as opportunity zones.

After staff addressed those questions, the committee inquired about the U.S. Conference of Mayors' concerns related to changes to the Community Development Block Grant program, as noted in their support letter for the ROAD to Housing Act. Staff shared an update on the Conference's concerns related to Section 206 of the bill, which would create a pilot program that increases a jurisdiction's CDBG allocation by 10 percent if its housing growth rate exceeds its 10-year average, but reduces its allocation by 10 percent if the growth rate falls below that. Staff shared that the U.S. Conference of Mayors is briefing members of Congress on this issue and working to amend this portion of the bill. After sharing this update, LCMC members expressed a desire for SCAG to coordinate with the Conference of Mayors and the National League of Cities, as well as our Congressional Delegation, to amend this portion of the bill to remove or reduce the penalty.

Following the discussion noted above, the LCMC voted 13 to 1 to recommend that the RC adopt a "support if amended" position on S. 2651, the ROAD to Housing Act, with direction for staff to engage on the CDBG issue identified by the U.S. Conference of Mayors and specifically to advocate to reduce or eliminate this section out of the bill.

FISCAL IMPACT:

Work associated with S. 2651, the ROAD to Housing Act, is in the Indirect Cost budget, Legislation 810-0120.10.

ATTACHMENT(S):

1. ROAD to Housing Act Bill Text
2. ROAD to Housing Act - Section-by-Section
3. ROAD to Housing Act - Conference of Mayors Support

AUTHENTICATED
U.S. GOVERNMENT
INFORMATION
GPO

Calendar No. 143

119TH CONGRESS
1ST SESSION

S. 2651

To increase the supply of affordable housing in America.

IN THE SENATE OF THE UNITED STATES

AUGUST 1, 2025

Mr. SCOTT of South Carolina, from the Committee on Banking, Housing, and Urban Affairs, reported the following original bill; which was read twice and placed on the calendar

A BILL

To increase the supply of affordable housing in America.

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

SECTION 1. SHORT TITLE.

This Act may be cited as the "Renewing Opportunity in the American Dream to Housing Act of 2025" or the "ROAD to Housing Act of 2025".

SEC. 2. TABLE OF CONTENTS.

The table of contents for this Act is as follows:

Attachment: ROAD to Housing Act Bill Text (S. 2651 (Scott, T. & Warren) - ROAD to Housing Act of 2025)

Attachment: ROAD to Housing Act Bill Text (S. 2651 (Scott, T. & Warren) - ROAD to Housing Act of 2025)

TITLE I—IMPROVING FINANCIAL LITERACY

SEC. 101. REFORMS TO HOUSING COUNSELING AND FINANCIAL LITERACY PROGRAMS.

(a) IN GENERAL.—Section 106 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701x) is amended—

(1) in subsection (a)(4)(C), by striking "adequate distribution" and all that follows through "foreclosure rates" and inserting "that the recipients are geographically diverse and include organizations that serve urban or rural areas";

(2) in subsection (e), by adding at the end the following:

"(6) PERFORMANCE REVIEW.—The Secretary—

"(A) may conduct periodic on-site reviews; and

"(B) shall conduct performance reviews of all participating agencies that—

Attachment: ROAD to Housing Act Bill Text (S. 2651 (Scott, T. & Warren) - ROAD to Housing Act of 2025)

"(i) consists of a review of the participating agency's compliance with all program requirements; and

"(ii) may take into account the agency's aggregate counselor performance under paragraph (7)(B).

"(7) CONSIDERATIONS.—

"(A) COVERED MORTGAGE LOAN DEFINED.—In this paragraph, the term 'covered mortgage loan' means any loan which is secured by a first or subordinate lien on residential real property (including individual units of condominiums and cooperatives) designed principally for the occupancy of between 1 and 4 families that is—

"(i) insured by the Federal Housing Administration under title II of the National Housing Act (12 U.S.C. 1707 et seq.); or

"(ii) guaranteed under section 184 or 184A of the Housing and Community Development Act of 1992 (12 U.S.C. 1715z–13a, 1715z–13b).

"(B) COMPARISON.—For each counselor employed by an organization receiving assist-

Attachment: ROAD to Housing Act Bill Text (S. 2651 (Scott, T. & Warren) - ROAD to Housing Act of 2025)

ance under this section for pre-purchase housing counseling, the Secretary may consider the performance of the counselor compared to the default rate of all counseled borrowers of a covered mortgage loan in comparable markets and such other factors as the Secretary determines appropriate to further the purposes of this section.

"(8) CERTIFICATION.—If, based on the comparison required under paragraph (7)(B), the Secretary determines that a counselor lacks competence to provide counseling in the areas described in subsection (e)(2) and such action will not create a significant loss of capacity for housing counseling services in the service area, the Secretary may—

"(A) require continued education coupled with successful completion of a probationary period;

"(B) require retesting if the counselor continues to demonstrate a lack of competence under paragraph (7)(B); and

"(C) permanently suspend an individual certification if a counselor fails to demonstrate competence after not fewer than 2 retesting opportunities under subparagraph (B).";

Attachment: ROAD to Housing Act Bill Text (S. 2651 (Scott, T. & Warren) - ROAD to Housing Act of 2025)

(3) in subsection (i)—

(A) by redesignating paragraph (3) as paragraph (4); and

(B) by inserting after paragraph (2) the following:

"(3) TERMINATION OF ASSISTANCE.—

"(A) IN GENERAL.—The Secretary may deny renewal of covered assistance to an organization or entity receiving covered assistance if the Secretary determines that the organization or entity, or the individual through which the organization or entity provides counseling, is not in compliance with program requirements—

"(i) based on the performance review described in subsection (e)(6); and

"(ii) in accordance with regulations issued by the Secretary.

"(B) NOTICE.—The Secretary shall give an organization or entity receiving covered assistance not less than 60 days prior written notice of any denial of renewal under this paragraph, and the determination of renewal shall not be finalized until the end of that notice period.

Attachment: ROAD to Housing Act Bill Text (S. 2651 (Scott, T. & Warren) - ROAD to Housing Act of 2025)

"(C) INFORMAL CONFERENCE.—If requested in writing by the organization or entity within the notice period described in subparagraph (B), the organization or entity shall be entitled to an informal conference with the Deputy Assistant Secretary of Housing Counseling on behalf of the Secretary at which the organization or entity may present for consideration of specific factors that the organization or entity believes were beyond the control of the organization or entity and that caused the failure to comply with program requirements, such as a lack of lender or servicer coordination or communication with housing counseling agencies and individual counselors."; and

(4) by adding at the end the following:

"(j) OFFERING FORECLOSURE MITIGATION COUNSELING.—

"(1) COVERED MORTGAGE LOAN DEFINED.—In this subsection, the term 'covered mortgage loan' means any loan which is secured by a first or subordinate lien on residential real property (including individual units of condominiums) or stock or membership in a cooperative ownership housing corporation

Attachment: ROAD to Housing Act Bill Text (S. 2651 (Scott, T. & Warren) - ROAD to Housing Act of 2025)

designed principally for the occupancy of between 1 and 4 families that is—

"(A) insured by the Federal Housing Administration under title II of the National Housing Act (12 U.S.C. 1707 et seq.);

"(B) guaranteed under section 184 or 184A of the Housing and Community Development Act of 1992 (12 U.S.C. 1715z–13a, 1715z–13b);

"(C) made, guaranteed, or insured by the Department of Veterans Affairs; or

"(D) made, guaranteed, or insured by the Department of Agriculture.

"(2) OPPORTUNITY FOR BORROWERS.—A borrower with respect to a covered mortgage loan who is 30 days or more delinquent on payments for the covered mortgage loan shall be given an opportunity to participate in available housing counseling.

"(3) COST.—If the requirements of sections 202(a)(3) and 205(f) of the National Housing Act (12 U.S.C. 1708(a)(3), 1711(f)) are met, the fair market rate cost of counseling for delinquent borrowers described in paragraph (2) with respect to a covered mortgage loan described in paragraph (1)(A) shall be paid for by the Mutual Mortgage In-

Attachment: ROAD to Housing Act Bill Text (S. 2651 (Scott, T. & Warren) - ROAD to Housing Act of 2025)

surance Fund, as authorized under section 203(r)(4) of the National Housing Act (12 U.S.C. 1709(r)(4)).''.

TITLE II—BUILDING MORE IN AMERICA

SEC. 201. RENTAL ASSISTANCE DEMONSTRATION PROGRAM.

The language under the heading ''RENTAL ASSISTANCE DEMONSTRATION'' in the Department of Housing and Urban Development Appropriations Act, 2012 (Public Law 112–55; 125 Stat. 673) is amended—

(1) in the second proviso, by striking ''until September 30, 2029'' and inserting ''for fiscal year 2012 and each fiscal year thereafter'';

(2) by striking the fourth proviso;

(3) in the twentieth proviso, as so designated before the date of enactment of this Act, by striking ''or other means:'' and inserting ''or other means, including the adoption of a mandatory tenant lease and management plan addendum for a property with assistance converted, if not otherwise covered by another program, under this demonstration:''

(4) by striking the twenty-second proviso, as so designated before the date of enactment of this Act;

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(5) in the twenty-seventh, thirtieth, thirty-first, thirty-second, thirty-third, and thirty-forth provisos, as so designated before the date of enactment of this Act, by striking "Second Component" each place the term appears and inserting "First Component"; and

(6) by striking "vouchers to project-based vouchers." and inserting "vouchers to project-based vouchers: *Provided further*, That the Secretary shall annually assess and publish findings regarding the impact of the conversion of assistance under the First Component of the demonstration with respect to the preservation and improvement of public housing, the amount of private sector leveraging resulting from such conversion transactions, the prevalence of pre-conversion residents remaining in or returning to the property following conversion, and the effect of such conversion on tenants, including the impact of such conversion on the rights maintained by tenants as enumerated in regulations and other documents conferring rights upon tenants as developed by the Secretary, and other matters the Secretary may determine appropriate: *Provided further*, That the Secretary may take remediative action or impose civil money penalties or other administrative sanctions for material violations of a requirement

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under the demonstration: *Provided further*, That nothing in the matter under this heading shall be construed to diminish, impair, or otherwise affect the rights of property owners or tenants as enumerated in current law and regulations: *Provided further*, That all property owner rights, including those related to ownership, management, and contractual obligations, shall continue to apply and be respected following a Rental Assistance Demonstration Program conversion: *Provided further*, That all tenant protections and rights established in current law and regulations shall remain fully in effect for properties converted under the Rental Assistance Demonstration Program.''.

SEC. 202. INCREASING HOUSING IN OPPORTUNITY ZONES.

(a) COVERED GRANT DEFINED.—In this section, the term ''covered grant'' means any competitive grant relating to the construction, modification, rehabilitation, or preservation of housing, as determined by the Secretary of Housing and Urban Development.

(b) PRIORITY.—When awarding a covered grant, the Secretary of Housing and Urban Development may give additional weight to applicants located in, or that primarily serve, a community that has been designated as

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a qualified opportunity zone under section 1400Z–1 of the Internal Revenue Code of 1986.

SEC. 203. HOUSING SUPPLY FRAMEWORKS ACT.

(a) FINDINGS.—Congress finds the following:

(1) The United States is facing a housing supply shortage. This housing supply shortage has resulted in a record number of cost-burdened households across regions and spanning the large and small cities, towns, and coastal and rural communities of the United States.

(2) Several factors contribute to the undersupply of housing in the United States, particularly workforce housing, including rising costs of construction, a shortage of labor, supply chain disruptions, and a lack of reliable funding sources.

(3) Regulatory barriers at the State and local levels, such as zoning and land use regulations, also inhibit the creation of new housing to meet local and regional housing needs.

(4) State and local governments are proactively exploring solutions for reforming regulatory barriers, but additional resources, data, and models can help adequately address these challenges.

(5) While land use regulation is the responsibility of State and local governments, there is Fed-

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eral support for necessary reforms, and there is an opportunity for the Federal Government to provide support and assistance to State and local governments that wish to undertake necessary reforms in a manner that fits their communities' needs.

(6) Therefore, zoning ordinances or systems of land use regulation that have the intent or effect of restricting housing opportunities based on economic status or income without interests that are substantial, legitimate, nondiscriminatory and that outweigh the regional need for housing are contrary to the regional and national interest.

(b) DEFINITIONS.—In this section:

(1) AFFORDABLE HOUSING.—The term "affordable housing" means housing for which the monthly payment is not more than 30 percent of the monthly income of the household.

(2) ASSISTANT SECRETARY.—The term "Assistant Secretary" means the Assistant Secretary for Policy Development and Research of the Department of Housing and Urban Development.

(3) LOCAL ZONING FRAMEWORK.—The term "local zoning framework" means the local zoning codes and other ordinances, procedures, and policies governing zoning and land-use at the local level.

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(4) SECRETARY.—The term ''Secretary'' means the Secretary of Housing and Urban Development.

(5) STATE ZONING FRAMEWORK.—The term ''State zoning framework'' means the State legislation or State agency and department procedures, or such legislation or procedures in an insular area of the United States, enabling local planning and zoning authorities and establishing and guiding related policies and programs.

(c) GUIDELINES ON STATE AND LOCAL ZONING FRAMEWORKS.—

(1) ESTABLISHMENT.—Not later than 3 years after the date of enactment of this Act, the Assistant Secretary shall publish documents outlining guidelines and best practices to support production of adequate housing to meet the needs of communities and provide housing opportunities for individuals at every income level across communities with respect to—

(A) State zoning frameworks; and

(B) local zoning frameworks.

(2) CONSULTATION; PUBLIC COMMENT.—During the 2-year period beginning on the date of enactment of this Act, in developing the guidelines and

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best practices required under paragraph (1), the Assistant Secretary shall—

(A) publish draft guidelines in the Federal Register for public comment; and

(B) establish a task force for the purpose of providing consultation to draft guidelines published under subparagraph (A), the members of which shall include—

(i) planners and architects;

(ii) housing developers, including affordable and market-rate housing developers, manufactured housing developers, and other business interests;

(iii) community engagement experts and community members impacted by zoning decisions;

(iv) public housing authorities and transit authorities;

(v) members of local zoning and planning boards and local and regional transportation planning organizations;

(vi) State officials responsible for housing or land use, including members of State zoning boards of appeals;

(vii) academic researchers; and

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(viii) home builders.

(3) CONTENTS.—The guidelines and best practices required under paragraph (1) shall—

(A) with respect to State zoning frameworks, outline potential models for updated State enabling legislation or State agency and department procedures;

(B) include recommendations regarding—

(i) the reduction or elimination of parking minimums;

(ii) the increase in maximum floor area ratio requirements and maximum building heights and the reduction in minimum lot sizes and set-back requirements;

(iii) the elimination of restrictions against accessory dwelling units;

(iv) increasing by-right uses, including duplex, triplex, or quadplex buildings, across cities or metropolitan areas;

(v) mechanisms, including proximity to transit, to determine the appropriate scope for rezoning and ensure development that does not disproportionately burden residents of economically distressed areas;

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(vi) provisions regarding review of by-right development proposals to streamline review and reduce uncertainty, including—

(I) nondiscretionary, ministerial review; and

(II) entitlement and design review processes;

(vii) the reduction of obstacles, regulatory or otherwise, to a range of housing types at all levels of affordability, including manufactured and modular housing;

(viii) State model zoning regulations for directing local reforms, including mechanisms to encourage adoption;

(ix) provisions to encourage transit-oriented development, including increased permissible units per structure and reduced minimum lot sizes near existing or planned public transit stations;

(x) potential reforms to strengthen the public engagement process;

(xi) reforms to protest petition statutes;

(xii) the standardization, reduction, or elimination of impact fees;

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(xiii) cost effective and appropriate building codes;

(xiv) models for community benefit agreements;

(xv) mechanisms to preserve affordability, limit disruption of low-income communities, and prevent displacement of existing residents;

(xvi) with respect to State zoning frameworks—

(I) State model codes for directing local reforms, including mechanisms to encourage adoption;

(II) a model for a State zoning appeals process, which would—

(aa) create a process for developers or builders requesting a variance, conditional use, special permit, zoning district change, similar discretionary permit, or otherwise petitioning a local zoning or planning board for a project including a State-defined amount of affordable housing to appeal a rejection to a State body

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or regional body empowered by the State; and

(bb) establish qualifications for communities to be exempted from the appeals process based on their available stock of affordable housing; and

(III) streamlining of State environmental review policies;

(xvii) with respect to local zoning frameworks—

(I) the simplification and standardization of existing zoning codes;

(II) maximum review timelines;

(III) best practices for the disposition of land owned by local governments for affordable housing development;

(IV) differentiations between best practices for rural, suburban, and urban communities, and communities with different levels of density or population distribution; and

(V) streamlining of local environmental review policies; and

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(xviii) other land use measures that promote access to new housing opportunities identified by the Secretary; and

(C) consider—

(i) the effects of adopting any recommendation on eligibility for Federal discretionary grants and tax credits for the purpose of housing or community development;

(ii) coordination between infrastructure investments and housing planning;

(iii) local housing needs, including ways to set and measure housing goals and targets;

(iv) a range of affordability for rental units, with a prioritization of units attainable to extremely low-, low-, and moderate-income residents;

(v) a range of affordability for homeownership;

(vi) accountability measures;

(vii) the long-term cost to residents and businesses if more housing is not constructed;

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(viii) barriers to individuals seeking to access affordable housing in growing communities and communities with economic opportunity;

(ix) with respect to State zoning frameworks—

(I) distinctions between States providing constitutional or statutory home rule authority to municipalities and States operating under the Dillon Rule, as articulated in Hunter v. Pittsburgh, 207 U.S. 161 (1907); and

(II) Statewide mechanisms to preserve existing affordability over the long term, including support for land banks and community land trusts;

(x) public comments elicited under paragraph (2)(A); and

(xi) other considerations, as identified by the Secretary.

(d) ABOLISHMENT OF THE REGULATORY BARRIERS CLEARINGHOUSE.—

(1) IN GENERAL.—The Regulatory Barriers Clearinghouse established pursuant to section 1205

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of the Housing and Community Development Act of 1992 (42 U.S.C. 12705d) is abolished.

(2) REPEAL.—Section 1205 of the Housing and Community Development Act of 1992 (42 U.S.C. 12705d) is repealed.

(e) REPORTING.—

(1) INITIAL REPORT.—Not later than 5 years after the date on which the Assistant Secretary publishes the guidelines and best practices for State and local zoning frameworks, the Assistant Secretary shall submit to Congress a report describing—

(A) the States that have adopted recommendations from the guidelines and best practices, pursuant to subsection (c);

(B) a summary of the localities that have adopted recommendations from the guidelines and best practices, pursuant to subsection (c);

(C) a list of States that adopted a State zoning framework;

(D) a summary of the modifications that each State has made in their State zoning framework;

(E) a general summary of the types of updates localities have made to their local zoning framework;

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(F) of the States that have adopted a State zoning framework or recommendations from the guidelines and best practices, the effect of such adoptions; and

(G) a summary of recommendations that were routinely not adopted by States or by localities.

(2) MONITORING.—Two years after the date which the Assistant Secretary submits to Congress the initial report required under paragraph (1), and biennially thereafter, the Secretary shall—

(A) publish a report that—

(i) provides the latest information regarding the information described in subparagraphs (A) through (G) of that paragraph;

(ii) identifies, to the greatest extent practicable, the adoption rates by States and localities of each guideline and best practice established under subsection (c);

(iii) requests and establishes a public comment period on the guidelines and best practices established under subsection (c) that are routinely not adopted or adopted

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at significantly lower rates by States and localities; and

(iv) includes other relevant information and criteria, as determined by the Secretary; and

(B) review and consider all public feedback to the report required under subparagraph (A) for the purpose of improving the guidelines or best practices under subsection (c) to further achieve the zoning goals stated in subsection (a).

(f) GAO REPORT ON HOUSING SUPPLY.—Not later than 1 year after the date of enactment of this Act, the Comptroller General of the United States shall submit to the Committee on Banking, Housing, and Urban Affairs of the Senate and the Committee on Financial Services of the House of Representatives a report that investigates barriers to housing supply, which shall include an assessment of—

(1) the current state of—

(A) the rental and homeowner housing supply shortage;

(B) geographic patterns of that shortage;

(C) shortages in housing at various levels of affordability; and

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(D) shortages in housing appropriate for seniors, families with children, and people with disabilities;

(2) the key drivers of the shortages described in paragraph (1);

(3) regulatory, administrative, or procedural barriers that exist in Federal housing programs that inhibit housing development, and policy actions that can be taken to address those barriers;

(4) the extent to which jurisdictions have successfully implemented zoning or other policy reforms to increase housing production and supply; and

(5) opportunities for increasing coordination between the Department of Housing and Urban Development, the Federal Housing Finance Agency, the Department of Agriculture, the Department of the Treasury, and other agencies to address housing supply.

(g) AUTHORIZATION OF APPROPRIATIONS.—There is authorized to be appropriated to the Secretary to carry out this section such sums as may be necessary for each of fiscal years 2026 through 2030.

(h) RULE OF CONSTRUCTION.—Nothing in this section may be construed to permit the Department of Housing and Urban Development to take an adverse action

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against or fail to provide otherwise offered actions or services for any State or locality if the State or locality declines to adopt a guideline or best practice under subsection (c).

SEC. 204. WHOLE-HOME REPAIRS ACT.

(a) DEFINITIONS.—In this section:

(1) AFFORDABLE UNIT.—The term "affordable unit" means a unit for which the monthly rental payment is not more than 30 percent of the gross income of an individual earning at or below 80 percent of the area median income, as defined by the Secretary.

(2) ASSISTED UNIT.—The term "assisted unit" means a unit that undergoes repair or rehabilitation work through a whole-home repairs program administered by an implementing organization under this section.

(3) ELIGIBLE HOMEOWNER.—The term "eligible homeowner" means a homeowner—

(A) with a household income that—

(i) is not more than 80 percent of the area median income; or

(ii) meets the income eligibility requirements for receiving assistance or ben-

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efits under a specified program, as defined in paragraph (11); and

(B) who is—

(i) an owner of record as evidenced by a publicly recorded deed and occupies the home on which repairs are to be conducted as their principal residence;

(ii) an owner-occupant of the manufactured home on which repairs are to be conducted; or

(iii) an owner who can demonstrate an ownership interest in the property on which repairs are to be conducted, including a person who has inherited an interest in that property.

(4) ELIGIBLE LANDLORD.—The term ‘‘eligible landlord’’ means an individual—

(A) who owns, as determined by the relevant implementing organization, fewer than 10 eligible rental properties, with a majority of affordable units and not more than 50 total units, operated as primary residences in which a majority ownership interest is held by the individual, the spouse of the individual, or the dependent children of the individual, or any close-

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ly held legal entity controlled by the individual, the spouse of the individual, or the dependent children of the individual, either individually or collectively; and

(B) who agrees to the provisions described in subsection (b)(3).

(5) ELIGIBLE RENTAL PROPERTY.—The term "eligible rental property" means a residential property that—

(A) is leased, or offered exclusively for lease, as a primary residence by an eligible landlord; and

(B) includes affordable units.

(6) FORGIVABLE LOAN.—The term "forgivable loan" means a loan—

(A) made to an eligible landlord;

(B) that is secured by a lien recorded against a residential property; and

(C) that may be forgiven by the implementing organization not later than the date that is 3 years after the completion of the repairs if the eligible landlord has maintained compliance with the loan agreement described in subsection (b)(3).

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(7) IMPLEMENTING ORGANIZATION.—The term "implementing organization"—

(A) means a unit of general local government or a State that—

(i) will administer a whole-home repairs program through an agency, department, or other entity; or

(ii) enter into agreements with 1 or more local governments, municipal authorities, other governmental authorities, including a tribally designated housing entity, or qualified nonprofit organizations, to administer a whole-home repairs program as a subrecipient; and

(B) does not include a redundant entity in a jurisdiction already served by a grantee under subsection (b).

(8) INDIAN TRIBE.—The term "Indian tribe" has the meaning given the term in section 4 of the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4103).

(9) QUALIFIED NONPROFIT.—The term "qualified nonprofit" means a nonprofit organization that—

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(A) has received funding, as a recipient or subrecipient, through—

(i) the Community Development Block Grant program under title I of the Housing and Community Development Act of 1974 (42 U.S.C. 5301 et seq.);

(ii) the HOME Investment Partnerships program under subtitle A of title II of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12741 et seq.);

(iii) the Lead-Based Paint Hazard Reduction grant program under section 1011 of the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852) or a grant under the Healthy Homes Initiative administered by the Secretary pursuant to sections 501 and 502 of the Housing and Urban Development Act of 1970 (12 U.S.C. 1701z–1, 1701z–2);

(iv) the Self-Help and Assisted Homeownership Opportunity program authorized under section 11 of the Housing Opportunity Program Extension Act of 1996 (42 U.S.C. 12805 note);

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(v) a rural housing program under title V of the Housing Act of 1949 (42 U.S.C. 1471 et seq.); or

(vi) the Neighborhood Reinvestment Corporation established under the Neighborhood Reinvestment Corporation Act (42 U.S.C. 8101 et seq.);

(B) has coordinated, performed, or otherwise been engaged in weatherization, lead remediation, or home-repair work for not less than 2 years;

(C) has been certified by the Environmental Protection Agency, or by a State authorized by the Environmental Protection Agency to administer a certification program, as—

(i) eligible to carry out activities under the lead renovation, repair and painting program; or

(ii) a Home Certification Organization under the Energy Star program established by section 324A of the Energy Policy and Conservation Act (42 U.S.C. 6294a) or the WaterSense program under section 324B of that Act (42 U.S.C. 6294b), or recognized or otherwise ap-

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proved by the Environmental Protection Agency as a Home Certification Organization under either of those programs; or

(D) is a community development financial institution, as defined in section 103 of the Community Development Banking and Financial Institutions Act of 1994 (12 U.S.C. 4702).

(10) SECRETARY.—The term "Secretary" means the Secretary of Housing and Urban Development.

(11) SPECIFIED PROGRAM.—For purposes of paragraph (3)(A)(ii), the term "specified program" means any of the following:

(A) The Medicaid program established under title XIX of the Social Security Act (42 U.S.C. 1396 et seq.).

(B) The State Children's Health Insurance Program established under title XXI of the Social Security Act (42 U.S.C. 1397aa et seq.).

(C) The supplemental security income benefits program established under title XVI of the Social Security Act (42 U.S.C. 1381 et seq.).

(D) The supplemental nutrition assistance program established under the Food and Nutrition Act of 2008 (7 U.S.C. 2011 et seq.).

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(E) The temporary assistance for needy families program established under part A of title IV of the Social Security Act (42 U.S.C. 601 et seq.).

(12) STATE.—The term "State" means—

(A) each State of the United States;

(B) the District of Columbia;

(C) the Commonwealth of Puerto Rico;

(D) any territory or possession of the United States; and

(E) an Indian tribe.

(13) TRIBALLY DESIGNATED HOUSING ENTITY.—The term "tribally designated housing entity" has the meaning given the term in section 4 of the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4103).

(14) WHOLE-HOME REPAIRS.—The term "whole-home repairs" means modifications, repairs, or updates to homeowner or renter-occupied units to address—

(A) physical and sensory accessibility for individuals with disabilities and older adults, such as bathroom and kitchen modifications, installation of grab bars and handrails, guards and guardrails, lifting devices, ramp additions

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or repairs, sidewalk addition or repair, or doorway or hallway widening;

(B) habitability and safety concerns, such as repairs needed to ensure residential units are fit for human habitation and free from defective conditions or health and safety hazards; or

(C) energy and water efficiency, resilience, and weatherization.

(b) PILOT PROGRAM.—

(1) ESTABLISHMENT.—Not later than 1 year after the date of enactment of this Act, the Secretary shall establish a pilot program to provide grants to implementing organizations to administer a whole-home repairs program for eligible homeowners and eligible landlords.

(2) USE OF FUNDS.—An implementing organization that receives a grant under this subsection—

(A) shall provide grants to eligible homeowners to implement whole-home repairs not covered by other Federal home repair programs and up to a maximum amount per unit, which maximum amount should—

(i) reflect local construction costs and the level of repairs needed in each unit; and

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(ii) be calculated and approved by the Secretary;

(B) shall provide loans, which may be forgivable, to eligible landlords to implement whole-home repairs not covered by other Federal home repair programs for individual affordable units, public and common use areas within the property, and common structural elements up to a maximum amount per unit, area, or element, as applicable, which maximum amount should—

(i) reflect local construction costs; and

(ii) be calculated and approved by the Secretary;

(C) shall evaluate, or provide assistance to eligible homeowners and eligible landlords to evaluate, whole-home repair program funds provided under this subsection with Federal, State, and local home repair programs to provide the greatest benefit to the greatest number of eligible landlords and eligible homeowners and avoid duplication of benefits and redundancies;

(D) shall ensure that—

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(i) all repairs funded or facilitated through an award under this subsection have been completed;

(ii) if repairs are not completed and the plan for whole-home repairs is not updated to reflect the new scope of work, that the loan or grant is repaid on a prorated basis based on completed work; and

(iii) any unused grant or loan balance is returned to the implementing organization, and is reused by the implementing organization for a new whole-home repair grant or loan under this subsection;

(E) may use not more than 5 percent of the awarded funds to carry out related functions, including workforce training for home repair professions, which shall be related to efforts to increase the number of home repairs performed and approved by the Secretary;

(F) may use not more than 10 percent of the awarded funds for administrative expenses; and

(G) shall comply with Federal accessibility requirements and standards under applicable Federal fair housing and civil rights laws and

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regulations, including section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794).

(3) LOAN AGREEMENT.—In a loan agreement with an eligible landlord under this subsection, an implementing organization shall include provisions establishing that the eligible landlord shall, for each eligible rental property for which a loan is used to fund repairs under this subsection—

(A) comply with Federal accessibility requirements and standards under applicable Federal fair housing and civil rights laws and regulations, including section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794); and

(B)(i) if the landlord is renting the assisted units available in the eligible rental property to tenants receiving tenant-based rental assistance under section 8(o) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)), under another tenant-based rental assistance program administered by the Secretary or the Secretary of Agriculture, or under a tenant-based rental subsidy provided by a State or local government, comply with the program requirements under the relevant tenant-based rental assistance program; or

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(ii) if the eligible landlord is not renting to tenants receiving rental-based assistance as described in clause (i)—

(I)(aa) offer to extend the lease of current tenants on current terms, other than the terms described in subclause (iv) for not less than 3 years beginning after the completion of the repairs, unless the lease is terminated due to failure to pay rent, performance of an illegal act within the rental unit, or a violation of an obligation of tenancy that the tenants failed to correct after notice; and

(bb) if the tenant of an assisted unit moves out of the assisted unit at any point in the 3-year period following the loan agreement, maintain the unit as an affordable unit for the remainder of the 3-year period;

(II) provide documentation verifying that the property, upon completion of approved renovations, has met all applicable State and local housing and building codes;

(III) attest that the landlord has no known serious violations of renter protec-

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tions that have resulted in fines, penalties, or judgments during the preceding 10 years; and

(IV) cap annual rent increases for each assisted unit at 5 percent of base rent or inflation, whichever is lower, for not less than 3 years beginning after the completion of the repairs.

(4) APPLICATION.—

(A) IN GENERAL.—An implementing organization desiring an award under this subsection shall submit to the Secretary an application that includes—

(i) the geographic scope of the whole-home repairs program to be administered by the implementing organization, including the plan to address need in any rural, suburban, or urban area within a jurisdiction;

(ii) a plan for selecting subrecipients, if applicable;

(iii) how the implementing organization plans to execute the coordination of Federal, State, and local home repair programs, including programs administered by

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the Department of Energy or the Department of Agriculture, to increase efficiency and reduce redundancy;

(iv) available data on the need for affordable and quality housing within the geographic scope of the whole-home repairs program, and any plans to preserve affordability through the term of the award;

(v) how the implementing organization plans to process and verify applications for grants from eligible homeowners and applications for loans from eligible landlords; and

(vi) such other information as the Secretary requires to determine the ability of an applicant to carry out a program under this subsection.

(B) CONSIDERATIONS.—In making awards under this subsection, the Secretary shall—

(i) with respect to applications submitted by States other than the District of Columbia and the territories of the United States, prioritize those applications with a demonstrated plan to—

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(I) make a good faith effort to implement the pilot program in every jurisdiction; and

(II) provide non-metropolitan areas, or subrecipients serving non-metropolitan areas if applicable, with a share of total funds commensurate to their population;

(ii) aim to select applicants so that the awardees collectively span diverse geographies, with an intent to understand the impact of the pilot program under this subsection in urban, suburban, rural, and Tribal settings; and

(iii) not disqualify implementing organizations that were awarded grants under the pilot program in prior application cycles.

(5) PROGRAM INFORMATION.—The Secretary shall make available to grant recipients under this subsection information regarding existing Federal programs for which grant recipients may coordinate or provide assistance in coordinating applications for those programs in accordance with paragraph (2)(C).

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(6) GRANT NUMBER.—In each year in which an award is made under this subsection, the Secretary shall award assistance to—

(A) not less than 2, and not more than 10, implementing organizations, as application numbers and funding permit; and

(B) not more than 1 implementing organization in any State.

(7) LOANS THAT ARE NOT FORGIVEN.—If a loan made by an implementing organization under paragraph (2)(B) is not forgiven, the loan repayment funds shall be reused by the implementing organization for a new whole-home repair grant or loan under this subsection.

(8) SUPPLEMENT, NOT SUPPLANT.—Amounts awarded under this subsection to implementing organizations shall supplement, not supplant, other Federal, State, and local funds made available to those entities.

(9) STREAMLINING PROGRAM DELIVERY AND ENSURING EFFICIENCY.—To the extent possible, in carrying out the pilot program under this subsection, the Secretary shall—

(A) endeavor to improve efficiency of service delivery, as well as the experience of and im-

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pact on the taxpayer, by encouraging programmatic collaboration and information sharing across Federal, State, and local programs for home repair or improvement, including programs administered by the Department of the Agriculture; and

(B) enhance collaboration and cross-agency streamlining efforts that reduce the burdens of multiple income verification processes and applications on the eligible homeowner, the eligible landlord, the implementing organization, and the Federal Government, including by establishing assistance application procedures for income eligibility under this subsection that recognize income eligibility determinations for assistance using any of the criteria under subsection (a)(3)(A) that have been used for assistance applications during the 1-year period preceding the date on which an eligible homeowner or eligible landlord applies for assistance under this subsection.

(10) REPORTING REQUIREMENTS.—

(A) ANNUAL REPORT.—An implementing organization that receives a grant under this

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subsection shall submit to the Secretary an annual report on initial funding that includes—

(i) the number of units served, including reporting on both homeownership and rental units, as well as accessible units;

(ii) the average cost per unit for modifications or repairs and the nature of those modifications or repairs, including reporting on accessibility and both homeownership and rental units;

(iii) the number of applications received, served, denied, or not completed, disaggregated by geographic area;

(iv) the aggregated demographic data of grant recipients, which may include data on income range, urban, suburban, and rural residency, age, and racial and ethnic identity;

(v) the aggregated demographic data of loan recipients, which may include data on income range, urban, suburban, and rural residency, age, and racial and ethnic identity;

(vi) an affirmation that the implementation organization has complied with the

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applicable regulations, including compliance with Federal accessibility requirements;

(vii) in the first year of receiving a grant, and as certified in subsequent reports, a comprehensive plan to prevent waste, fraud, and abuse in the administration of the pilot program, which shall include, at a minimum—

(I) a policy enacted and enforced by the implementing organization to monitor ongoing expenditures under this subsection and ensure compliance with applicable regulations;

(II) a policy enacted and enforced by the implementing organization to detect and deter fraudulent activity, including fraud occurring in individual projects and patterns of fraud by parties involved in the expenditure of funds under this subsection;

(III) a statement setting forth any violations detected by the implementing organization during the pre-

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vious calendar year, including details about steps taken to achieve compliance and any remedial measures; and

(IV) a certification by the chief executive or most senior compliance officer of the organization that the organization maintains sufficient staff and resources to effectively carry out the above-mentioned policies; and

(viii) such other information as the Secretary may require.

(B) REPORTING REQUIREMENT ALIGNMENT.—To limit the costs of implementing the pilot program under this subsection, the Secretary shall endeavor, to the extent possible, to structure reporting requirements such that they align with the data reporting requirements in place for funding streams that implementing organizations are likely to use in partnership with funding from this subsection, including the reporting requirements under—

(i) the Community Development Block Grant program under title I of the Housing and Community Development Act of 1974 (42 U.S.C. 5301 et seq.);

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(ii) the HOME Investment Partnerships program under subtitle A of title II of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12741 et seq.);

(iii) the Weatherization Assistance Program for low-income persons established under part A of title IV of the Energy Conservation and Production Act (42 U.S.C. 6861 et seq.); and

(iv) the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4101 et seq.).

(C) PILOT PROGRAM PERIOD REPORTS.—Not less frequently than twice during the period in which the pilot program established under this subsection operates, the Office of Inspector General of the Department of Housing and Urban Development shall complete an assessment of the implementation of measures to ensure the fair and legitimate use of the pilot program.

(D) SUMMARY TO CONGRESS.—The Secretary shall submit to the Committee on Banking, Housing, and Urban Affairs of the Senate

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and the Committee on Financial Services of the House of Representatives an annual report providing a summary of the data provided under subparagraphs (A) and (C) during the 1-year period preceding the report and all data previously provided under those subparagraphs.

(11) FUNDING.—The Secretary—

(A) is authorized to use up to $30,000,000 of funds made available as provided in appropriations Acts for programs administered by the Office of Lead Hazard Control and Healthy Homes to carry out the pilot program under this subsection; and

(B) shall submit to the Committee on Appropriations and the Committee on Banking, Housing, and Urban Affairs of the Senate and the Committee on Appropriations and the Committee on Financial Services of the House of Representatives a report on the appropriations accounts from which the Secretary will derive the funding under subparagraph (A).

(12) ENVIRONMENTAL REVIEW.—A grant under this subsection shall be—

(A) treated as assistance for a special project for purposes of section 305(c) of the

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Multifamily Housing Property Disposition Reform Act of 1994 (42 U.S.C. 3547); and

(B) subject to the regulations promulgated by the Secretary to implement such section.

(13) TERMINATION.—The pilot program established under this subsection shall terminate on October 1, 2031.

SEC. 205. COMMUNITY INVESTMENT AND PROSPERITY ACT.

(a) REVISED STATUTES.—The paragraph designated as the ''Eleventh'' of section 5136 of the Revised Statutes of the United States (12 U.S.C. 24) is amended, in the fifth sentence, by striking ''15'' each place the term appears and inserting ''20''.

(b) FEDERAL RESERVE ACT.—Section 9(23) of the Federal Reserve Act (12 U.S.C. 338a) is amended, in the fifth sentence, by striking ''15'' each place the term appears and inserting ''20''.

SEC. 206. BUILD NOW ACT.

(a) DEFINITIONS.—In this section:

(1) COVERED RECIPIENT.—The term ''covered recipient'' means a metropolitan city or urban county, as those terms are defined in section 102 of the Housing and Community Development Act of 1974 (42 U.S.C. 5302), that receives funds under section 106.

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(2) CURRENT ANNUAL GROWTH RATE.—The term ‘‘current annual growth rate’’, with respect to an eligible recipient and a fiscal year, means the average annual percentage increase in the number of housing units in the jurisdiction of the eligible recipient, as calculated by the Secretary, during the period—

(A) beginning with the third quarter of the sixth preceding fiscal year; and

(B) ending with the third quarter of the preceding fiscal year.

(3) ELIGIBLE RECIPIENT.—The term ‘‘eligible recipient’’ means any covered recipient unless—

(A)(i) the median Small Area Fair Market Rent in the jurisdiction of the covered recipient is at or below the 60th percentile of median Small Area Fair Market Rents in the jurisdictions of all covered recipients; and

(ii) the median home value in the jurisdiction of the covered recipient is below the median home value for the United States;

(B) the annual natural rental vacancy rate in the jurisdiction of the covered recipient is greater than the national annual natural rental

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vacancy rate for the most recent year available, as published by the Bureau of the Census;

(C) during the 1-year period preceding the date on which the Secretary allocates funds under section 106, the jurisdiction of the covered recipient has been the subject of a major disaster or emergency declaration under section 401 or 501, respectively, of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5170, 5191); or

(D) the covered recipient lacks the legal authority to enact or update zoning and permitting ordinances.

(4) EXTREMELY HIGH-GROWTH RECIPIENT.—The term ''extremely high-growth recipient'' means an eligible recipient for which the current annual growth rate is at or above 4 percent.

(5) HOUSING GROWTH IMPROVEMENT RATE.—The term ''housing growth improvement rate'', with respect to an eligible recipient and a fiscal year, means the quotient of—

(A) the current annual growth rate of the eligible recipient; and

(B) the prior annual growth rate of the eligible recipient.

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(6) PRIOR ANNUAL GROWTH RATE.—The term "prior annual growth rate", with respect to an eligible recipient and a fiscal year, means the average annual percentage increase in the number of housing units in the jurisdiction of the eligible recipient, as calculated by the Secretary, during the period—

(A) beginning with the third quarter of the 11th preceding fiscal year; and

(B) ending with the third quarter of the sixth preceding fiscal year.

(7) SECRETARY.—The term "Secretary" means the Secretary of Housing and Urban Development.

(8) SECTION 106.—The term "section 106" means section 106 of the Housing and Community Development Act of 1974 (42 U.S.C. 5306).

(b) ADJUSTMENTS TO COMMUNITY DEVELOPMENT BLOCK GRANT ALLOCATIONS.—

(1) IN GENERAL.—In allocating amounts to an eligible recipient under section 106 for a fiscal year, the Secretary shall adjust the allocation based on the housing growth improvement rate of the eligible recipient, in accordance with paragraph (2) of this subsection.

(2) ADJUSTMENTS.—

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(A) HOUSING GROWTH IMPROVEMENT RATE AT OR ABOVE MEDIAN; EXTREMELY HIGH-GROWTH RECIPIENTS.—

(i) IN GENERAL.—If, with respect to a fiscal year for which the allocation under section 106 is being determined, the housing growth improvement rate for an eligible recipient is at or above the median housing growth improvement rate for all eligible recipients other than extremely high-growth recipients, or if an eligible recipient is an extremely high-growth recipient, the Secretary shall allocate to the eligible recipient for that fiscal year, in addition to the amount that would otherwise be allocated to the eligible recipient under section 106, a bonus amount, as determined under clause (ii) of this subparagraph.

(ii) BONUS AMOUNT.—For purposes of clause (i), the bonus amount for an eligible recipient for a fiscal year shall be equal to the product of—

(I) the aggregate amount by which allocations to eligible recipients

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are decreased under subparagraph (B) for that fiscal year; and

(II) the quotient of—

(aa) the number of housing units, as of the third quarter of the preceding fiscal year, in the jurisdiction of the eligible recipient, as calculated by the Secretary; and

(bb) the number of housing units, as of the third quarter of the preceding fiscal year, in the jurisdictions of all eligible recipients that receive a bonus amount under this paragraph, as calculated by the Secretary.

(B) HOUSING GROWTH IMPROVEMENT RATE BELOW MEDIAN.—If, with respect to a fiscal year for which the allocation under section 106 is being determined, the housing growth improvement rate for an eligible recipient is below the median housing growth improvement rate for all eligible recipients other than high-growth outliers, the Secretary shall decrease the amount that would otherwise be al-

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located to the eligible recipient under section 106 for that fiscal year by 10 percent.

(c) CALCULATION OF HOUSING UNITS.—

(1) HOUSING AND URBAN DEVELOPMENT REQUIREMENTS.—In calculating the number of housing units in the jurisdiction of an eligible recipient under any provision of this section, the Secretary shall—

(A) use the Current Address Count Listing Files and other data products, as needed, of the Bureau of the Census tabulated from the Master Address File; and

(B) make calculations at the block level, using boundaries that reflect the most current boundaries.

(2) CENSUS BUREAU AND POSTAL SERVICE REQUIREMENTS.—The Bureau of the Census and the United States Postal Service shall provide any relevant data to the Secretary upon request to assist the Secretary in making a calculation described in paragraph (1).

(3) ADJUSTMENT OF CALCULATION PERIODS.—The Secretary may adjust the calculation periods under subparagraphs (A) and (B) of subsection (a)(2), subparagraphs (A) and (B) of subsection (a)(6), and items (aa) and (bb) of subsection

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(b)(2)(A)(ii)(II) by not more than 2 months to achieve alignment with the data provided by the Bureau of the Census.

(d) ANNUAL REPORT ON HOUSING GROWTH IMPROVEMENT RATE.—Before allocating funds under section 106 for a fiscal year, the Secretary shall publish a report that—

(1) includes the housing growth improvement rate for each eligible recipient; and

(2) lists, for the most recent fiscal year for which allocations were made under section 106—

(A) the eligible recipients that received a bonus amount under subsection (b)(2)(A); and

(B) the eligible recipients for which the allocation under section 106 was decreased under subsection (b)(2)(B) of this section.

(e) NOTIFICATION; IMPLEMENTATION DATES.—

(1) NOTIFICATION.—

(A) IN GENERAL.—Not later than 60 days after the date of enactment of this Act, the Secretary shall notify each eligible recipient of the recipient's housing growth improvement rate and whether that housing growth improvement rate is above, at, or below the median housing growth improvement rate for all eligible recipi-

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ents other than extremely high-growth recipients.

(B) GUIDANCE.—As part of the notification under subparagraph (A), the Secretary shall share guidance, including resources developed by the Department of Housing and Urban Development, on best practices and recommendations on policies to reduce regulatory barriers to housing and increase housing supply.

(2) IMPLEMENTATION DATES.—Subsection (b) shall take effect beginning with the second full fiscal year after the date of enactment of this Act and remain in effect through fiscal year 2042.

SEC. 207. BETTER USE OF INTERGOVERNMENTAL AND LOCAL DEVELOPMENT (BUILD) HOUSING ACT.

(a) DESIGNATION OF ENVIRONMENTAL REVIEW PROCEDURE.—The Department of Housing and Urban Development Act (42 U.S.C. 3531 et seq.) is amended by inserting after section 12 (42 U.S.C. 3537a) the following:

"SEC. 13. DESIGNATION OF ENVIRONMENTAL REVIEW PROCEDURE.

"(a) IN GENERAL.—Except as provided in subsection (b), the Secretary may, for purposes of environmental re-

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view, decision making, and action pursuant to the National Environmental Policy Act of 1969 (42 U.S.C. 4321 et seq.), and other provisions of law that further the purposes of such Act, designate the treatment of assistance administered by the Secretary as funds for a special project for purposes of section 305(c) of the Multifamily Housing Property Disposition Reform Act of 1994 (42 U.S.C. 3547).

"(b) EXCEPTION.—The designation described in subsection (a) shall not apply to assistance for which a procedure for carrying out the responsibilities of the Secretary under the National Environmental Policy Act of 1969 (42 U.S.C. 4321 et seq.), and other provisions of law that further the purposes of such Act, is otherwise specified in law.".

(b) TRIBAL ASSUMPTION OF ENVIRONMENTAL REVIEW OBLIGATIONS.—Section 305(c) of the Multifamily Housing Property Disposition Reform Act of 1994 (42 U.S.C. 3547) is amended—

(1) by striking "State or unit of general local government" each place it appears and inserting "State, Indian tribe, or unit of general local government";

(2) in paragraph (1)(C), in the heading, by striking "STATE OR UNIT OF GENERAL LOCAL GOV-

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ERNMENT'' and inserting ''STATE, INDIAN TRIBE, OR UNIT OF GENERAL LOCAL GOVERNMENT''; and

(3) by adding at the end the following:

''(5) DEFINITION OF INDIAN TRIBE.—For purposes of this subsection, the term 'Indian tribe' means a federally recognized tribe, as defined in section 4(13)(B) of the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4103(13)(B)).''.

SEC. 208. UNLOCKING HOUSING SUPPLY THROUGH STREAMLINED AND MODERNIZED REVIEWS ACT.

(a) DEFINITIONS.—In this section:

(1) INFILL PROJECT.—The term ''infill project'' means a project that—

(A) occurs within the geographic limits of a municipality;

(B) is adequately served by existing utilities and public services as required under applicable law;

(C) is located on a site of previously disturbed land of not more than 5 acres and substantially surrounded by residential or commercial development;

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(D) will repurpose a vacant or underutilized parcel of land, or a dilapidated or abandoned structure; and

(E) will serve a residential or commercial purpose.

(2) SECRETARY.—The term ''Secretary'' means the Secretary of Housing and Urban Development.

(b) NEPA STREAMLINING FOR HUD HOUSING-RELATED ACTIVITIES.—

(1) IN GENERAL.—The Secretary shall, in accordance with section 553 of title 5, United States Code, and section 103 of the National Environmental Policy Act of 1969 (42 U.S.C. 4333), expand and reclassify housing-related activities under the necessary administrative regulations as follows:

(A) The following housing-related activities shall be subject to regulations equivalent or substantially similar to the regulations entitled ''exempt activities'' as set forth in section 58.34 of title 24, Code of Federal Regulations, as in effect on January 1, 2025:

(i) Tenant-based rental assistance.

(ii) Supportive services, including health care, housing services, permanent housing placement, day care, nutritional

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services, short-term payments for rent, mortgage, or utility costs, and assistance in gaining access to Federal Government and State and local government benefits and services.

(iii) Operating costs, including maintenance, security, operation, utilities, furnishings, equipment, supplies, staff training, and recruitment and other incidental costs.

(iv) Economic development activities, including equipment purchases, inventory financing, interest subsidies, operating expenses, and similar costs not associated with construction or expansion of existing operations.

(v) Activities to assist homebuyers to purchase existing dwelling units or dwelling units under construction, including closing costs and down payment assistance, interest rate buydowns, and similar activities that result in the transfer of title.

(vi) Affordable housing pre-development costs related to obtaining site options, project financing, administrative

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costs and fees for loan commitment, zoning approvals, and other related activities that do not have a physical impact.

(vii) Approval of supplemental assistance, including insurance or guarantee, to a project previously approved by the Secretary.

(viii) Emergency homeowner or renter assistance for HVAC, hot water heaters, and other necessary uses of existing utilities required under applicable law.

(B) The following housing-related activities shall be subject to regulations equivalent or substantially similar to the regulations entitled, (i) "categorical exclusions not subject to section 58.5" and (ii) "categorical exclusions not subject to the Federal laws and authorities cited in sections 50.4" in section 58.35(b) and section 50.19, respectively of title 24, Code of Federal Regulations, as in effect on January 1, 2025, if such activities do not materially alter environmental conditions and do not materially exceed the original scope of the project:

(i) Acquisition, repair, improvement, reconstruction, or rehabilitation of public

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facilities and improvements (other than buildings) if the facilities and improvements are in place and will be retained in the same use without change in size or capacity of more than 20 percent, including replacement of water or sewer lines, reconstruction of curbs and sidewalks, and repaving of streets.

(ii) Rehabilitation of 1-to-4 unit residential buildings, and existing housing-related infrastructure, such as repairs or rehabilitation of existing wells, septics, or utility lines that connect to that housing.

(iii) New construction, development, demolition, acquisition, or disposition on up to 4 scattered site existing dwelling units where there is a maximum of 4 units on any 1 site.

(iv) Acquisitions (including leasing) or disposition of, or equity loans on an existing structure, or acquisition (including leasing) of vacant land if the structure or land acquired, financed, or disposed of will be retained for the same use.

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(C) The following housing-related activities shall be subject to regulations equivalent or substantially similar to the regulations entitled, (i) ‘‘categorical exclusions subject to section 58.5’’ and (ii) ‘‘categorical exclusions subject to the Federal laws and authorities cited in sections 50.4’’ in section 58.35(a) and section 50.20, respectively, of title 24, Code of Federal Regulations, as in effect on January 1, 2025, if such activities do not materially alter environmental conditions and do not materially exceed the original scope of the project:

(i) Acquisitions of open space or residential property, where such property will be retained for the same use or will be converted to open space to help residents relocate out of an area designated as a high-risk area by the Secretary.

(ii) Conversion of existing office buildings into residential development, subject to—

(I) a maximum number of units to be determined by the Secretary; and

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(II) a limitation on the change in building size of not more than 20 percent.

(iii) New construction, development, demolition, acquisition, or disposition on 5 to 15 dwelling units where there is a maximum of fifteen units on any 1 site. The units can be 15 1-unit buildings or 1 15-unit building, or any combination in between.

(iv) New construction, development, demolition, acquisition, or disposition on 15 or more housing units developed on scattered sites when there are not more than 15 housing units on any 1 site, and the sites are more than a set number of feet apart as determined by the Secretary.

(v) Rehabilitation of buildings and improvements in the case of a building for residential use with 5 to 15 units, if the density is not increased beyond 15 units and the land use is not changed.

(vi) Infill projects consisting of new construction, rehabilitation, or development of residential housing units.

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(vii) The voluntary acquisition of properties—

(I) located in a—

(aa) floodway;

(bb) floodplain; or

(cc) other area, clearly delineated by the grantee; and

(II) that have been impacted by a predictable environmental threat to the safety and well-being of program beneficiaries caused or exacerbated by a federally declared disaster.

(c) REPORT.—The Secretary shall submit to the Committee on Banking, Housing, and Urban Affairs of the Senate and the Committee on Financial Services of the House of Representatives an annual report during the 5-year period beginning on the date that is 2 years after the date of enactment of this Act that provides a summary of findings of reductions in review times and administrative cost reduction, with a particular focus on the affordable housing sector, as a result of the actions set forth in this section, and any recommendations of the Secretary for future congressional action with respect to revising categorical exclusions or exemptions under title 24, Code of Federal Regulations.

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SEC. 209. INNOVATION FUND.

(a) DEFINITIONS.—In this section:

(1) ATTAINABLE HOUSING.—The term "attainable housing" means housing that—

(A) serves—

(i) a majority of households with income not greater than 80 percent of area median income; and

(ii) households with income not greater than 100 percent of area median income; or

(B) serves—

(i) a majority of households with income not greater than 60 percent of area median income; and

(ii) households with income not greater than 120 percent of area median income.

(2) ELIGIBLE ENTITY.—The term "eligible entity" means—

(A) a metropolitan city or urban county, as those terms are defined in section 102 of the Housing and Community Development Act of 1974 (42 U.S.C. 5302), that has demonstrated an objective improvement in housing supply growth, as determined by the Secretary, whose

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methodology for determining such growth is published in the Federal Register to allow for public comment not less than 90 days before date on which the notice of funding opportunity is made available; or

(B) a unit of general local government or Indian tribe, as those terms are defined in section 102 of the Housing and Community Development Act of 1974 (42 U.S.C. 5302), that has demonstrated an objective improvement in housing supply growth, as determined by the Secretary, whose methodology for determining such improvement is published in the Federal Register to allow for public comment not less than 90 days before the date on which the notice of funding opportunity is made available.

(3) SECRETARY.—The term "Secretary" means the Secretary of Housing and Urban Development.

(b) ESTABLISHMENT OF A GRANT PROGRAM.—

(1) ESTABLISHMENT.—Not later than 1 year after the date of enactment of this Act, the Secretary shall establish a program to award grants on a competitive basis to eligible entities that have increased their local housing supply.

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(2) LIST OF ELIGIBLE ENTITIES.—The Secretary shall make a list of eligible entities publicly available on the website of the Department of Housing and Urban Development.

(3) ELIGIBLE PURPOSES.—An eligible entity receiving a grant under this section may use funds to—

(A) carry out any of the activities described in section 105 of the Housing and Community Development Act of 1974 (42 U.S.C. 5305);

(B) carry out any of the activities permitted under the Local and Regional Project Assistance Program established under section 6702 of title 49, United States Code;

(C) serve as matching funds under a State revolving fund program related to a clean water or drinking water program administered by the Environmental Protection Agency in which the eligible entity is the grantee under that program, unless otherwise determined by the Secretary; and

(D) carry out initiatives of the eligible entity that facilitate the expansion of the supply of attainable housing and that supplement initia-

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tives the eligible entity has carried out, or is in the process of carrying out, as specified in the application submitted under paragraph (4).

(4) APPLICATION.—

(A) IN GENERAL.—An eligible entity seeking a grant under this section shall submit to the Secretary an application that provides—

(i) a description of each purpose for which the eligible entity will use the grant, and an attestation that the grant will be used only for 1 or more eligible purposes described in paragraph (3);

(ii) data on characteristics of increased housing supply during the 3-year period ending on the date on which the application is submitted, which may include whether such housing—

(I) serves households at a range of income levels; and

(II) has improved the quality and affordability of housing in the jurisdiction of the eligible entity;

(iii) a description of how each eligible purpose described in clause (i) may address a community need or advance an ob-

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jective, or an aspect of an objective, included in the comprehensive housing affordability strategy and community development plan of the eligible entity under part 91 of title 24, Code of Federal Regulations, or any successor regulation (commonly referred to as a "consolidated plan"); and

(iv) a description of how the eligible entity has carried out, or is in the process of carrying out, initiatives that facilitate the expansion of the supply of housing.

(B) INITIATIVES.—Initiatives that meet the criteria described in paragraph (3)(D) include—

(i) increasing by-right uses, including duplex, triplex, quadplex, and multifamily buildings, in areas of opportunity;

(ii) revising or eliminating off-street parking requirements to reduce the cost of housing production;

(iii) revising minimum lot size requirements, floor area ratio requirements, setback requirements, building heights, and

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bans or limits on construction to allow for denser and more affordable development;

(iv) instituting incentives to promote dense development;

(v) passing zoning overlays or other ordinances that enable the development of mixed-income housing;

(vi) streamlining regulatory requirements and shortening processes, increasing code enforcement and permitting capacity, reforming zoning codes, or other initiatives that reduce barriers to increasing housing supply and affordability;

(vii) eliminating restrictions against accessory dwelling units and expanding their by-right use;

(viii) using local tax incentives or public financing to promote development of attainable housing;

(ix) streamlining environmental regulations;

(x) eliminating unnecessary manufactured-housing regulations and restrictions;

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(xi) minimizing the impact of overburdensome energy and water efficiency standards on housing costs; and

(xii) other activities that reduce cost of construction, as determined by the Secretary.

(5) GRANTS.—

(A) IN GENERAL.—The Secretary shall make not fewer than 25 grants on an annual basis (unless amounts appropriated to provide grant amounts consistent with subsection (b) are insufficient, in which case fewer grants may be awarded), with strong consideration of different geographical areas and a relatively even spread of rural, suburban, and urban communities.

(B) LIMITATIONS ON AWARDS.—No grant awarded under this paragraph may be—

(i) more than $10,000,000; or

(ii) less than $250,000.

(C) PRIORITY.—When awarding grants under this paragraph, the Secretary shall give priority to an eligible entity that has—

(i) demonstrated the use of innovative policies, interventions, or programs for in-

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creasing housing supply, including adoption of any of the frameworks developed under section 203; and

(ii) demonstrated a marked improvement in housing supply growth.

(c) RULES OF CONSTRUCTION.—Nothing in this section shall be construed—

(1) to authorize the Secretary to mandate, supersede, or preempt any local zoning or land use policy; or

(2) to affect the requirements of section 105(c)(1) of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12705(c)(1)).

(d) AUTHORIZATION OF APPROPRIATIONS.—

(1) IN GENERAL.—There is authorized to be appropriated to carry out this section $200,000,000 for each of fiscal years 2027 through 2031.

(2) ADJUSTMENT.—The amount authorized to be appropriated under paragraph (1) shall be adjusted for inflation based on the Consumer Price Index.

SEC. 210. ACCELERATING HOME BUILDING ACT.

(a) DEFINITIONS.—In this section:

(1) AFFORDABLE HOUSING.—The term ''affordable housing'' means housing for which the total

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monthly housing cost payment is not more than 30 percent of the monthly household income for a household earning not more than 80 percent of the area median income.

(2) COVERED STRUCTURE.—The term "covered structure" means—

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

(B) includes—

(i) an accessory dwelling unit;

(ii) infill development;

(iii) a duplex;

(iv) a triplex;

(v) a fourplex;

(vi) a cottage court;

(vii) a courtyard building;

(viii) a townhouse;

(ix) a multiplex; and

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

(3) ELIGIBLE ENTITY.—The term "eligible entity" means—

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

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

(B) a municipal membership organization; and

(C) an Indian tribe, as defined in section 102(a) of the Housing and Community Development Act of 1974 (42 U.S.C. 5302(a)).

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

(5) INFILL DEVELOPMENT.—The term "infill development" means residential development on small parcels in previously established areas for replacement by new or refurbished housing that utilizes existing utilities and infrastructure.

(6) MIXED-INCOME HOUSING.—The term "mixed-income housing" means a housing development that is comprised of housing units that promote differing levels of affordability in the community.

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

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

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

(9) SECRETARY.—The term "Secretary" means the Secretary of Housing and Urban Development.

(b) AUTHORITY.—The Secretary may 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.

(c) CONSIDERATIONS.—In reviewing applications submitted by eligible entities for a grant under this section, the Secretary shall consider—

(1) the need for affordable housing by the eligible entity;

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

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

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

(d) SET-ASIDE FOR RURAL AREAS.—Of the amount made available in each fiscal year for grants under this

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section, the Secretary shall ensure that not less than 10 percent shall be used for grants to eligible entities that are located in rural areas.

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

(1) the impacts of the activities carried out using the grant amounts in improving the production and supply of affordable housing;

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

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

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

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

(1) to the extent possible, encourage localities to make publicly available through a website information on the pre-reviewed designs selected and submitted to the Secretary by eligible entities receiving grants under this section, including information on the benefits of use of those designs; and

(2) collect, identify, and disseminate best practices regarding such designs and make such informa-

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tion publicly available on the website of the Department of Housing and Urban Development.

(g) Design Adoption and Repayment.—The Secretary may require an eligible entity to return to the Secretary any grant funds received under this section if the selected pre-reviewed designs submitted under this section have not been adopted during the 5-year period following receipt of the grant, unless that period is extended by the Secretary.

(h) Authorization of Appropriations.—

(1) In general.—There is authorized to be appropriated to the Secretary such sums as are necessary to carry out this section.

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

SEC. 211. BUILD MORE HOUSING NEAR TRANSIT ACT.

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

(1) in subsection (a)—

(A) by redesignating paragraph (6) as paragraph (7); and

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(B) by inserting after paragraph (5) the following:

"(6) PRO-HOUSING POLICY.—The term 'pro-housing policy'—

"(A) means any adopted State or local policy that will remove regulatory barriers to the construction or preservation of housing units, including affordable housing units; and

"(B) shall include any adopted State or local policy that—

"(i) reduces or eliminates parking minimums;

"(ii) establishes a by-right approval process for housing under which land use development approval is limited to determining that the development meets objective zoning and design standards that—

"(I) involve no subjective judgment by a public official;

"(II) are uniformly verifiable by reference to an external and uniform benchmark or criterion available to both the land use developer and the public official prior to submission; and

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"(III) include only such standards as are published and adopted by ordinance or resolution by a jurisdiction before submission of a development application;

"(iii) reduces or eliminates minimum lot sizes;

"(iv) eliminates or raises residential property height limits or increases the number of dwelling units permitted to be constructed under a by-right approval process; or

"(v) carries out other policies as determined by the Secretary, in consultation with the Secretary of Housing and Urban Development.";

(2) in subsection (g)(2), by adding at the end the following:

"(D) ELIGIBILITY FOR ADJUSTMENT OF RATING FOR PROJECT JUSTIFICATION CRITERIA FOR PRO-HOUSING POLICIES; CONSIDERATIONS.—In evaluating and rating a project as a whole for project justification under subparagraph (A), the Secretary—

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"(i) may increase 1 point on the 5-point scale (high, medium-high, medium, medium-low, or low) the rating of a project if the applicant submits documented evidence of pro-housing policies for areas accessible to transit facilities along the project route; and

"(ii) should consider whether the pro-housing policies documented by the applicant will result, through new production and preservation, in an amount of housing units, including housing units affordable below the area median income, that is appropriate to expected housing demand in the project area.

"(E) CONSULTATION.—In developing the evaluation process that could lead to the increased rating described in subparagraph (D)(i), the Secretary shall consult with the Secretary of Housing and Urban Development.";

(3) in subsection (h)(6), by adding at the end the following:

"(C) ELIGIBILITY FOR ADJUSTMENT OF RATING FOR PROJECT JUSTIFICATION CRITERIA FOR PRO-HOUSING POLICIES; CONSIDER-

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ATIONS.—In evaluating and rating the benefits of a project under subparagraph (A), the Secretary—

"(i) may increase the rating of a project if the applicant submits documented evidence of pro-housing policies for areas accessible to transit facilities along the project route; and

"(ii) should consider whether the pro-housing policies documented by the applicant will result, through new production and preservation, in an amount of housing units, including housing units affordable below the area median income, that is appropriate to expected housing demand in the project area.

"(D) CONSULTATION.—In developing the evaluation process that could lead to the increased rating described in subparagraph (C)(i), the Secretary shall consult with the Secretary of Housing and Urban Development."; and

(4) in subsection (o)—

(A) in paragraph (1)—

(i) in subparagraph (B), by striking "and" at the end;

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(ii) in subparagraph (C), by striking the period at the end and inserting "; and"; and

(iii) by adding at the end the following:

"(D) information concerning projects for which the applicant submitted pro-housing policies under subsection (g)(2)(D) or subsection (h)(6) and received an adjustment of rating for project justification.".

SEC. 212. REVITALIZING EMPTY STRUCTURES INTO DESIRABLE ENVIRONMENTS (RESIDE) ACT.

(a) DEFINITIONS.—In this section:

(1) ATTAINABLE HOUSING.—The term "attainable housing" means housing that—

(A) serves households earning not more than 100 percent of the area median income, if a majority of the housing units are affordable to households earning not more than 80 percent of the area median income; or

(B) serves households earning not more than 120 percent of the area median income, if the majority of the housing units are affordable to households earning not more than 60 percent of the area median income.

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(2) CONVERTED HOUSING UNIT.—The term "converted housing unit" means a housing unit that is created using a covered grant.

(3) COVERED GRANT.—The term "covered grant" means a grant awarded under the Pilot Program.

(4) ELIGIBLE ENTITY.—The term "eligible entity" means a participating jurisdiction, as defined in section 104 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12704).

(5) HOME INVESTMENT PARTNERSHIPS PROGRAM.—The term "HOME Investment Partnerships Program" means the program under subtitle A of title II of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12741 et seq.).

(6) PILOT PROGRAM.—The term "Pilot Program" means the Blighted Building to Housing Conversion Program carried out under subsection (b).

(7) SECRETARY.—The term "Secretary" means the Secretary of Housing and Urban Development.

(8) VACANT AND ABANDONED BUILDING.—The term "vacant and abandoned building" means a property—

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(A) that was constructed for use as a warehouse, factory, mall, strip mall, or hotel, or for another industrial or commercial use; and

(B)(i) with respect to which—

(I) a code enforcement inspection has determined that the property is not safe; and

(II) not less than 90 days have elapsed since the owner was notified of the deficiencies in the property and the owner has taken no corrective action; or

(ii) that is subject to a court-ordered receivership or nuisance abatement related to abandonment pursuant to State or local law or otherwise meets the definition of an abandoned property under State law.

(b) GRANT PROGRAM.—For each of fiscal years 2027 through 2031, if the amounts made available to carry out the HOME Investment Partnerships Program exceed $1,350,000,000, the Secretary may use not more than $100,000,000 of the excess amounts to carry out a pilot program, to be known as the "Blighted Building to Housing Conversion Program", under which the Secretary awards grants on a competitive basis to eligible entities

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to convert vacant and abandoned buildings into attainable housing.

(c) AMOUNT OF GRANT.—

(1) IN GENERAL.—For any fiscal year for which $100,000,000 is available to carry out the Pilot Program pursuant to subsection (b), the amount of a covered grant shall be not less than $1,000,000 and not more than $10,000,000.

(2) FISCAL YEARS WITH LOWER FUNDING.—For any fiscal year for which less than $100,000,000 is available to carry out the Pilot Program pursuant to subsection (b), the Secretary shall seek to maximize the number of covered grants awarded.

(d) RELATION TO HOME INVESTMENT PARTNERSHIPS PROGRAM FORMULA ALLOCATION.—A covered grant awarded to an eligible entity shall be in addition to, and shall not affect, the formula allocation for the eligible entity under the HOME Investment Partnerships Program.

(e) PRIORITY.—In awarding covered grants, the Secretary shall give priority to an eligible entity that—

(1) will use the covered grant in a community that is experiencing economic distress;

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(2) will use the covered grant in a qualified opportunity zone (as defined in section 1400Z–1(a) of the Internal Revenue Code of 1986);

(3) will use the covered grant to construct housing that will serve a need identified in the comprehensive housing affordability strategy and community development plan of the eligible entity under part 91 of title 24, Code of Federal Regulations, or any successor regulation (commonly referred to as a ‘‘consolidated plan’’); or

(4) has enacted ordinances to reduce regulatory barriers to conversion of vacant and abandoned buildings to housing, which shall not include any alteration of an ordinance that governs safety and habitability.

(f) USE OF FUNDS.—An eligible entity may use a covered grant for—

(1) property acquisition;

(2) demolition;

(3) health hazard remediation;

(4) site preparation;

(5) construction, renovation, or rehabilitation; or

(6) the establishment, maintenance, or expansion of community land trusts.

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(g) APPLICABILITY OF HOME REQUIREMENTS.—The requirements for rental, sale, and resale of housing under the HOME Investment Partnerships Program shall apply to rental, sale, and resale of converted housing units under the Pilot Program.

(h) WAIVER AUTHORITY.—In administering covered grants, the Secretary may waive, or specify alternative requirements for, any statute or regulation that the Secretary administers in connection with the obligation by the Secretary or the use by eligible entities of covered grant funds (except for requirements related to fair housing, nondiscrimination, labor standards, or the environment) if the Secretary makes a public finding that good cause exists for the waiver or alternative requirement.

(i) STUDY; REPORT.—Not later than 180 days after the termination of the Pilot Program, the Secretary shall study and submit a report to Congress on the impact of the Pilot Program on—

(1) improving the tax base of local communities;

(2) increasing access to affordable housing, especially for elderly individuals, disabled individuals, and veterans;

(3) increasing homeownership; and

(4) removing blight.

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SEC. 213. HOUSING AFFORDABILITY ACT.

(a) MULTIFAMILY LOAN LIMIT STUDY.—The Commissioner of the Federal Housing Administration, in consultation with the Secretary of the Department of Housing and Urban Development, shall conduct a study to assess—

(1) whether current multifamily loan limits for each multifamily mortgage insurance program are set at appropriate amounts, including to cover the cost of land and construction;

(2) whether the Commissioner has sufficient authority to set loan limits for each multifamily mortgage insurance program at appropriate amounts, including to cover the cost of land and construction;

(3) the potential impacts of altering the calculation of annual adjustments under section 206A of the National Housing Act (12 U.S.C. 1712a) using the percentage change in the Consumer Price Index for All Urban Consumers to instead use the percentage change in the Price Deflator Index of Multifamily Residential Units Under Construction released by the Bureau of the Census from March of the previous year to March of the year in which the adjustment is made, or a combination thereof, including—

(A) the impact on the General Insurance and Special Risk Insurance Fund;

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(B) the availability of multifamily purchase and construction lending;

(C) the impact on prices, including rental prices, within the multifamily housing market; and

(D) the impact on housing supply.

(b) REPORT.—The Commissioner of the Federal Housing Administration shall submit a report to Congress within 180 days of enactment of this Act summarizing its findings under the study in subsection (a).

(c) RULEMAKING.—The Secretary of Housing and Urban Development may, in consultation with the Commissioner of the Federal Housing Administration, conduct notice and comment rulemaking to increase multifamily loan limits in a manner that would not exceed the following:

(1) With respect to insurance under section 207 of the National Housing Act (12 U.S.C. 1713)—

(A) for projects that do not consist of elevator-type structures—

(i) $83,655 per family unit without a bedroom;

(ii) $92,664 per family unit with one bedroom;

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(iii) $110,682 per family unit with two bedrooms;

(iv) $136,422 per family unit with three bedrooms; and

(v) $154,440 per family unit with four or more bedrooms; and

(B) for projects that consist of elevator-type structures—

(i) $96,525 per family unit without a bedroom;

(ii) $108,108 per family unit with one bedroom;

(iii) $132,561 per family unit with two bedrooms;

(iv) $166,023 per family unit with three bedrooms; and

(v) $187,721.50 per family unit with four or more bedrooms.

(2) With respect to insurance under section 213 of the National Housing Act (12 U.S.C. 1715e)—

(A) for projects that do not consist of elevator-type structures—

(i) $90,665.50 per family unit without a bedroom;

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(ii) $104,524 per family unit with one bedroom;

(iii) $126,060 per family unit with two bedrooms;

(iv) $161,354.50 per family unit with three bedrooms; and

(v) $179,757.50 per family unit with four or more bedrooms; and

(B) for projects that consist of elevator-type structures—

(i) $96,525 per family unit without a bedroom;

(ii) $109,362 per family unit with one bedroom;

(iii) $132,981 per family unit with two bedrooms;

(iv) $172,033.50 per family unit with three bedrooms; and

(v) $188,839 per family unit with four or more bedrooms.

(3) With respect to insurance under section 220 of the National Housing Act (12 U.S.C. 1715k)—

(A) for projects that do not consist of elevator-type structures—

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(i) $83,655 per family unit without a bedroom;

(ii) $92,664 per family unit with one bedroom;

(iii) $110,682 per family unit with two bedrooms;

(iv) $136,422 per family unit with three bedrooms; and

(v) $154,440 per family unit with four or more bedrooms; and

(B) for projects that consist of elevator-type structures—

(i) $96,525 per family unit without a bedroom;

(ii) $108,108 per family unit with one bedroom;

(iii) $132,561 per family unit with two bedrooms;

(iv) $161,023 per family unit with three bedrooms; and

(v) $187,721.50 per family unit with four or more bedrooms.

(4) With respect to insurance under section 221 of the National Housing Act (12 U.S.C. 1715l)—

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(A) for projects that do not consist of elevator-type structures—

(i) $83,254.50 per family unit without a bedroom;

(ii) $94,498.50 per family unit with one bedroom;

(iii) $114,224 per family unit with two bedrooms;

(iv) $143,372 per family unit with three bedrooms; and

(v) $162,461 per family unit with four or more bedrooms; and

(B) for projects that consist of elevator-type structures—

(i) $89,927 per family unit without a bedroom;

(ii) $103,090 per family unit with one bedroom;

(iii) $125,354 per family unit with two bedrooms;

(iv) $162,162 per family unit with three bedrooms; and

(v) $178,008.50 per family unit with four or more bedrooms.

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(5) With respect to insurance under section 231 of the National Housing Act (12 U.S.C. 1715v)—

(A) for projects that do not consist of elevator-type structures—

(i) $83,254.50 per family unit without a bedroom;

(ii) $94,498.50 per family unit with one bedroom;

(iii) $114,224 per family unit with two bedrooms;

(iv) $143,372 per family unit with three bedrooms; and

(v) $162,461 per family unit with four or more bedrooms; and

(B) for projects that consist of elevator-type structures—

(i) $89,927 per family unit without a bedroom;

(ii) $103,090 per family unit with one bedroom;

(iii) $125,354 per family unit with two bedrooms;

(iv) $162,162 per family unit with three bedrooms; and

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(v) $178,008.50 per family unit with four or more bedrooms.

(6) With respect to insurance under section 234 of the National Housing Act (12 U.S.C. 1715y)—

(A) for projects that do not consist of elevator-type structures—

(i) $92,505.50 per family unit without a bedroom;

(ii) $106,658 per family unit with one bedroom;

(iii) $128,631.50 per family unit with two bedrooms;

(iv) $164,648 per family unit with three bedrooms; and

(v) $183,425 per family unit with four or more bedrooms; and

(B) for projects that consist of elevator-type structures—

(i) $97,350 per family unit without a bedroom;

(ii) $111,593 per family unit with one bedroom;

(iii) $135,696 per family unit with two bedrooms;

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(iv) $175,544.50 per family unit with three bedrooms; and

(v) $192,693.50 per family unit with four or more bedrooms.

(d) RULE OF CONSTRUCTION.—Nothing in this section or the amendment made by this section shall be construed to limit the authority of the Secretary of Housing and Urban Development to revise the statutory exceptions for high-cost percentage and high-cost areas annual indexing.

TITLE III—MANUFACTURED HOUSING FOR AMERICA

SEC. 301. HOUSING SUPPLY EXPANSION ACT.

(a) IN GENERAL.—Section 603(6) of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5402(6)) is amended by striking ‘‘on a permanent chassis’’ and inserting ‘‘with or without a permanent chassis’’.

(b) MANUFACTURED HOME CERTIFICATIONS.—Section 604 of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5403) is amended by adding at the end the following:

‘‘(i) MANUFACTURED HOME CERTIFICATIONS.—

‘‘(1) IN GENERAL.—

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"(A) INITIAL CERTIFICATION.—Subject to subparagraph (B), not later than 1 year after the date of enactment of the Renewing Opportunity in the American Dream to Housing Act of 2025, a State shall submit to the Secretary an initial certification that the laws and regulations of the State—

"(i) treat any manufactured home in parity with a manufactured home (as defined and regulated by the State); and

"(ii) subject a manufactured home without a permanent chassis to the same laws and regulations of the State as a manufactured home built on a permanent chassis, including with respect to financing, title, insurance, manufacture, sale, taxes, transportation, installation, and other areas as the Secretary determines, after consultation with and approval by the consensus committee, are necessary to give effect to the purpose of this section.

"(B) STATE PLAN SUBMISSION.—Any State plan submitted under subparagraph (C) shall contain the required State certification under subparagraph (A) and, if contained

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therein, no additional or State certification under subparagraph (A) or paragraph (3).

"(C) EXTENDED DEADLINE.—With respect to a State with a legislature that meets biennially, the deadline for the submission of the initial certification required under subparagraph (A) shall be 2 years after the date of enactment of the Renewing Opportunity in the American Dream to Housing Act of 2025.

"(D) LATE CERTIFICATION.—

"(i) NO WAIVER.—The Secretary may not waive the prohibition described in paragraph (5)(B) with respect to a certification submitted after the deadline under subparagraph (A) or paragraph (3) unless the Secretary approves the late certification.

"(ii) RULE OF CONSTRUCTION.—Nothing in this subsection shall be construed to prevent a State from submitting the initial certification required under subparagraph (A) after the required deadline under that subparagraph.

"(2) FORM OF STATE CERTIFICATION NOT PRESENTED IN A STATE PLAN.—The initial certification

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required under paragraph (1)(A), if not submitted with a State plan under paragraph (1)(B), shall contain, in a form prescribed by the Secretary, an attestation by an official that the State has taken the steps necessary to ensure the veracity of the certification required under paragraph (1)(A), including, as necessary, by—

"(A) amending the definition of 'manufactured home' in the laws and regulations of the State; and

"(B) directing State agencies to amend the definition of 'manufactured home' in regulations.

"(3) ANNUAL RECERTIFICATION.—Not later than a date to be determined by the Secretary each year, a State shall submit to the Secretary an additional certification that—

"(A) confirms the accuracy of the initial certification submitted under subparagraph (A) or (B) of paragraph (1); and

"(B) certifies that any new laws or regulations enacted or adopted by the State since the date of the previous certification does not change the veracity of the initial certification submitted under paragraph (1)(A).

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"(4) LIST.—The Secretary shall publish and maintain in the Federal Register and on the website of the Department of Housing and Urban Development a list of States that are up-to-date with the submission of initial and subsequent certifications required under this subsection.

"(5) PROHIBITION.—

"(A) DEFINITION.—In this paragraph, the term 'covered manufactured home' means a home that is—

"(i) not considered a manufactured home under the laws and regulations of a State because the home is constructed without a permanent chassis;

"(ii) considered a manufactured home under the definition of the term in section 603; and

"(iii) constructed after the date of enactment of the Renewing Opportunity in the American Dream to Housing Act of 2025.

"(B) BUILDING, INSTALLATION, AND SALE.—If a State does not submit a certification under paragraph (1)(A) or (3) by the

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date on which those certifications are required to be submitted—

"(i) with respect to a State in which the State administers the installation of manufactured homes, the State shall prohibit the manufacture, installation, or sale of a covered manufactured home within the State; and

"(ii) with respect to a State in which the Secretary administers the installation of manufactured homes, the State and the Secretary shall prohibit the manufacture, installation, or sale of a covered manufactured home within the State.".

(c) OTHER FEDERAL LAWS REGULATING MANUFACTURED HOMES.—The Secretary of Housing and Urban Development may coordinate with the heads of other Federal agencies to ensure that Federal agencies treat a manufactured home (as defined in Federal laws and regulations other than section 603 of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5402)) in the same manner as a manufactured home (as defined in section 603 of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5402), as amended by this Act).

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(d) ASSISTANCE TO STATES.—Section 609 of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5408) is amended—

(1) in paragraph (1), by striking "and" at the end;

(2) in paragraph (2), by striking the period at the end and inserting "; and"; and

(3) by adding at the end the following:

"(3) model guidance to support the submission of the certification required under section 604(i).".

(e) PREEMPTION.—Nothing in this section or the amendments made by this section shall be construed as limiting the scope of Federal preemption under section 604(d) of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5403(d)).

SEC. 302. MODULAR HOUSING PRODUCTION ACT.

(a) DEFINITIONS.—In this section:

(1) MANUFACTURED HOME.—The term "manufactured home" has the meaning given the term in section 603 of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5402).

(2) MODULAR HOME.—The term "modular home" means a home that is constructed in a fac-

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tory in 1 or more modules, each of which meet applicable State and local building codes of the area in which the home will be located, and that are transported to the home building site, installed on foundations, and completed.

(3) SECRETARY.—The term "Secretary" means the Secretary of Housing and Urban Development.

(b) FHA CONSTRUCTION FINANCING PROGRAMS.—

(1) IN GENERAL.—The Secretary shall conduct a review of Federal Housing Administration construction financing programs to identify barriers to the use of modular home methods.

(2) REQUIREMENTS.—In conducting the review under paragraph (1), the Secretary shall—

(A) identify and evaluate regulatory and programmatic features that restrict participation in construction financing programs by modular home developers, including construction draw schedules; and

(B) identify administrative measures authorized under section 525 of the National Housing Act (12 U.S.C. 1735f–3) to facilitate program utilization by modular home developers.

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(3) REPORT.—Not later than 1 year after the date of enactment of this Act, the Secretary shall publish a report that describes the results of the review conducted under paragraph (1), which shall include a description of programmatic and policy changes that the Secretary recommends to reduce or eliminate identified barriers to the use of modular home methods in Federal Housing Administration construction financing programs.

(4) RULEMAKING.—

(A) IN GENERAL.—Not later than 120 days after the date on which the Secretary publishes the report under paragraph (3), the Secretary shall initiate a rulemaking to examine an alternative draw schedule for construction financing loans provided to modular and manufactured home developers, which shall include the ability for interested stakeholders to provide robust public comment.

(B) DETERMINATION.—Following the period for public comment under subparagraph (A), the Secretary shall—

(i) issue a final rule regarding an alternative draw schedule described in subparagraph (A); or

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(ii) provide an explanation as to why the rule shall not become final.

(c) STANDARDIZED UNIFORM COMMERCIAL CODE FOR MODULAR HOMES.—

(1) AWARD.—The Secretary may award a grant to study the design and feasibility of a standardized uniform commercial code for modular homes, which shall evaluate—

(A) the utility of a standardized coding system for serializing and securing modules, streamlining design and construction, and improving modular home innovation; and

(B) a means to coordinate a standardized code with financing incentives.

(2) AUTHORIZATION OF APPROPRIATIONS.—There is authorized to be appropriated such funds as may be necessary to carry out paragraph (1).

SEC. 303. PROPERTY IMPROVEMENT AND MANUFACTURED HOUSING LOAN MODERNIZATION ACT.

(a) NATIONAL HOUSING ACT AMENDMENTS.—

(1) IN GENERAL.—Section 2 of the National Housing Act (12 U.S.C. 1703) is amended—

(A) in subsection (a), by inserting "construction of additional or accessory dwelling

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units, as defined by the Secretary," after "energy conserving improvements,"; and

(B) in subsection (b)—

(i) in paragraph (1)—

(I) by striking subparagraph (A) and inserting the following:

"(A) $75,000 if made for the purpose of financing alterations, repairs and improvements upon or in connection with an existing single-family structure, including a manufactured home;";

(II) in subparagraph (B)—

(aa) by striking "$60,000" and inserting "$150,000";

(bb) by striking "$12,000" and inserting "$37,500"; and

(cc) by striking "an apartment house or";

(III) by striking subparagraphs (C) and (D) and inserting the following:

"(C)(i) $106,405 if made for the purpose of financing the purchase of a single-section manufactured home; and

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"(ii) $195,322 if made for the purpose of financing the purchase of a multi-section manufactured home;

"(D)(i) $149,782 if made for the purpose of financing the purchase of a single-section manufactured home and a suitably developed lot on which to place the home; and

"(ii) $238,699 if made for the purpose of financing the purchase of a multi-section manufactured home and a suitably developed lot on which to place the home;";

(IV) in subparagraph (E)—

(aa) by striking "$23,226" and inserting "$43,377"; and

(bb) by striking the period at the end and inserting a semicolon;

(V) in subparagraph (F), by striking "and" at the end;

(VI) in subparagraph (G), by striking the period at the end and inserting "; and"; and

(VII) by inserting after subparagraph (G) the following:

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"(H) such principal amount as the Secretary may prescribe if made for the purpose of financing the construction of an accessory dwelling unit.";

(ii) in the matter immediately preceding paragraph (2)—

(I) by striking "regulation" and inserting "notice";

(II) by striking "increase" and inserting "set";

(III) by striking "(A)(ii), (C), (D), and (E)" and inserting "(A) through (H)";

(IV) by inserting ", or as necessary to achieve the goals of the Federal Housing Administration, periodically reset the dollar amount limitations in subparagraphs (A) through (H) based on justification and methodology set forth in advance by regulation" before the period at the end; and

(V) by adjusting the margins appropriately;

(iii) in paragraph (3), by striking "exceeds—" and all that follows through the

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period at the end and inserting "exceeds such period of time as determined by the Secretary, not to exceed 30 years.";

(iv) by striking paragraph (9) and inserting the following:

"(9) ANNUAL INDEXING OF CERTAIN DOLLAR AMOUNT LIMITATIONS.—The Secretary shall develop or choose 1 or more methods of indexing in order to annually set the loan limits established in paragraph (1), based on data the Secretary determines is appropriate for purposes of this section."; and

(v) in paragraph (11), by striking "lease—" and all that follows through the period at the end and inserting "lease meets the terms and conditions established by the Secretary".

(2) DEADLINE FOR DEVELOPMENT OR CHOICE OF NEW INDEX; INTERIM INDEX.—

(A) DEADLINE FOR DEVELOPMENT OR CHOICE OF NEW INDEX.—Not later than 1 year after the date of enactment of this Act, the Secretary of Housing and Urban Development shall develop or choose 1 or more methods of indexing as required under section 2(b)(9) of the National Housing Act (12 U.S.C.

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1703(b)(9)), as amended by paragraph (1) of this subsection.

(B) INTERIM INDEX.—During the period beginning on the date of enactment of this Act and ending on the date on which the Secretary of Housing and Urban Development develops or chooses 1 or more methods of indexing as required under section 2(b)(9) of the National Housing Act (12 U.S.C. 1703(b)(9)), as amended by paragraph (1) of this subsection, the method of indexing established by the Secretary under that subsection before the date of enactment of this Act shall apply.

(b) HUD STUDY OF OFF-SITE CONSTRUCTION.—

(1) DEFINITIONS.—In this subsection:

(A) OFF-SITE CONSTRUCTION HOUSING.—The term ''off-site construction housing'' includes manufactured homes and modular homes.

(B) MANUFACTURED HOME.—The term ''manufactured home'' means any home constructed in accordance with the construction and safety standards established under the National Manufactured Housing Construction and

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Safety Standards Act of 1974 (42 U.S.C. 5401 et seq.).

(C) MODULAR HOME.—The term "modular home" means a home that is constructed in a factory in 1 or more modules, each of which meet applicable State and local building codes of the area in which the home will be located, and that are transported to the home building site, installed on foundations, and completed.

(2) STUDY.—The Secretary of Housing and Urban Development shall conduct a study and submit to Congress a report on the cost effectiveness of off-site construction housing, that includes—

(A) an analysis of the advantages of the impact of centralization in a factory and transportation to a construction site on cost, precision, and materials waste;

(B) the extent to which off-site construction housing meets housing quality standards under the National Standards for the Physical Inspection of Real Estate, or other standards as the Secretary may prescribe, compared to the extent for site-built homes, for such standards;

(C) the expected replacement and maintenance costs over the first 40 years of life of off-

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site construction homes compared to those costs for site-built homes; and

(D) opportunities for use beyond single-family housing, such as applications in accessory dwelling units, two- to four-unit housing, and large multifamily housing.

SEC. 304. PRICE ACT.

Title I of the Housing and Community Development Act of 1974 (42 U.S.C. 5301 et seq.) is amended—

(1) in section 105(a) (42 U.S.C. 5305(a)), in the matter preceding paragraph (1), by striking "Activities" and inserting "Unless otherwise authorized under section 123, activities"; and

(2) by adding at the end the following:

"SEC. 123. PRESERVATION AND REINVESTMENT FOR COMMUNITY ENHANCEMENT.

"(a) DEFINITIONS.—In this section:

"(1) COMMUNITY DEVELOPMENT FINANCIAL INSTITUTION.—The term 'community development financial institution' means an institution that has been certified as a community development financial institution (as defined in section 103 of the Riegle Community Development and Regulatory Improvement Act of 1994 (12 U.S.C. 4702)) by the Secretary of the Treasury.

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"(2) ELIGIBLE MANUFACTURED HOUSING COMMUNITY.—The term 'eligible manufactured housing community' means a manufactured housing community that—

"(A) is affordable to low- and moderate-income persons, as determined by the Secretary, but not more than 120 percent of the area median income; and

"(B)(i) is owned by the residents of the manufactured housing community through a resident-controlled entity such as a resident-owned cooperative; or

"(ii) will be maintained as such a community, and remain affordable for low- and moderate-income persons, to the maximum extent practicable and for the longest period feasible.

"(3) ELIGIBLE RECIPIENT.—The term 'eligible recipient' means—

"(A) an eligible manufactured housing community;

"(B) a unit of general local government;

"(C) a housing authority;

"(D) a resident-owned community;

"(E) a resident-owned cooperative;

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"(F) a nonprofit entity with housing expertise or a consortia of such entities;

"(G) a community development financial institution;

"(H) an Indian tribe;

"(I) a tribally designated housing entity;

"(J) a State; or

"(K) any other entity that is—

"(i) an owner-operator of an eligible manufactured housing community; and

"(ii) working with an eligible manufactured housing community.

"(4) INDIAN TRIBE.—The term 'Indian tribe' has the meaning given the term 'Indian tribe' in section 4 of the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4103).

"(5) MANUFACTURED HOUSING COMMUNITY.—The term 'manufactured housing community' means—

"(A) any community, court, park, or other land under unified ownership developed and accommodating or equipped to accommodate the placement of manufactured homes, where—

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"(i) spaces within such community are or will be primarily used for residential occupancy;

"(ii) all homes within the community are used for permanent occupancy; and

"(iii) a majority of such occupied spaces within the community are occupied by manufactured homes, which may include homes constructed prior to enactment of the Manufactured Home Construction and Safety Standards; or

"(B) any community that meets the definition of manufactured housing community used for programs similar to the program under this section.

"(6) RESIDENT HEALTH, SAFETY, AND ACCESSIBILITY ACTIVITIES.—The term 'resident health, safety, and accessibility activities' means the reconstruction, repair, or replacement of manufactured housing and manufactured housing communities to—

"(A) protect the health and safety of residents;

"(B) address weatherization and reduce utility costs; or

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"(C) address accessibility needs for residents with disabilities.

"(7) TRIBALLY DESIGNATED HOUSING ENTITY.—The term 'tribally designated housing entity' has the meaning given the term in section 4 of the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4103).

"(b) ESTABLISHMENT.—The Secretary shall, by notice, carry out a competitive grant program to award funds to eligible recipients to carry out eligible projects for development of or improvements in eligible manufactured housing communities.

"(c) ELIGIBLE PROJECTS.—

"(1) IN GENERAL.—Amounts from grants under this section may be used for—

"(A) community infrastructure, facilities, utilities, and other land improvements in or serving an eligible manufactured housing community;

"(B) reconstruction or repair existing housing within an eligible manufactured housing community;

"(C) replacement of homes within an eligible manufactured housing community;

"(D) planning;

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"(E) resident health, safety, and accessibility activities in homes in an eligible manufactured housing community;

"(F) land and site acquisition and infrastructure for expansion or construction of an eligible manufactured housing community;

"(G) resident and community services, including relocation assistance, eviction prevention, and down payment assistance; and

"(H) any other activity that—

"(i) is approved by the Secretary consistent with the requirements under this section;

"(ii) improves the overall living conditions of an eligible manufactured housing community, which may include the addition or enhancement of shared spaces such as community centers, recreational areas, or other facilities that support resident well-being and community engagement; and

"(iii) is necessary to protect the health and safety of the residents of the eligible manufactured housing community

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and the long-term affordability and sustainability of the community.

"(2) REPLACEMENT.—For purposes of subparagraphs (B) and (C) of paragraph (1), grants under this section—

"(A) may not be used for rehabilitation or modernization of units that were built before June 15, 1976; and

"(B) may only be used for disposition and replacement of units described in subparagraph (A), provided that any replacement housing complies with the Manufactured Home Construction and Safety Standards or is another allowed home, as determined by the Secretary.

"(d) PRIORITY.—In awarding grants under this section, the Secretary shall prioritize applicants that will carry out activities that primarily benefit low- and moderate-income residents and preserve long-term housing affordability for residents of eligible manufactured housing communities.

"(e) WAIVERS.—The Secretary may waive or specify alternative requirements for any provision of law or regulation that the Secretary administers in connection with use of amounts made available under this section other than requirements related to fair housing, nondiscrimina-

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tion, labor standards, and the environment, upon a finding that the waiver or alternative requirement is not inconsistent with the overall purposes of this section and that the waiver or alternative requirement is necessary to facilitate the use of amounts made available under this section.

"(f) IMPLEMENTATION.—

"(1) IN GENERAL.—Any grant made under this section shall be made pursuant to criteria for selection of recipients of such grants that the Secretary shall by regulation establish and publish together with any notification of availability of amounts under this section.

"(2) SET ASIDE OF GRANT AMOUNTS.—The Secretary may set aside amounts provided under this section for grants to Indian tribes and tribally designated housing entities.

"(g) AUTHORIZATION OF APPROPRIATIONS.—There is authorized to be appropriated to the Secretary such sums as may be necessary to carry out this section.".

TITLE IV—ACCESSING THE AMERICAN DREAM

SEC. 401. CREATING INCENTIVES FOR SMALL DOLLAR LOAN ORIGINATORS.

(a) DEFINITIONS.—In this section:

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(1) DIRECTOR.—The term "Director" means the Director of the Bureau of Consumer Financial Protection.

(2) SMALL DOLLAR MORTGAGE.—The term "small dollar mortgage" means a mortgage loan having an original principal obligation of not more than $100,000 that is—

(A) secured by real property designed for the occupancy of between 1 and 4 families; and

(B)(i) insured by the Federal Housing Administration under title II of the National Housing Act (12 U.S.C. 1707 et seq.);

(ii) made, guaranteed, or insured by the Department of Veterans Affairs;

(iii) made, guaranteed, or insured by the Department of Agriculture; or

(iv) eligible to be purchased or securitized by the Federal Home Loan Mortgage Corporation or the Federal National Mortgage Association.

(b) REQUIREMENT REGARDING LOAN ORIGINATOR COMPENSATION PRACTICES.—Not later than 270 days after the date of enactment of this Act, the Director shall submit to the Committee on Banking, Housing, and Urban Affairs of the Senate and the Committee on Finan-

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cial Services of the House of Representatives a report on loan originator compensation practices throughout the residential mortgage market, including the relative frequency of loan originators being compensated—

(1) with a salary;

(2) with a commission reflecting a fixed percentage of the amount of credit extended;

(3) with a commission based on a factor other than a fixed percentage of the amount of credit extended;

(4) with a combination of salary and commission;

(5) on a loan volume basis;

(6) with a commission reflecting a percentage of the amount of credit extended, for which a minimum or maximum compensation amount is set; and

(7) by any other mechanism that the Director may find to be a practice for compensating mortgage loan originators, including any mechanism that provides a loan originator with compensation in such a way that the loan originator does not necessarily receive a lower level of compensation for originating a small dollar mortgage than the loan originator would receive for originating a mortgage loan that is not a small dollar mortgage.

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(c) CONTENTS.—The report required under subsection (b) shall include—

(1) data and other analysis regarding the effect of the approaches to loan originator compensation described in subsection (b) on the availability of small dollar mortgage loans; and

(2) analysis and discussion regarding other potential barriers to small dollar mortgage lending.

(d) RULEMAKING.—Following the issuance of the report required under subsection (b), the Director may issue regulations to clarify the forms of compensation a lender may use to compensate a loan originator that—

(1) are permissible pursuant to section 129B(c) of the Truth in Lending Act (15 U.S.C. 1639b(c)); and

(2) would result in the loan originator receiving compensation for originating a small dollar mortgage that is not less than the compensation the loan originator would receive for originating a mortgage loan that is not a small dollar mortgage.

SEC. 402. SMALL DOLLAR MORTGAGE POINTS AND FEES.

(a) SMALL DOLLAR MORTGAGE DEFINED.—In this section, the term ‘‘small dollar mortgage’’ means a mortgage with an original principal obligation of less than $100,000.

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(b) AMENDMENTS.—

(1) IN GENERAL.—Not later than 270 days after the date of enactment of this Act, the Director of the Bureau of Consumer Financial Protection, in consultation with the Secretary of Housing and Urban Development and the Director of the Federal Housing Finance Agency, shall evaluate the impact of the existing thresholds under section 1026.43 of title 12, Code of Federal Regulations, on small dollar mortgage originations.

(2) RULEMAKING.—Following the evaluation required under paragraph (1), the Director of the Bureau of Consumer Financial Protection may initiate rulemaking to amend the limitations with respect to points and fees under section 1026.43 of title 12, Code of Federal Regulations, or any successor regulation, to encourage additional lending for small dollar mortgages.

SEC. 403. APPRAISAL INDUSTRY IMPROVEMENT ACT.

(a) APPRAISAL STANDARDS.—

(1) CERTIFICATION OR LICENSING.—

(A) IN GENERAL.—Section 202(g)(5) of the National Housing Act (12 U.S.C. 1708(g)(5)) is amended—

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(i) by moving the paragraph two ems to the left; and

(ii) by striking subparagraphs (A) and (B) and inserting the following:

"(A) be certified or licensed by the State in which the property to be appraised is located, except that a Federal employee who has as their primary duty conducting appraisal-related activities and who chooses to become a State-licensed or certified real estate appraiser need only to be licensed or certified in 1 State or territory to perform appraisals on mortgages insured by the Federal Housing Administration in all States and territories;

"(B) meet the requirements under the competency rule set forth in the Uniform Standards of Professional Appraisal Practice before accepting an assignment; and

"(C) have demonstrated verifiable education in the appraisal requirements established by the Federal Housing Administration under this subsection, which shall include the completion of a course or seminar that educates appraisers on those appraisal requirements, which shall be provided by—

"(i) the Federal Housing Administration; or

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"(ii) a third party, so long as the course is approved by the Secretary or a State appraiser certifying or licensing agency.".

(B) APPLICATION.—Subparagraph (C) of section 202(g)(5) of the National Housing Act (12 U.S.C. 1708(g)(5)), as added by subparagraph (A), shall not apply with respect to any certified appraiser approved by the Federal Housing Administration to conduct appraisals on property securing a mortgage to be insured by the Federal Housing Administration on or before the effective date under paragraph (3)(C).

(2) COMPLIANCE WITH VERIFIABLE EDUCATION AND COMPETENCY REQUIREMENTS.—On and after the effective date under paragraph (3)(C), no appraiser may conduct an appraisal on a property securing a mortgage to be insured by the Federal Housing Administration unless—

(A) the appraiser is in compliance with the requirements under subparagraphs (A) and (B) of section 202(g)(5) of such Act (12 U.S.C. 1708(g)(5)), as amended by paragraph (1); and

(B) if the appraiser was not approved by the Federal Housing Administration to conduct

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appraisals on mortgages insured by the Federal Housing Administration before the date on which the mortgagee letter or guidance take effect under paragraph (3)(C), the appraiser is in compliance with subparagraph (C) of such section 202(g)(5).

(3) IMPLEMENTATION.—Not later than the 240 days after the date of enactment of this Act, the Secretary of Housing and Urban Development shall issue a mortgagee letter or guidance that shall—

(A) implement the amendments made by paragraph (1);

(B) clearly set forth all of the specific requirements under section 202(g)(5) of the National Housing Act (12 U.S.C. 1708(g)(5)), as amended by paragraph (1), for approval to conduct appraisals on property secured by a mortgage to be insured by the Federal Housing Administration, which shall include—

(i) providing that, before the effective date of the mortgagee letter or guidance, compliance with the requirements under subparagraphs (A), (B), and (C) of such section 202(g)(5), as amended by paragraph (1), shall be considered to fulfill the

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requirements under such subparagraphs; and

(ii) providing a method for appraisers to demonstrate such prior compliance; and

(C) take effect not later than the date that is 180 days after the date on which the Secretary issues the mortgagee letter or guidance.

(b) ANNUAL REGISTRY FEES FOR APPRAISAL MANAGEMENT COMPANIES.—Section 1109(a) of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (12 U.S.C. 3338(a)) is amended, in the matter following clause (ii) of paragraph (4)(B), by adding at the end the following: "Subject to the approval of the Council, the Appraisal Subcommittee may adjust fees established under clause (i) or (ii) to carry out its functions under this Act.".

(c) STATE CREDENTIALED TRAINEES.—

(1) MAINTENANCE ON NATIONAL REGISTRY.—Section 1103(a) of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (12 U.S.C. 3332(a)) is amended—

(A) in paragraph (3)—

(i) by inserting "and State credentialed trainee appraisers" after "licensed appraisers"; and

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(ii) by striking "and" at the end;

(B) by striking paragraph (4);

(C) by redesignating paragraphs (5) and (6) as paragraphs (4) and (5), respectively; and

(D) in paragraph (4), as so redesignated—

(i) by striking "year. The report shall also detail" and inserting "year, details";

(ii) by striking "provide" and inserting "provides"; and

(iii) by striking the period at the end and inserting "; and".

(2) ANNUAL REGISTRY FEES.—

(A) IN GENERAL.—Section 1109 of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (12 U.S.C. 3338) is amended—

(i) in the section heading, by striking "**OR LICENSED**" and inserting "**, LICENSED, AND CREDENTIALED TRAINEE**"; and

(ii) in subsection (a)—

(I) in paragraph (1), by inserting ", and in the case of a State with a supervisory or trainee program, a roster listing individuals who have re-

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ceived a State trainee credential" after "this title"; and

(II) by striking paragraph (2) and inserting the following:

"(2) transmit reports on the issuance and renewal of licenses, certifications, credentials, sanctions, and disciplinary actions, including license, credential, and certification revocations, on a timely basis to the national registry of the Appraisal Subcommittee;".

(B) RULE OF CONSTRUCTION.—Nothing in the amendments made by subparagraph (A) shall require a State to establish or operate a program for State credentialed trainee appraisers, as defined in paragraph (12) of section 1121 of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989, as added by paragraph (4) of this subsection.

(3) TRANSACTIONS REQUIRING THE SERVICES OF A STATE CERTIFIED APPRAISER.—Section 1113 of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (12 U.S.C. 3342) is amended—

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(A) by striking "In determining" and inserting "(a) IN GENERAL.—In determining"; and

(B) by adding at the end the following:

"(b) USE OF STATE CREDENTIALED TRAINEE APPRAISERS.—In performing an appraisal under this section, a State certified appraiser may use the assistance of a State credentialed trainee appraiser or an unlicensed trainee appraiser, except that a State certified appraiser assisted by a trainee shall be liable for final work.".

(4) DEFINITION.—Section 1121 of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (12 U.S.C. 3350) is amended by adding at the end the following:

"(12) STATE CREDENTIALED TRAINEE APPRAISER.—The term 'State credentialed trainee appraiser' means an individual who—

"(A) meets the minimum criteria established by the Appraiser Qualification Board for a trainee appraiser credential; and

"(B) is credentialed by a State appraiser certifying and licensing agency.".

(d) GRANTS FOR WORKFORCE AND TRAINING.—Section 1109(b) of the Financial Institutions Reform, Recov-

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ery, and Enforcement Act of 1989 (12 U.S.C. 3338(b)) is amended—

(1) in paragraph (5)(B), by striking "and" at the end;

(2) in paragraph (6), by striking the period at the end and inserting "; and"; and

(3) by adding at the end the following:

"(7) to make grants to State appraiser certifying and licensing agencies, nonprofit organizations, and institutions of higher education to support the carrying out of education and training activities or other activities related to addressing appraiser industry workforce needs, including recruiting and retaining workforce talent, such as through scholarship assistance and career pipeline development.".

(e) APPRAISAL SUBCOMMITTEE.—Section 1011 of the Federal Financial Institutions Examination Council Act of 1978 (12 U.S.C. 3310) is amended, in the first sentence, by inserting "the Department of Veterans Affairs, the Rural Housing Service of the Department of Agriculture, the Department of Housing and Urban Development," after "Financial Protection,".

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SEC. 404. HELPING MORE FAMILIES SAVE ACT.

Section 23 of the United States Housing Act of 1937 (42 U.S.C. 1437u) is amended by adding at the end the following:

"(p) ESCROW EXPANSION PILOT PROGRAM.—

"(1) DEFINITIONS.—In this subsection:

"(A) COVERED FAMILY.—The term 'covered family' means a family that receives assistance under section 8 or 9 of this Act and is enrolled in the pilot program.

"(B) ELIGIBLE ENTITY.—The term 'eligible entity' means an entity described in subsection (c)(2).

"(C) PILOT PROGRAM.—The term 'pilot program' means the pilot program established under paragraph (2).

"(D) WELFARE ASSISTANCE.—The term 'welfare assistance' has the meaning given the term in section 984.103 of title 24, Code of Federal Regulations, or any successor regulation.

"(2) ESTABLISHMENT.—The Secretary shall establish a pilot program under which the Secretary shall select not more than 25 eligible entities to establish and manage escrow accounts for not more

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than 5,000 covered families, in accordance with this subsection.

"(3) ESCROW ACCOUNTS.—

"(A) IN GENERAL.—An eligible entity selected to participate in the pilot program—

"(i) shall establish an interest-bearing escrow account and place into the account an amount equal to any increase in the amount of rent paid by each covered family in accordance with the provisions of section 3, 8(o), or 8(y), as applicable, that is attributable to increases in earned income by the covered families during the participation of each covered family in the pilot program; and

"(ii) notwithstanding any other provision of law, may use funds it controls under section 8 or 9 for purposes of making the escrow deposit for covered families assisted under, or residing in units assisted under, section 8 or 9, respectively, provided such funds are offset by the increase in the amount of rent paid by the covered family.

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"(B) INCOME LIMITATION.—An eligible entity may not escrow any amounts for any covered family whose adjusted income exceeds 80 percent of the area median income at the time of enrollment.

"(C) WITHDRAWALS.—A covered family shall be able to withdraw funds, including interest earned, from an escrow account established by an eligible entity under the pilot program—

"(i) after the covered family ceases to receive welfare assistance; and

"(ii)(I) not earlier than the date that is 5 years after the date on which the eligible entity establishes the escrow account under this subsection;

"(II) not later than the date that is 7 years after the date on which the eligible entity establishes the escrow account under this subsection, if the covered family chooses to continue to participate in the pilot program after the date that is 5 years after the date on which the eligible entity establishes the escrow account;

"(III) on the date the covered family ceases to receive housing assistance under

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section 8 or 9, if such date is earlier than 5 years after the date on which the eligible entity establishes the escrow account;

"(IV) earlier than 5 years after the date on which the eligible entity establishes the escrow account, if the covered family is using the funds to advance a self-sufficiency goal as approved by the eligible entity; or

"(V) under other circumstances in which the Secretary determines an exemption for good cause is warranted.

"(D) INTERIM RECERTIFICATION.—For purposes of the pilot program, a covered family may recertify the income of the covered family multiple times per year, as determined by the Secretary, and not fewer than once per year.

"(E) CONTRACT OR PLAN.—A covered family is not required to complete a standard contract of participation or an individual training and services plan in order to participate in the pilot program.

"(4) EFFECT OF INCREASES IN FAMILY INCOME.—Any increase in the earned income of a covered family during the enrollment of the family in

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the pilot program may not be considered as income or a resource for purposes of eligibility of the family for other benefits, or amount of benefits payable to the family, under any program administered by the Secretary.

"(5) APPLICATION.—

"(A) IN GENERAL.—An eligible entity seeking to participate in the pilot program shall submit to the Secretary an application—

"(i) at such time, in such manner, and containing such information as the Secretary may require by notice; and

"(ii) that includes the number of proposed covered families to be served by the eligible entity under this subsection.

"(B) GEOGRAPHIC AND ENTITY VARIETY.—The Secretary shall ensure that eligible entities selected to participate in the pilot program—

"(i) are located across various States and in both urban and rural areas; and

"(ii) vary by size and type, including both public housing agencies and private owners of projects receiving project-based rental assistance under section 8.

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"(6) NOTIFICATION AND OPT-OUT.—An eligible entity participating in the pilot program shall—

"(A) notify covered families of their enrollment in the pilot program;

"(B) provide covered families with a detailed description of the pilot program, including how the pilot program will impact their rent and finances;

"(C) inform covered families that the families cannot simultaneously participate in the pilot program and the Family Self-Sufficiency program under this section; and

"(D) provide covered families with the ability to elect not to participate in the pilot program—

"(i) not less than 2 weeks before the date on which the escrow account is established under paragraph (3); and

"(ii) at any point during the duration of the pilot program.

"(7) MAXIMUM RENTS.—During the term of participation by a covered family in the pilot program, the amount of rent paid by the covered family shall be calculated under the rental provisions of section 3 or 8(o), as applicable.

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"(8) PILOT PROGRAM TIMELINE.—

"(A) AWARDS.—Not later than 18 months after the date of enactment of this subsection, the Secretary shall select the eligible entities to participate in the pilot program.

"(B) ESTABLISHMENT AND TERM OF ACCOUNTS.—An eligible entity selected to participate in the pilot program shall—

"(i) not later than 6 months after selection, establish escrow accounts under paragraph (3) for covered families; and

"(ii) maintain those escrow accounts for not less than 5 years, or until the date the family ceases to receive assistance under section 8 or 9, and, at the discretion of the covered family, not more than 7 years after the date on which the escrow account is established.

"(9) NONPARTICIPATION AND HOUSING ASSISTANCE.—

"(A) IN GENERAL.—Assistance under section 8 or 9 for a family that elects not to participate in the pilot program shall not be delayed or denied by reason of such election.

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"(B) NO TERMINATION.—Housing assistance may not be terminated as a consequence of participating, or not participating, in the pilot program under this subsection for any period of time.

"(10) STUDY.—Not later than 8 years after the date the Secretary selects eligible entities to participate in the pilot program under this subsection, the Secretary shall conduct a study and submit to the Committee on Banking, Housing, and Urban Affairs of the Senate and the Committee on Financial Services of the House of Representatives a report on outcomes for covered families under the pilot program, which shall evaluate the effectiveness of the pilot program in assisting families to achieve economic independence and self-sufficiency, and the impact coaching and supportive services, or the lack thereof, had on individual incomes.

"(11) WAIVERS.—To allow selected eligible entities to effectively administer the pilot program and make the required escrow account deposits under this subsection, the Secretary may waive requirements under this section.

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"(12) TERMINATION.—The pilot program under this subsection shall terminate on the date that is 10 years after the date of enactment of this subsection.

"(13) AUTHORIZATION OF APPROPRIATIONS.—

"(A) IN GENERAL.—There is authorized to be appropriated to the Secretary for fiscal year 2026 such sums as may be necessary—

"(i) for technical assistance related to implementation of the pilot program; and

"(ii) to carry out an evaluation of the pilot program under paragraph (10).

"(B) AVAILABILITY.—Any amounts appropriated under this subsection shall remain available until expended.".

SEC. 405. CHOICE IN AFFORDABLE HOUSING ACT.

(a) SATISFACTION OF INSPECTION REQUIREMENTS THROUGH PARTICIPATION IN OTHER HOUSING PROGRAMS.—Section 8(o)(8) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)(8)), as amended by section 101(a) of the Housing Opportunity Through Modernization Act of 2016 (Public Law 114–201; 130 Stat. 783), is amended by adding at the end the following:

"(I) SATISFACTION OF INSPECTION REQUIREMENTS THROUGH PARTICIPATION IN OTHER HOUSING PROGRAMS.—

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"(i) LOW-INCOME HOUSING TAX CREDIT-FINANCED BUILDINGS.—A dwelling unit shall be deemed to meet the inspection requirements under this paragraph if—

"(I) the dwelling unit is in a building, the acquisition, rehabilitation, or construction of which was financed by a person who received a low-income housing tax credit under section 42 of the Internal Revenue Code of 1986 in exchange for that financing;

"(II) the dwelling unit was physically inspected and passed inspection as part of the low-income housing tax credit program described in subclause (I) during the preceding 12-month period; and

"(III) the applicable public housing agency is able to obtain the results of the inspection described in subclause (II).

"(ii) HOME INVESTMENT PARTNERSHIPS PROGRAM.—A dwelling shall be

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deemed to meet the inspection requirements under this paragraph if—

"(I) the dwelling unit is assisted under the HOME Investment Partnerships Program under title II of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12721 et seq.);

"(II) the dwelling unit was physically inspected and passed inspection as part of the program described in subclause (I) during the preceding 12-month period; and

"(III) the applicable public housing agency is able to obtain the results of the inspection described in subclause (II).

"(iii) RURAL HOUSING SERVICE.—A dwelling unit shall be deemed to meet the inspection requirements under this paragraph if—

"(I) the dwelling unit is assisted by the Rural Housing Service of the Department of Agriculture;

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"(II) the dwelling unit was physically inspected and passed inspection in connection with the assistance described in subclause (I) during the preceding 12-month period; and

"(III) the applicable public housing agency is able to obtain the results of the inspection described in subclause (II).

"(iv) REMOTE OR VIDEO INSPECTIONS.—When complying with inspection requirements for a housing unit located in a rural or small area using assistance under this subtitle, the Secretary may allow a grantee to conduct a remote or video inspection of a unit.

"(v) RULE OF CONSTRUCTION.—Nothing in clause (i), (ii), (iii), or (iv) shall be construed to affect the operation of a housing program described in, or authorized under a provision of law described in, that clause.".

(b) PRE-APPROVAL OF UNITS.—Section 8(o)(8)(A) of the United States Housing Act of 1937 (42 U.S.C.

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1437f(o)(8)(A)) is amended by adding at the end the following:

"(iv) INITIAL INSPECTION PRIOR TO LEASE AGREEMENT.—

"(I) DEFINITION.—In this clause, the term 'new landlord' means an owner of a dwelling unit who has not previously entered into a housing assistance payment contract with a public housing agency under this subsection for any dwelling unit.

"(II) EARLY INSPECTION.—Upon the request of a new landlord, a public housing agency may inspect the dwelling unit owned by the new landlord to determine whether the unit meets the housing quality standards under subparagraph (B) before the unit is selected by a tenant assisted under this subsection.

"(III) EFFECT.—An inspection conducted under subclause (II) that determines that the dwelling unit meets the housing quality standards under subparagraph (B) shall satisfy

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this subparagraph and subparagraph (C) if the new landlord enters into a lease agreement with a tenant assisted under this subsection not later than 60 days after the date of the inspection.

"(IV) INFORMATION WHEN FAMILY IS SELECTED.—When a public housing agency selects a family to participate in the tenant-based assistance program under this subsection, the public housing agency shall include in the information provided to the family a list of dwelling units that have been inspected under subclause (II) and determined to meet the housing quality standards under subparagraph (B).".

TITLE V—PROGRAM REFORM

SEC. 501. REFORMING DISASTER RECOVERY ACT.

(a) DEFINITIONS.—In this section:

(1) DEPARTMENT.—The term "Department" means the Department of Housing and Urban Development.

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(2) FUND.—The term "Fund" means the Long-Term Disaster Recovery Fund established under subsection (c).

(3) SECRETARY.—The term "Secretary" means the Secretary of Housing and Urban Development.

(b) DUTIES OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.—

(1) IN GENERAL.—The offices and officers of the Department shall be responsible for—

(A) leading and coordinating the disaster-related responsibilities of the Department under the National Response Framework, the National Disaster Recovery Framework, and the National Mitigation Framework;

(B) coordinating and administering programs, policies, and activities of the Department related to disaster relief, long-term recovery, resiliency, and mitigation, including disaster recovery assistance under title I of the Housing and Community Development Act of 1974 (42 U.S.C. 5301 et seq.);

(C) supporting disaster-impacted communities as those communities specifically assess, plan for, and address the housing stock and housing needs in the transition from emergency

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shelters and interim housing to permanent housing of those displaced, especially among vulnerable populations and extremely low-, low-, and moderate-income households;

(D) collaborating with the Federal Emergency Management Agency and the Small Business Administration and across the Department to align disaster-related regulations and policies, including incorporation of consensus-based codes and standards and insurance purchase requirements, and ensuring coordination and reducing duplication among other Federal disaster recovery programs;

(E) promoting best practices in mitigation and resilient land use planning;

(F) coordinating technical assistance, including mitigation, resiliency, and recovery training and information on all relevant legal and regulatory requirements, to entities that receive disaster recovery assistance under title I of the Housing and Community Development Act of 1974 (42 U.S.C. 5301 et seq.) that demonstrate capacity constraints; and

(G) supporting State, Tribal, and local governments in developing, coordinating, and

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maintaining their capacity for disaster resilience and recovery and developing pre-disaster recovery and hazard mitigation plans, in coordination with the Federal Emergency Management Agency and other Federal agencies.

(2) ESTABLISHMENT OF THE OFFICE OF DISASTER MANAGEMENT AND RESILIENCY.—Section 4 of the Department of Housing and Urban Development Act (42 U.S.C. 3533) is amended by adding at the end the following:

"(i) OFFICE OF DISASTER MANAGEMENT AND RESILIENCY.—

"(1) ESTABLISHMENT.—There is established, in the Office of the Secretary, the Office of Disaster Management and Resiliency.

"(2) DUTIES.—The Office of Disaster Management and Resiliency shall—

"(A) be responsible for oversight and coordination of all departmental disaster preparedness and response responsibilities; and

"(B) coordinate with the Federal Emergency Management Agency, the Small Business Administration, and the Office of Community Planning and Development and other offices of the Department in supporting recovery and re-

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silience activities to provide a comprehensive approach in working with communities.''.

(c) LONG-TERM DISASTER RECOVERY FUND.—

(1) ESTABLISHMENT.—There is established in the Treasury of the United States an account to be known as the Long-Term Disaster Recovery Fund.

(2) DEPOSITS, TRANSFERS, AND CREDIT.—

(A) IN GENERAL.—The Fund shall consist of amounts appropriated, transferred, and credited to the Fund.

(B) TRANSFERS.—The following may be transferred to the Fund:

(i) Amounts made available through section 106(c)(4) of the Housing and Community Development Act of 1974 (42 U.S.C. 5306(c)(4)) as a result of actions taken under section 104(e), 111, or 124(j) of such Act.

(ii) Any unobligated balances available until expended remaining or subsequently recaptured from amounts appropriated for any disaster and related purposes under the heading ''Community Development Fund'' in any Act prior to the establishment of the Fund.

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(C) USE OF TRANSFERRED AMOUNTS.—Amounts transferred to the Fund shall be used for the eligible uses described in paragraph (3).

(3) ELIGIBLE USES OF FUND.—

(A) IN GENERAL.—Amounts in the Fund shall be available—

(i) to provide assistance in the form of grants under section 124 of the Housing and Community Development Act of 1974, as added by subsection (d); and

(ii) for activities of the Department that support the provision of such assistance, including necessary salaries and expenses, information technology, and capacity building, technical assistance, and pre-disaster readiness.

(B) SET ASIDE.—Of each amount appropriated for or transferred to the Fund, 3 percent shall be made available for activities described in subparagraph (A)(ii), which shall be in addition to other amounts made available for those activities.

(C) TRANSFER OF FUNDS.—With respect to amounts made available for use in accordance with subparagraph (B)—

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(i) amounts may be transferred to the account under the heading for "Program Offices—Salaries and Expenses—Community Planning and Development", or any successor account, for the Department to carry out activities described in paragraph (1)(B); and

(ii) amounts may be used for the activities described in subparagraph (A)(ii) and for the administrative costs of administering any funds appropriated to the Department under the heading "Community Planning and Development—Community Development Fund" for any major disaster declared under section 401 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5170) in any Act before the establishment of the Fund.

(D) INSPECTOR GENERAL.—

(i) IN GENERAL.—Not less than one-tenth of 1 percent of each series of awards the Secretary makes from the Fund shall be transferred to the account under the heading "Office of Inspector General" for the Department of Housing and Urban

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Development to support audit activities and to investigate grantee noncompliance with program requirements and waste, fraud, and abuse as a result of appropriations made available through the Fund.

(ii) AVAILABILITY.—Funding under clause (i) shall not be made available to the Office of Inspector General until 90 days after the date on which the grantee plan or supplemental plan for the grantee is approved by the Secretary under subsection (c) or (f)(3)(C) of section 124 of the Housing and Community Development Act of 1974, as added by subsection (d), is approved by the Secretary.

(4) INTERCHANGEABILITY OF PRIOR ADMINISTRATIVE AMOUNTS.—Any amounts appropriated in any Act prior to the establishment of the Fund and transferred to the account under the heading "Program Offices—Salaries and Expenses—Community Planning and Development", or any predecessor account, for the Department for the costs of administering funds appropriated to the Department under the heading "Community Planning and Development—Community Development Fund" for any

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major disaster declared under section 401 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5170) shall be available for the costs of administering any such funds provided by any prior or future Act, notwithstanding the purposes for which those amounts were appropriated and in addition to any amount provided for the same purposes in other appropriations Acts.

(5) AVAILABILITY OF AMOUNTS.—Amounts appropriated, transferred, and credited to the Fund shall remain available until expended.

(6) FORMULA ALLOCATION.—Use of amounts in the Fund for grants shall be made by formula allocation in accordance with the requirements of section 124(a) of the Housing and Community Development Act of 1974, as added by subsection (d).

(7) AUTHORIZATION OF APPROPRIATIONS.—There are authorized to be appropriated to the Fund such sums as may be necessary to respond to current or future major disasters declared under section 401 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5179) for grants under section 124 of the Housing and Community Development Act of 1974, as added by subsection (d).

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(d) ESTABLISHMENT OF CDBG DISASTER RECOVERY PROGRAM.—Title I of the Housing and Community Development Act of 1974 (42 U.S.C. 5301 et seq.), as amended by this Act, is amended—

(1) in section 102(a) (42 U.S.C. 5302(a))—

(A) in paragraph (20)—

(i) by redesignating subparagraph (B) as subparagraph (C);

(ii) in subparagraph (C), as so redesignated, by inserting "or (B)" after "subparagraph (A)"; and

(iii) by inserting after subparagraph (A) the following:

"(B) The term 'persons of extremely low income' means families and individuals whose income levels do not exceed household income levels determined by the Secretary under section 3(b)(2) of the United States Housing Act of 1937 (42 U.S.C. 1437a(b)(2)(C)), except that the Secretary may provide alternative definitions for the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Mariana Islands, the United States Virgin Islands, and American Samoa."; and

(B) by adding at the end the following:

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"(25) The term 'major disaster' has the meaning given the term in section 102 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5122).";

(2) in section 106(c)(4) (42 U.S.C. 5306(c)(4))—

(A) in subparagraph (A)—

(i) by striking "declared by the President under the Robert T. Stafford Disaster Relief and Emergency Assistance Act";

(ii) inserting "States for use in nonentitlement areas and to" before "metropolitan cities"; and

(iii) inserting "major" after "affected by the";

(B) in subparagraph (C)—

(i) by striking "metropolitan city or" and inserting "State, metropolitan city, or";

(ii) by striking "city or county" and inserting "State, city, or county"; and

(iii) by inserting "major" before "disaster";

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(C) in subparagraph (D), by striking "metropolitan cities and" and inserting "States, metropolitan cities, and";

(D) in subparagraph (F)—

(i) by striking "metropolitan city or" and inserting "State, metropolitan city, or"; and

(ii) by inserting "major" before "disaster"; and

(E) in subparagraph (G), by striking "metropolitan city or" and inserting "State, metropolitan city, or";

(3) in section 122 (42 U.S.C. 5321), by striking "disaster under title IV of the Robert T. Stafford Disaster Relief and Emergency Assistance Act" and inserting "major disaster"; and

(4) by adding at the end the following:

"SEC. 124. COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY PROGRAM.

"(a) AUTHORIZATION, FORMULA, AND ALLOCATION.—

"(1) AUTHORIZATION.—The Secretary is authorized to make community development block grant disaster recovery grants from the Long-Term Disaster Recovery Fund established under section

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501(c) of the Renewing Opportunity in the American Dream to Housing Act of 2025 (hereinafter referred to as the 'Fund') for necessary expenses for activities authorized under subsection (f)(1) related to disaster relief, long-term recovery, restoration of housing and infrastructure, economic revitalization, and mitigation in the most impacted and distressed areas resulting from a catastrophic major disaster.

"(2) GRANT AWARDS.—Grants shall be awarded under this section to States, units of general local government, and Indian tribes based on capacity and the concentration of damage, as determined by the Secretary, to support the efficient and effective administration of funds.

"(3) SECTION 106 ALLOCATIONS.—Grants under this section shall not be considered relevant to the formula allocations made pursuant to section 106.

"(4) FEDERAL REGISTER NOTICE.—

"(A) IN GENERAL.—Not later than 30 days after the date of enactment of this section, the Secretary shall issue a notice in the Federal Register containing the latest formula allocation methodologies used to determine the total estimate of unmet needs related to housing, eco-

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nomic revitalization, and infrastructure in the most impacted and distressed areas resulting from a catastrophic major disaster.

"(B) PUBLIC COMMENT.—If the Secretary has not already requested public comment on the formula described in the notice required by subparagraph (A), the Secretary shall solicit public comments on—

"(i) the methodologies described in subparagraph (A) and seek alternative methods for formula allocation within a similar total amount of funding;

"(ii) the impact of formula methodologies on rural areas and Tribal areas;

"(iii) adjustments to improve targeting to the most serious needs;

"(iv) objective criteria for grantee capacity and concentration of damage to inform grantee determinations and minimum allocation thresholds; and

"(v) research and data to inform an additional amount to be provided for mitigation depending on type of disaster, which shall be up to 18 percent of the total estimate of unmet needs.

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"(5) REGULATIONS.—

"(A) IN GENERAL.—The Secretary shall, by regulation, establish a formula to allocate assistance from the Fund to the most impacted and distressed areas resulting from a catastrophic major disaster.

"(B) FORMULA REQUIREMENTS.—The formula established under subparagraph (A) shall—

"(i) set forth criteria to determine that a major disaster is catastrophic, which criteria shall consider the presence of a high concentration of damaged housing or businesses that individual, State, Tribal, and local resources could not reasonably be expected to address without additional Federal assistance or other nationally encompassing data that the Secretary determines are adequate to assess relative impact and distress across geographic areas;

"(ii) include a methodology for identifying most impacted and distressed areas, which shall consider unmet serious needs related to housing, economic revitalization, and infrastructure;

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"(iii) include an allocation calculation that considers the unmet serious needs resulting from the catastrophic major disaster and an additional amount up to 18 percent for activities to reduce risks of loss resulting from other natural disasters in the most impacted and distressed area, primarily for the benefit of low- and moderate-income persons, with particular focus on activities that reduce repetitive loss of property and critical infrastructure; and

"(iv) establish objective criteria for periodic review and updates to the formula to reflect changes in available data.

"(C) MINIMUM ALLOCATION THRESHOLD.—The Secretary shall, by regulation, establish a minimum allocation threshold.

"(D) INTERIM ALLOCATION.—Until such time that the Secretary issues final regulations under this paragraph, the Secretary shall—

"(i) allocate assistance from the Fund using the formula allocation methodology published in accordance with paragraph (4); and

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"(ii) include an additional amount for mitigation of up to 18 percent of the total estimate of unmet need.

"(6) ALLOCATION OF FUNDS.—

"(A) IN GENERAL.—The Secretary shall—

"(i) except as provided in clause (ii), not later than 90 days after the President declares a major disaster, use best available data to determine whether the major disaster is catastrophic and qualifies for assistance under the formula described in paragraph (4) or (5), unless data is insufficient to make this determination; and

"(ii) if the best available data is insufficient to make the determination required under clause (i) within the 90-day period described in that clause, the Secretary shall determine whether the major disaster qualifies when sufficient data becomes available, but in no case shall the Secretary make the determination later than 120 days after the declaration of the major disaster.

"(B) ANNOUNCEMENT OF ALLOCATION.—If amounts are available in the Fund at the

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time the Secretary determines that the major disaster is catastrophic and qualifies for assistance under the formula described in paragraph (4) or (5), the Secretary shall immediately announce an allocation for a grant under this section.

"(C) ADDITIONAL AMOUNTS.—If additional amounts are appropriated to the Fund after amounts are allocated under subparagraph (B), the Secretary shall announce an allocation or additional allocation (if a prior allocation under subparagraph (B) was less than the formula calculation) within 15 days of any such appropriation.

"(7) PRELIMINARY FUNDING.—

"(A) IN GENERAL.—To speed recovery, the Secretary is authorized to allocate and award preliminary grants from the Fund before making a determination under paragraph (6)(A) if the Secretary projects, based on a preliminary assessment of impact and distress, that a major disaster is catastrophic and would likely qualify for funding under the formula described in paragraph (4) or (5).

"(B) AMOUNT.—

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"(i) MAXIMUM.—The Secretary may award preliminary funding under subparagraph (A) in an amount that is not more than $5,000,000.

"(ii) SLIDING SCALE.—The Secretary shall, by regulation, establish a sliding scale for preliminary funding awarded under subparagraph (A) based on the size of the preliminary assessment of impact and distress.

"(C) USE OF FUNDS.—The uses of preliminary funding awarded under subparagraph (A) shall be limited to eligible activities that—

"(i) in the determination of the Secretary, will support faster recovery, improve the ability of the grantee to assess unmet recovery needs, plan for the prevention of improper payments, and reduce fraud, waste, and abuse; and

"(ii) may include evaluating the interim housing, permanent housing, and supportive service needs of the disaster impacted community, with special attention to vulnerable populations, such as homeless and low- to moderate-income households,

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to inform the grantee action plan required under subsection (c).

"(D) CONSIDERATION OF FUNDING.—Preliminary funding awarded under subparagraph (A)—

"(i) is not subject to the certification requirements of subsection (h)(1); and

"(ii) shall not be considered when calculating the amount of the grant used for administrative costs, technical assistance, and planning activities that are subject to the requirements under subsection (f)(2).

"(E) WAIVER.—To expedite the use of preliminary funding for activities described in this paragraph, the Secretary may waive or specify alternative requirements to the requirements of this section in accordance with subsection (i).

"(F) AMENDED AWARD.—

"(i) IN GENERAL.—An award for preliminary funding under subparagraph (A) may be amended to add any subsequent amount awarded because of a determination by the Secretary that a major disaster

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is catastrophic and qualifies for assistance under the formula.

"(ii) APPLICABILITY.—Notwithstanding subparagraph (D), amounts provided by an amendment under clause (i) are subject to the requirements under subsections (f)(1) and (h)(1) and other requirements on grant funds under this section.

"(G) TECHNICAL ASSISTANCE.—Concurrent with the allocation of any preliminary funding awarded under this paragraph, the Secretary shall assign or provide technical assistance to the recipient of the grant.

"(b) INTERCHANGEABILITY.—

"(1) IN GENERAL.—The Secretary is authorized to approve the use of grants under this section to be used interchangeably and without limitation for the same activities in the most impacted and distressed areas resulting from a declaration of another catastrophic major disaster that qualifies for assistance under the formula established under paragraph (4) or (5) of subsection (a) or a major disaster for which the Secretary allocated funds made available

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under the heading 'Community Development Fund' in any Act prior to the establishment of the Fund.

"(2) REQUIREMENTS.—The Secretary shall establish requirements to expedite the use of grants under this section for the purpose described in paragraph (1).

"(3) EMERGENCY DESIGNATION.—Amounts repurposed pursuant to this subsection that were previously designated by Congress as an emergency requirement pursuant to the Balanced Budget and Emergency Deficit Control Act of 1985 or a concurrent resolution on the budget are designated by the Congress as being for an emergency requirement pursuant to section 4001(a)(1) of S. Con. Res. 14 (117th Congress), the concurrent resolution on the budget for fiscal year 2022, and to legislation establishing fiscal year 2026 budget enforcement in the House of Representatives.

"(c) GRANTEE PLANS.—

"(1) REQUIREMENT.—Not later than 90 days after the date on which the Secretary announces a grant allocation under this section, unless an extension is granted by the Secretary, the grantee shall submit to the Secretary a plan for approval describing—

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"(A) the activities the grantee will carry out with the grant under this section;

"(B) the criteria of the grantee for awarding assistance and selecting activities;

"(C) how the use of the grant under this section will address disaster relief, long-term recovery, restoration of housing and infrastructure, economic revitalization, and mitigation in the most impacted and distressed areas;

"(D) how the use of the grant funds for mitigation is consistent with hazard mitigation plans submitted to the Federal Emergency Management Agency under section 322 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5165);

"(E) the estimated amount proposed to be used for activities that will benefit persons of low and moderate income;

"(F) how the use of grant funds will repair and replace existing housing stock for vulnerable populations, including low- to moderate-income households;

"(G) how the grantee will address the priorities described in paragraph (5);

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"(H) how uses of funds are proportional to unmet needs, as required under paragraph (6);

"(I) for State grantees that plan to distribute grant amounts to units of general local government, a description of the method of distribution; and

"(J) such other information as may be determined by the Secretary in regulation.

"(2) PUBLIC CONSULTATION.—To permit public examination and appraisal of the plan described in paragraph (1), to enhance the public accountability of grantee, and to facilitate coordination of activities with different levels of government, when developing the plan or substantial amendments proposed to the plan required under paragraph (1), a grantee shall—

"(A) publish the plan before adoption;

"(B) provide citizens, affected units of general local government, and other interested parties with reasonable notice of, and opportunity to comment on, the plan, with a public comment period of not less than 14 days;

"(C) consider comments received before submission to the Secretary;

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"(D) follow a citizen participation plan for disaster assistance adopted by the grantee that, at a minimum, provides for participation of residents of the most impacted and distressed area affected by the major disaster that resulted in the grant under this section and other considerations established by the Secretary; and

"(E) undertake any consultation with interested parties as may be determined by the Secretary in regulation.

"(3) APPROVAL.—The Secretary shall—

"(A) by regulation, specify criteria for the approval, partial approval, or disapproval of a plan submitted under paragraph (1), including approval of substantial amendments to the plan;

"(B) review a plan submitted under paragraph (1) upon receipt of the plan;

"(C) allow a grantee to revise and resubmit a plan or substantial amendment to a plan under paragraph (1) that the Secretary disapproves;

"(D) by regulation, specify criteria for when the grantee shall be required to provide the required revisions to a disapproved plan or

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substantial amendment under paragraph (1) for public comment prior to resubmission of the plan or substantial amendment to the Secretary; and

"(E) approve, partially approve, or disapprove a plan or substantial amendment under paragraph (1) not later than 60 days after the date on which the plan or substantial amendment is received by the Secretary.

"(4) LOW- AND MODERATE-INCOME OVERALL BENEFIT.—

"(A) USE OF FUNDS.—Not less than 70 percent of a grant made under this section shall be used for activities that benefit persons of low and moderate income unless the Secretary—

"(i) specifically finds that—

"(I) there is compelling need to reduce the percentage for the grant; and

"(II) the housing needs of low- and moderate-income persons have been addressed; and

"(ii) issues a waiver and alternative requirement specific to the grant pursuant to subsection (i) to lower the percentage.

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"(B) REGULATIONS.—The Secretary shall, by regulation, establish protocols that reflect the required use of funds under subparagraph (A), including persons with extremely and very low incomes.

"(5) PRIORITIZATION.—The grantee shall prioritize activities that—

"(A) assist persons with extremely low-, low-, and moderate-incomes and other vulnerable populations to better recover from and withstand future disasters;

"(B) address housing needs arising from a disaster, or those needs present prior to a disaster, including the needs of both renters and homeowners;

"(C) prolong the life of housing and infrastructure;

"(D) use cost-effective means of preventing harm to people and property and incorporate protective features and redundancies; and

"(E) other measures that will assure the continuation of critical services during future disasters.

"(6) PROPORTIONAL ALLOCATION.—For each specific disaster, a grantee under this section shall

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allocate grant funds proportional to unmet needs between housing activities for renters and homeowners, economic revitalization, and infrastructure unless the Secretary specifically finds that—

"(A) there is a compelling need for a disproportional allocation among those unmet needs; and

"(B) the disproportional allocation described in subparagraph (A) is not inconsistent with the requirements under paragraph (4).

"(7) DISASTER RISK MITIGATION.—

"(A) DEFINITION.—In this paragraph, the term 'hazard-prone areas'—

"(i) means areas identified by the Secretary, in consultation with the Administrator of the Federal Emergency Management Agency, at risk from natural hazards that threaten property damage or health, safety, and welfare, such as floods, wildfires (including Wildland-Urban Interface areas), earthquakes, lava inundation, tornados, and high winds; and

"(ii) includes areas having special flood hazards as identified under the Flood Disaster Protection Act of 1973 (42

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U.S.C. 4002 et seq.) or the National Flood Insurance Act of 1968 (42 U.S.C. 4001 et seq.).

"(B) HAZARD-PRONE AREAS.—The Secretary, in consultation with the Administrator of the Federal Emergency Management Agency, shall establish minimum construction standards, insurance purchase requirements, and other requirements for the use of grant funds in hazard-prone areas.

"(C) SPECIAL FLOOD HAZARDS.—

"(i) IN GENERAL.—For the areas described in subparagraph (A)(ii), the insurance purchase requirements established under subparagraph (B) shall meet or exceed the requirements under section 102(a) of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4012a(a)).

"(ii) TREATMENT AS FINANCIAL ASSISTANCE.—All grants under this section shall be treated as financial assistance for purposes of section 3(a)(3) of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4003(a)(3)).

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"(D) CONSIDERATION OF FUTURE RISKS.—The Secretary may consider future risks to protecting property and health, safety, and general welfare, and the likelihood of those risks, when making the determination of or modification to hazard-prone areas under this paragraph.

"(8) RELOCATION.—

"(A) IN GENERAL.—The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. 4601 et seq.) shall apply to activities assisted under this section to the extent determined by the Secretary in regulation, or as provided in waivers or alternative requirements authorized in accordance with subsection (i).

"(B) POLICY.—Each grantee under this section shall establish a relocation assistance policy that—

"(i) minimizes displacement and describes the benefits available to persons displaced as a direct result of acquisition, rehabilitation, or demolition in connection with an activity that is assisted by a grant under this section; and

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"(ii) includes any appeal rights or other requirements that the Secretary establishes by regulation.

"(d) CERTIFICATIONS.—Any grant under this section shall be made only if the grantee certifies to the satisfaction of the Secretary that—

"(1) the grantee is in full compliance with the requirements under subsection (c)(2);

"(2) for grants other than grants to Indian tribes, the grant will be conducted and administered in conformity with the Civil Rights Act of 1964 (42 U.S.C. 2000a et seq.) and the Fair Housing Act (42 U.S.C. 3601 et seq.);

"(3) the projected use of funds has been developed so as to give maximum feasible priority to activities that will benefit recipients described in subsection (c)(4)(A) and activities described in subsection (c)(5), and may also include activities that are designed to aid in the prevention or elimination of slum and blight to support disaster recovery, meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs, and al-

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leviate future threats to human populations, critical natural resources, and property that an analysis of hazards shows are likely to result from natural disasters in the future;

"(4) the grant funds shall principally benefit persons of low- and moderate-income as described in subsection (c)(4)(A);

"(5) for grants other than grants to Indian tribes, within 24 months of receiving a grant or at the time of its 3- or 5-year update, whichever is sooner, the grantee will review and make modifications to its non-disaster housing and community development plans and strategies required by subsections (c) and (m) of section 104 to reflect the disaster recovery needs identified by the grantee and consistency with the plan under subsection (c)(1);

"(6) the grantee will not attempt to recover any capital costs of public improvements assisted in whole or part under this section by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless—

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"(A) funds received under this section are used to pay the proportion of such fee or assessment that relates to the capital costs of such public improvements that are financed from revenue sources other than under this chapter; or

"(B) for purposes of assessing any amount against properties owned and occupied by persons of moderate income, the grantee certifies to the Secretary that the grantee lacks sufficient funds received under this section to comply with the requirements of subparagraph (A);

"(7) the grantee will comply with the other provisions of this title that apply to assistance under this section and with other applicable laws;

"(8) the grantee will follow a relocation assistance policy that includes any minimum requirements identified by the Secretary; and

"(9) the grantee will adhere to construction standards, insurance purchase requirements, and other requirements for development in hazard-prone areas described in subsection (c)(7).

"(e) PERFORMANCE REVIEWS AND REPORTING.—

"(1) IN GENERAL.—The Secretary shall, on not less frequently than an annual basis until the close-

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out of a particular grant allocation, make such reviews and audits as may be necessary or appropriate to determine whether a grantee under this section has—

"(A) carried out activities using grant funds in a timely manner;

"(B) met the performance targets established by paragraph (2);

"(C) carried out activities using grant funds in accordance with the requirements of this section, the other provisions of this title that apply to assistance under this section, and other applicable laws; and

"(D) a continuing capacity to carry out activities in a timely manner.

"(2) PERFORMANCE TARGETS.—The Secretary shall develop and make publicly available critical performance targets for review, which shall include spending thresholds for each year from the date on which funds are obligated by the Secretary to the grantee until such time all funds have been expended.

"(3) FAILURE TO MEET TARGETS.—

"(A) SUSPENSION.—If a grantee under this section fails to meet 1 or more critical per-

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formance targets under paragraph (2), the Secretary may temporarily suspend the grant.

"(B) PERFORMANCE IMPROVEMENT PLAN.—If the Secretary suspends a grant under subparagraph (A), the Secretary shall provide to the grantee a performance improvement plan with the specific requirements needed to lift the suspension within a defined time period.

"(C) REPORT.—If a grantee fails to meet the spending thresholds established under paragraph (2), the grantee shall submit to the Secretary, the appropriate committees of Congress, and each member of Congress who represents a district or State of the grantee a written report identifying technical capacity, funding, or other Federal or State impediments affecting the ability of the grantee to meet the spending thresholds.

"(4) COLLECTION OF INFORMATION AND REPORTING.—

"(A) REQUIREMENT TO REPORT.—A grantee under this section shall provide to the Secretary such information as the Secretary

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may determine necessary for adequate oversight of the grant program under this section.

"(B) PUBLIC AVAILABILITY.—Subject to subparagraph (D), the Secretary shall make information submitted under subparagraph (A) available to the public and to the Inspector General for the Department of Housing and Urban Development.

"(C) SUMMARY STATUS REPORTS.—To increase transparency and accountability of the grant program under this section the Secretary shall, on not less frequently than an annual basis, post on a public facing dashboard summary status reports for all active grants under this section that includes—

"(i) the status of funds by activity;

"(ii) the percentages of funds allocated and expended to benefit low- and moderate-income communities;

"(iii) performance targets, spending thresholds, and accomplishments; and

"(iv) other information the Secretary determines to be relevant for transparency.

"(D) CONSIDERATIONS.—In carrying out this paragraph, the Secretary shall take such

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actions as may be necessary to ensure that personally identifiable information regarding applicants for assistance provided from funds made available under this section is not made publicly available.

"(E) RESEARCH PARTNERSHIPS.—

"(i) IN GENERAL.—The Secretary may, upon a formal request from researchers, make disaggregated information available to the requestor that is specific and relevant to the research being conducted, and for the purposes of researching program impact and efficacy.

"(ii) PRIVACY PROTECTIONS.—In making information available under clause (i), the Secretary shall protect personally identifiable information as required under section 552a of title 5, United States Code (commonly known as the 'Privacy Act of 1974').

"(f) ELIGIBLE ACTIVITIES.—

"(1) IN GENERAL.—Activities assisted under this section—

"(A) may include activities permitted under section 105 or other activities permitted

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by the Secretary by waiver or alternative requirement pursuant to subsection (i); and

"(B) shall be related to disaster relief, long-term recovery, restoration of housing and infrastructure, economic revitalization, and mitigation in the most impacted and distressed areas resulting from the major disaster for which the grant was awarded.

"(2) PROHIBITION.—Grant funds under this section may not be used for costs reimbursable by, or for which funds have been made available by, the Federal Emergency Management Agency, or the United States Army Corps of Engineers.

"(3) ADMINISTRATIVE COSTS, TECHNICAL ASSISTANCE AND PLANNING.—

"(A) IN GENERAL.—The Secretary shall establish in regulation the maximum grant amounts a grantee may use for administrative costs, technical assistance and planning activities, taking into consideration size of grant, complexity of recovery, and other factors as determined by the Secretary, but not to exceed 8 percent for administration and 20 percent in total.

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"(B) AVAILABILITY.—Amounts available for administrative costs for a grant under this section shall be available for eligible administrative costs of the grantee for any grant made under this section, without regard to a particular disaster.

"(C) SUPPLEMENTAL PLAN.—

"(i) IN GENERAL.—Grantees may submit to the Secretary an optional supplemental plan to the grantee plan required under this title specifically for administrative costs, which shall include a description of the use of all grant funds for administrative costs, including for any eligible pre-award program administrative costs, and how such uses will prepare the grantee to more effectively and expeditiously administer funds provided under the full plan.

"(ii) USE OF FUNDS.—If a supplemental plan is approved under clause (i), a grantee may draw down the aforementioned administrative funds before the full grantee plan is approved.

"(iii) WAIVERS.—In carrying out this subparagraph, the Secretary may include

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any waivers or alternative requirements in accordance with subsection (i).

"(4) PROGRAM INCOME.—Notwithstanding any other provision of law, any grantee under this section may retain program income that is realized from grants made by the Secretary under this section if the grantee agrees that the grantee will utilize the program income in accordance with the requirements for grants under this section, except that the Secretary may—

"(A) by regulation, exclude from consideration as program income any amounts determined to be so small that compliance with this paragraph creates an unreasonable administrative burden on the grantee; or

"(B) permit the grantee to transfer remaining program income to the other grants of the grantee under this title upon closeout of the grant.

"(5) PROHIBITION ON USE OF ASSISTANCE FOR EMPLOYMENT RELOCATION ACTIVITIES.—

"(A) IN GENERAL.—Grants under this section may not be used to assist directly in the relocation of any industrial or commercial plant, facility, or operation, from one area to another

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area, if the relocation is likely to result in a significant loss of employment in the labor market area from which the relocation occurs.

"(B) APPLICABILITY.—The prohibition under subparagraph (A) shall not apply to a business that was operating in the disaster-declared labor market area before the incident date of the applicable disaster and has since moved, in whole or in part, from the affected area to another State or to a labor market area within the same State to continue business.

"(6) REQUIREMENTS.—Grants under this section are subject to the requirements of this section, the other provisions of this title that apply to assistance under this section, and other applicable laws, unless modified by waivers or alternative requirements in accordance with subsection (i).

"(g) ENVIRONMENTAL REVIEW.—

"(1) ADOPTION.—A recipient of funds provided under this section that uses the funds to supplement Federal assistance provided under section 203, 402, 403, 404, 406, 407, 408(c)(4), 428, or 502 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5170a, 5170b, 5170c, 5172, 5173, 5174(c)(4), 5189f, 5192) may adopt,

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without review or public comment, any environmental review, approval, or permit performed by a Federal agency, and such adoption shall satisfy the responsibilities of the recipient with respect to such environmental review, approval, or permit under section 104(g)(1), so long as the actions covered by the existing environmental review, approval, or permit and the actions proposed for these supplemental funds are substantially the same.

"(2) APPROVAL OF RELEASE OF FUNDS.—Notwithstanding section 104(g)(2), the Secretary or a State may, upon receipt of a request for release of funds and certification, immediately approve the release of funds for an activity or project to be assisted under this section if the recipient has adopted an environmental review, approval, or permit under paragraph (1) or the activity or project is categorically excluded from review under the National Environmental Policy Act of 1969 (42 U.S.C. 4321 et seq.).

"(3) UNITS OF GENERAL LOCAL GOVERNMENT.—The provisions of section 104(g)(4) shall apply to assistance under this section that a State distributes to a unit of general local government.

"(h) FINANCIAL CONTROLS AND PROCEDURES.—

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"(1) IN GENERAL.—The Secretary shall develop requirements and procedures to demonstrate that a grantee under this section—

"(A) has adequate financial controls and procurement processes;

"(B) has adequate procedures to detect and prevent fraud, waste, abuse, and duplication of benefit; and

"(C) maintains a comprehensive and publicly accessible website.

"(2) CERTIFICATION.—Before making a grant under this section, the Secretary shall certify that the grantee has in place proficient processes and procedures to comply with the requirements developed under paragraph (1), as determined by the Secretary.

"(3) COMPLIANCE BEFORE ALLOCATION.—The Secretary may permit a State, unit of general local government, or Indian tribe to demonstrate compliance with the requirements for adequate financial controls developed under paragraph (1) before a disaster occurs and before receiving an allocation for a grant under this section.

"(4) DUPLICATION OF BENEFITS.—

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"(A) IN GENERAL.—Funds made available under this section shall be used in accordance with section 312 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5155), as amended by section 1210 of the Disaster Recovery Reform Act of 2018 (division D of Public Law 115–254), and such rules as may be prescribed under such section 312.

"(B) PENALTIES.—In any case in which the use of grant funds under this section results in a prohibited duplication of benefits, the grantee shall—

"(i) apply an amount equal to the identified duplication to any allowable costs of the award consistent with actual, immediate cash requirement;

"(ii) remit any excess amounts to the Secretary to be credited to the obligated, undisbursed balance of the grant consistent with requirements on Federal payments applicable to such grantee; and

"(iii) if excess amounts under clause (ii) are identified after the period of performance or after the closeout of the

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award, remit such amounts to the Secretary to be credited to the Fund.

"(C) Failure to comply.—Any grantee provided funds under this section or from prior Appropriations Acts under the heading 'Community Development Fund' for purposes related to major disasters that fails to comply with section 312 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5155) or fails to satisfy penalties to resolve a duplication of benefits shall be subject to remedies for noncompliance under section 111, unless the Secretary publishes a determination in the Federal Register that it is not in the best interest of the Federal Government to pursue remedial actions.

"(i) Waivers and Alternative Requirements.—

"(1) In general.—In administering grants under this section, the Secretary may waive, or specify alternative requirements for, any provision of any statute or regulation that the Secretary administers in connection with the obligation by the Secretary or the use by the grantee of those funds (except for requirements related to fair housing, nondiscrimination, labor standards, the environment,

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and the requirements of this section that do not expressly authorize modifications by waiver or alternative requirement), if the Secretary makes a public finding that good cause exists for the waiver or alternative requirement.

"(2) EFFECTIVE DATE.—A waiver or alternative requirement described in paragraph (1) shall not take effect before the date that is 5 days after the date of publication of the waiver or alternative requirement on the website of the Department of Housing and Urban Development or the effective date for any regulation published in the Federal Register.

"(3) PUBLIC NOTIFICATION.—The Secretary shall notify the public of all waivers or alternative requirements described in paragraph (1) in accordance with the requirements of section 7(q)(3) of the Department of Housing and Urban Development Act (42 U.S.C. 3535(q)(3)).

"(j) UNUSED AMOUNTS.—

"(1) DEADLINE TO USE AMOUNTS.—A grantee under this section shall use an amount equal to the grant within 6 years beginning on the date on which the Secretary obligates the amounts to the grantee,

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as such period may be extended under paragraph (4).

"(2) RECAPTURE.—The Secretary shall recapture and credit to the Fund any amount that is unused by a grantee under this section upon the earlier of—

"(A) the date on which the grantee notifies the Secretary that the grantee has completed all activities identified in the disaster grantee's plan under subsection (c); or

"(B) the expiration of the 6-year period described in paragraph (1), as such period may be extended under paragraph (4).

"(3) RETENTION OF FUNDS.—Notwithstanding paragraph (1), the Secretary—

"(A) shall allow a grantee under this section to retain amounts needed to close out grants; and

"(B) may allow a grantee under this section to retain up to 10 percent of the remaining funds to support maintenance of the minimal capacity to launch a new program in the event of a future disaster and to support pre-disaster long-term recovery and mitigation planning.

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"(4) EXTENSION OF PERIOD FOR USE OF FUNDS.—The Secretary may extend the 6-year period described in paragraph (1) by not more than 4 years, or not more than 6 years for mitigation activities, if—

"(A) the grantee submits to the Secretary—

"(i) written documentation of the exigent circumstances impacting the ability of the grantee to expend funds that could not be anticipated; or

"(ii) a justification that such request is necessary due to the nature and complexity of the program and projects; and

"(B) the Secretary submits a written justification for the extension to the Committee on Appropriations and the Committee on Banking, Housing, and Urban Affairs of the Senate and the Committee on Appropriations and the Committee on Financial Services of the House of Representatives that specifies the period of that extension.

"(k) DEFINITION.—In this section, the term 'Indian tribe' has the meaning given the term in section 4 of the

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Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4103).''.

(e) REGULATIONS.—

(1) PROPOSED RULES.—Following consultation with the Federal Emergency Management Agency, the Small Business Administration, and other Federal agencies, not later than 6 months after the date of enactment of this Act, the Secretary shall issue proposed rules to carry out this Act and the amendments made by this Act and shall provide a 90-day period for submission of public comments on those proposed rules.

(2) FINAL RULES.—Not later than 1 year after the date of enactment of this Act, the Secretary shall issue final regulations to carry out section 124 of the Housing and Community Development Act of 1974, as added by subsection (d).

(f) COORDINATION OF DISASTER RECOVERY ASSISTANCE, BENEFITS, AND DATA WITH OTHER FEDERAL AGENCIES.—

(1) COORDINATION OF DISASTER RECOVERY ASSISTANCE.—In order to ensure a comprehensive approach to Federal disaster relief, long-term recovery, restoration of housing and infrastructure, economic revitalization, and mitigation in the most impacted

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and distressed areas resulting from a catastrophic major disaster, the Secretary shall coordinate with the Federal Emergency Management Agency, to the greatest extent practicable, in the implementation of assistance authorized under section 124 of the Housing and Community Development Act of 1974, as added by subsection (d).

(2) DATA SHARING AGREEMENTS.—To support the coordination of data to prevent duplication of benefits with other Federal disaster recovery programs while also expediting recovery and reducing burden on disaster survivors, the Department shall establish data sharing agreements that safeguard privacy with relevant Federal agencies to ensure disaster benefits effectively and efficiently reach intended beneficiaries, while using effective means of preventing harm to people and property.

(3) DATA TRANSFER FROM FEMA AND SBA TO HUD.—As permitted and deemed necessary for efficient program execution, and consistent with a computer matching agreement entered into under paragraph (6)(A), the Administrator of the Federal Emergency Management Agency and the Administrator of the Small Business Administration shall provide data on disaster applicants to the Depart-

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ment, including, when necessary, personally identifiable information, disaster recovery needs, and resources determined eligible for, and amounts expended, to the Secretary for all major disasters declared by the President pursuant to section 401 of Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5170) for the purpose of providing additional assistance to disaster survivors and prevent duplication of benefits.

(4) DATA TRANSFERS FROM HUD TO HUD GRANTEES.—The Secretary is authorized to provide to grantees under section 124 of the Housing and Community Development Act of 1974, as added by subsection (d), offices of the Department, technical assistance providers, and lenders information that in the determination of the Secretary is reasonably available and appropriate to inform the provision of assistance after a major disaster, including information provided to the Secretary by the Administrator of the Federal Emergency Management Agency, the Administrator of the Small Business Administration, or other Federal agencies.

(5) DATA TRANSFERS FROM HUD GRANTEES TO HUD, FEMA, AND SBA.—

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(A) REPORTING.—Grantees under section 124 of the Housing and Community Development Act of 1974, as added by subsection (d), shall report information requested by the Secretary on households, businesses, and other entities assisted and the type of assistance provided.

(B) SHARING INFORMATION.—The Secretary shall share information collected under subparagraph (A) with the Federal Emergency Management Agency, the Small Business Administration, and other Federal agencies to support the planning and delivery of disaster recovery and mitigation assistance and other related purposes.

(6) PRIVACY PROTECTION.—The Secretary may make and receive data transfers authorized under this subsection, including the use and retention of that data for computer matching programs, to inform the provision of assistance, assess disaster recovery needs, and prevent the duplication of benefits and other waste, fraud, and abuse, provided that—

(A) the Secretary enters an information sharing agreement or a computer matching agreement, when required by section 522a of

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title 5, United States Code (commonly known as the "Privacy Act of 1974"), with the Administrator of the Federal Emergency Management Agency, the Administrator of the Small Business Administration, or other Federal agencies covering the transfer of data;

(B) the Secretary publishes intent to disclose data in the Federal Register;

(C) notwithstanding subparagraphs (A) and (B), section 552a of title 5, United States Code, or any other law, the Secretary is authorized to share data with an entity identified in paragraph (4), and the entity is authorized to use the data as described in this section, if the Secretary enters a data sharing agreement with the entity before sharing or receiving any information under transfers authorized by this section, which data sharing agreement shall—

(i) in the determination of the Secretary, include measures adequate to safeguard the privacy and personally identifiable information of individuals; and

(ii) include provisions that describe how the personally identifiable information of an individual will be adequately safe-

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guarded and protected, which requires consultation with the Secretary and the head of each Federal agency the data of which is being shared subject to the agreement.

SEC. 502. HOME INVESTMENT PARTNERSHIPS REAUTHORIZATION AND IMPROVEMENT ACT.

(a) AUTHORIZATION.—Section 205 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12724) is amended to read as follows:

"SEC. 205. AUTHORIZATION OF PROGRAM.

"The HOME Investment Partnerships Program under subtitle A is hereby authorized. There is authorized such sums as may be necessary to carry out subtitle A.".

(b) INCREASE IN PROGRAM ADMINISTRATION RESOURCES.—Subtitle A of title II of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12741 et seq.) is amended—

(1) in section 212(c) (42 U.S.C. 12742(c)), by striking "10 percent" and inserting "15 percent"; and

(2) in section 220(b) (42 U.S.C. 12750(b))—

(A) by striking "RECOGNITION.—" and all that follows through "A contribution" and inserting the following: "RECOGNITION.—A contribution"; and

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(B) by striking paragraph (2).

(c) MODIFICATION OF JURISDICTIONS ELIGIBLE FOR REALLOCATIONS.—Section 217(d)(3) of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12747(d)(3)) is amended by striking "LIMITATION.—Unless otherwise specified" and inserting the following: "LIMITATIONS.— "

"(A) REMOVAL OF PARTICIPATING JURISDICTIONS FROM REALLOCATION.—The Secretary may, upon a finding that such jurisdiction has failed to meet or comply with the requirements of this title, remove a participating jurisdiction from participation in reallocations of funds made available under this title.

"(B) REALLOCATION TO SAME TYPE OF ENTITY.—Unless otherwise specified".

(d) AMENDMENTS TO QUALIFICATION AS AFFORDABLE HOUSING.—Section 215 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12745) is amended—

(1) in subsection (a)—

(A) in paragraph (1)(E), by striking all that follows "purposes of this Act," and inserting the following: "except upon a foreclosure by

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a lender (or upon other transfer in lieu of foreclosure) if such action—

"(i) recognizes any contractual or legal rights of public agencies, nonprofit sponsors, or others to take actions that would avoid termination of low-income affordability in the case of foreclosure or transfer in lieu of foreclosure; and

"(ii) is not for the purpose of avoiding low-income affordability restrictions, as determined by the Secretary; and"; and

(B) by adding at the end the following:

"(7) SMALL-SCALE HOUSING.—

"(A) DEFINITION.—In this paragraph, the term 'small-scale housing' means housing with not more than 4 rental units.

"(B) ALTERNATIVE REQUIREMENTS.—Small-scale housing shall qualify as affordable housing under this title if—

"(i) the housing bears rents that comply with paragraph (1)(A);

"(ii) each unit is occupied by a household that qualifies as a low-income family;

"(iii) the housing complies with paragraph (1)(D);

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"(iv) the housing meets the requirements under paragraph (1)(E); and

"(v) the participating jurisdiction monitors ongoing compliance of the housing with requirements of this title in a manner consistent with the purposes of section 226(b), as determined by the Secretary."; and

(2) in subsection (b)(1), by inserting "(defined as the amount borrowed by the homebuyer to purchase the home, or estimated value after rehabilitation, which may be adjusted to account for the limits on future value imposed by the resale restriction)" after "purchase price".

(e) ELIMINATION OF COMMITMENT DEADLINE.—

(1) IN GENERAL.—Section 218 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12748) is amended—

(A) by striking subsection (g); and

(B) by redesignating subsection (h) as subsection (g).

(2) CONFORMING AMENDMENT.—Section 218(c) of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12748(c)) is amended—

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(A) in paragraph (1), by adding "and" at the end;

(B) by striking paragraph (2);

(C) by redesignating paragraph (3) as paragraph (2); and

(D) in paragraph (2), as so redesignated, by striking "section 224" and inserting "section 223".

(f) REFORM OF HOMEOWNERSHIP RESALE RESTRICTIONS.—Section 215 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12745), as amended by this section, is amended—

(1) in subsection (b)—

(A) in paragraph (2), by redesignating subparagraphs (A), (B), and (C) as clauses (i), (ii), and (iii), respectively, and adjusting the margins accordingly;

(B) by striking paragraph (3);

(C) by redesignating paragraphs (1), (2), and (4) as subparagraphs (A), (B), and (D), respectively, and adjusting the margins accordingly;

(D) by inserting after subparagraph (B), as so redesignated, the following:

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"(C) is subject to restrictions that are established by the participating jurisdiction and determined by the Secretary to be appropriate, including with respect to the useful life of the property, to—

"(i) require that any subsequent purchase of the property be—

"(I) only by a person who meets the qualifications specified under subparagraph (B); and

"(II) at a price that is determined by a formula or method established by the participating jurisdiction that provides the owner with a reasonable return on investment, which may include a percentage of the cost of any improvements; or

"(ii) recapture the investment provided under this title in order to assist other persons in accordance with the requirements of this title, except where there are no net proceeds or where the net proceeds are insufficient to repay the full amount of the assistance; and";

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(E) by striking "Housing that is for homeownership" and inserting the following:

"(1) QUALIFICATION.—Housing that is for homeownership"; and

(F) by adding at the end the following:

"(2) PURCHASE BY COMMUNITY LAND TRUST.—Notwithstanding subparagraph (C)(i) of paragraph (1) and under terms determined by the Secretary, the Secretary may permit a participating jurisdiction to allow a community land trust that used assistance provided under this subtitle for the development of housing that meets the criteria under paragraph (1), to acquire the housing—

"(A) in accordance with the terms of the preemptive purchase option, lease, covenant on the land, or other similar legal instrument of the community land trust when the terms and rights in the preemptive purchase option, lease, covenant, or legal instrument are and remain subject to the requirements of this title;

"(B) when the purchase is for—

"(i) the purpose of—

"(I) entering into the chain of title;

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"(II) enabling a purchase by a person who meets the qualifications specified under paragraph (1)(B) and is on a waitlist maintained by the community land trust, subject to enforcement by the participating jurisdiction of all applicable requirements of this subtitle, as determined by the Secretary;

"(III) performing necessary rehabilitation and improvements; or

"(IV) adding a subsidy to preserve affordability, which may be from Federal or non-Federal sources; or

"(ii) another purpose determined appropriate by the Secretary; and

"(C) if, within a reasonable period of time after the applicable purpose under subparagraph (B) of this paragraph is fulfilled, as determined by the Secretary, the housing is then sold to a person who meets the qualifications specified under paragraph (1)(B).

"(3) SUSPENSION OR WAIVER OF REQUIREMENTS FOR MILITARY MEMBERS.—A participating jurisdiction, in accordance with terms established by

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the Secretary, may suspend or waive a requirement under paragraph (1)(B) with respect to housing that otherwise meets the criteria under paragraph (1) if the owner of the housing—

"(A) is a member of a regular component of the armed forces or a member of the National Guard on full-time National Guard duty, active Guard and Reserve duty, or inactive-duty training (as those terms are defined in section 101(d) of title 10, United States Code); and

"(B) has received—

"(i) temporary duty orders to deploy with a military unit or military orders to deploy as an individual acting in support of a military operation, to a location that is not within a reasonable distance from the housing, as determined by the Secretary, for a period of not less than 90 days; or

"(ii) orders for a permanent change of station.

"(4) SUSPENSION OR WAIVER OF REQUIREMENTS FOR HEIR OR BENEFICIARY OF DECEASED OWNER.—Notwithstanding subparagraph (C) of paragraph (1), housing that meets the criteria under

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that paragraph prior to the death of an owner may continue to qualify as affordable housing if—

"(A) the housing is the principal residence of an heir or beneficiary of the deceased owner, as defined by the Secretary; and

"(B) the heir or beneficiary, in accordance with terms established by the Secretary, assumes the duties and obligations of the deceased owner with respect to funds provided under this title.".

(g) HOME PROPERTY INSPECTIONS.—Section 226(b) of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12756(b)) is amended—

(1) by striking "Each participating jurisdiction" and inserting the following:

"(1) IN GENERAL.—Each participating jurisdiction"; and

(2) by striking "Such review shall include" and all that follows and inserting the following:

"(2) ON-SITE INSPECTIONS.—

"(A) INSPECTIONS BY UNITS OF GENERAL LOCAL GOVERNMENT.—A review conducted under paragraph (1) by a participating jurisdiction that is a unit of general local government shall include an on-site inspection to determine

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compliance with housing codes and other applicable regulations.

"(B) INSPECTIONS BY STATES.—A review conducted under paragraph (1) by a participating jurisdiction that is a State shall include an on-site inspection to determine compliance with a national standard as determined by the Secretary.

"(3) INCLUSION IN PERFORMANCE REPORT AND PUBLICATION.—A participating jurisdiction shall include in the performance report of the participating jurisdiction submitted to the Secretary under section 108(a), and make available to the public, the results of each review conducted under paragraph (1).".

(h) REVISIONS TO STRENGTHEN ENFORCEMENT AND PENALTIES FOR NONCOMPLIANCE.—Section 223 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12753) is amended—

(1) in the heading, by striking "**PENALTIES FOR MISUSE OF FUNDS**" and inserting "**PROGRAM ENFORCEMENT AND PENALTIES FOR NONCOMPLIANCE**";

(2) in the matter preceding paragraph (1), by inserting after "any provision of this subtitle" the following: ", including any provision applicable

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throughout the period required by section 215(a)(1)(E) and applicable regulations,'';

(3) in paragraph (2), by striking "or" at the end;

(4) in paragraph (3), by striking the period at the end and inserting "; or"; and

(5) by adding at the end the following:

"(4) reduce payments to the participating jurisdiction under this subtitle by an amount equal to the amount of such payments which were not expended in accordance with this title.''.

(i) TENANT AND PARTICIPANT PROTECTIONS FOR SMALL-SCALE AFFORDABLE HOUSING.—Section 225 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12755) is amended by adding at the end the following:

"(e) TENANT SELECTION FOR SMALL-SCALE HOUSING.—Paragraphs (2) through (4) of subsection (d) shall not apply to the owner of small-scale housing (as defined in section 215(a)(7)).''.

(j) MODIFICATION OF RULES RELATED TO COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS.—

(1) DEFINITIONS OF COMMUNITY HOUSING DEVELOPMENT ORGANIZATION AND COMMUNITY LAND TRUST.—

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(A) IN GENERAL.—Section 104 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12704) is amended—

(i) in paragraph (6)(B)—

(I) by striking "significant"; and

(II) by striking "and otherwise" and inserting "or as otherwise determined acceptable by the Secretary"; and

(ii) by adding at the end the following:

"(26) The term 'community land trust' means a nonprofit entity or a State or local government or instrumentality thereof that—

"(A) is not managed by, or an affiliate of, a for-profit organization;

"(B) has as a primary purpose acquiring, developing, or holding land to provide housing that is permanently affordable to low- and moderate-income persons, and monitors properties to ensure affordability is preserved;

"(C) provides housing described in subparagraph (B) using a ground lease, deed covenant, or other similar legally enforceable measure, as determined by the Secretary, that—

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"(i) keeps the housing affordable to low- and moderate-income persons for not less than 30 years; and

"(ii) enables low- and moderate-income persons to rent or purchase the housing for homeownership; and

"(D) maintains preemptive purchase options to purchase the property so the housing remains affordable to low-and moderate-income persons.".

(B) ELIMINATION OF EXISTING DEFINITION OF COMMUNITY LAND TRUST.—Section 233 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12773) is amended by striking subsection (f).

(2) SET-ASIDE FOR COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS.—Section 231 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12771) is amended—

(A) in subsection (a), by striking "to be developed, sponsored, or owned by community housing development organizations" and inserting "when a community housing development organization materially participates in the own-

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ership or development of such housing, as determined by the Secretary'';

(B) by striking subsection (b) and inserting the following:

''(b) RECAPTURE AND REUSE.—If any funds reserved under subsection (a) remain uninvested for a period of 24 months, then the Secretary shall make such funds available to the participating jurisdiction for any eligible activities under this title without regard to whether a community housing development organization materially participates in the use of the funds.''; and

(C) by striking subsection (c).

(k) TECHNICAL CORRECTIONS.—The Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12701 et seq.) is amended—

(1) in section 104 (42 U.S.C. 12704)—

(A) by redesignating paragraph (23) (relating to the definition of the term ''to demonstrate to the Secretary'') as paragraph (22); and

(B) by redesignating paragraph (24) (relating to the definition of the term ''insular area'', as added by section 2(2) of Public Law 102–230) as paragraph (23);

(2) in section 105(b) (42 U.S.C. 12705(b))—

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(A) in paragraph (7), by striking "Stewart B. McKinney Homeless Assistance Act" and inserting "McKinney-Vento Homeless Assistance Act"; and

(B) in paragraph (8), by striking "subparagraphs" and inserting "paragraphs";

(3) in section 106 (42 U.S.C. 12706), by striking "Stewart B. McKinney Homeless Assistance Act" and inserting "McKinney-Vento Homeless Assistance Act";

(4) in section 108(a)(1) (42 U.S.C. 12708(a)(1)), by striking "section 105(b)(15)" and inserting "section 105(b)(18)";

(5) in section 212 (42 U.S.C. 12742)—

(A) in subsection (a)—

(i) in paragraph (3)(A)(ii), by inserting "United States" before "Housing Act"; and

(ii) by redesignating paragraph (5) as paragraph (4);

(B) in subsection (d)(5), by inserting "United States" before "Housing Act"; and

(C) in subsection (e)(1)—

(i) by striking "section 221(d)(3)(ii)" and inserting "section 221(d)(4)"; and

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(ii) by striking "not to exceed 140 percent" and inserting "as determined by the Secretary";

(6) in section 215(a)(6)(B) (42 U.S.C. 12745(a)(6)(B)), by striking "grand children" and inserting "grandchildren";

(7) in section 217 (42 U.S.C. 12747)—

(A) in subsection (a)—

(i) in paragraph (1), by striking "(3)" and inserting "(2)";

(ii) by striking paragraph (3), as added by section 211(a)(2)(D) of the Housing and Community Development Act of 1992 (Public Law 102–550; 106 Stat. 3756); and

(iii) by redesignating the remaining paragraph (3), as added by the matter under the heading "HOME INVESTMENT PARTNERSHIPS PROGRAM" under the heading "HOUSING PROGRAMS" in title II of the Departments of Veterans Affairs and Housing and Urban Development, and Independent Agencies Appropriations Act, 1993 (Public Law 102–389; 106 Stat. 1581), as paragraph (2); and

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(B) in subsection (b)—

(i) in paragraph (1)—

(I) in the first sentence of subparagraph (A)—

(aa) by striking "in regulation" and inserting ", by regulation,"; and

(bb) by striking "eligible jurisdiction" and inserting "eligible jurisdictions"; and

(II) in subparagraph (F)—

(aa) in the first sentence—

(AA) in clause (i), by striking "Subcommittee on Housing and Urban Affairs" and inserting "Subcommittee on Housing, Transportation, and Community Development"; and

(BB) in clause (ii), by striking "Subcommittee on Housing and Community Development of the Committee on Banking, Finance and Urban Affairs" and in-

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serting "Subcommittee on Housing and Insurance of the Committee on Financial Services"; and

(bb) in the second sentence, by striking "the Committee on Banking, Finance and Urban Affairs of the House of Representatives" and inserting "the Committee on Financial Services of the House of Representatives";

(ii) in paragraph (2)(B), by striking "$500,000" each place that term appears and inserting "$750,000";

(iii) in paragraph (3)—

(I) by striking "$500,000" each place that term appears and inserting "$750,000"; and

(II) by striking ", except as provided in paragraph (4)"; and

(iv) by striking paragraph (4);

(8) in section 220(c) (42 U.S.C. 12750(c))—

(A) in paragraph (3), by striking "Secretary" and all that follows and inserting "Secretary;";

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(B) in paragraph (4), by striking "under this title" and all that follows and inserting "under this title;"; and

(C) by redesignating paragraphs (6), (7), and (8) as paragraphs (5), (6), and (7), respectively;

(9) in section 225(d)(4)(B) (42 U.S.C. 12755(d)(4)(B)), by striking "for" the first place that term appears; and

(10) in section 283 (42 U.S.C. 12833)—

(A) in subsection (a), by striking "Banking, Finance and Urban Affairs" and inserting "Financial Services"; and

(B) in subsection (b), by striking "General Accounting Office" each place that term appears and inserting "Government Accountability Office".

SEC. 503. RURAL HOUSING SERVICE REFORM ACT.

(a) APPLICATION OF MULTIFAMILY MORTGAGE FORECLOSURE PROCEDURES TO MULTIFAMILY MORTGAGES HELD BY THE SECRETARY OF AGRICULTURE AND PRESERVATION OF THE RENTAL ASSISTANCE CONTRACT UPON FORECLOSURE.—

(1) MULTIFAMILY MORTGAGE PROCEDURES.— Section 363(2) of the Multifamily Mortgage Fore-

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closure Act of 1981 (12 U.S.C. 3702(2)) is amended—

(A) in subparagraph (D), by striking "and" at the end;

(B) in subparagraph (E), by striking the period at the end and inserting "; or"; and

(C) by adding at the end the following:

"(F) section 514, 515, or 538 of the Housing Act of 1949 (42 U.S.C. 1484, 1485, 1490p).".

(2) PRESERVATION OF CONTRACT.—Section 521(d) of the Housing Act of 1949 (42 U.S.C. 1490a(d)) is amended by adding at the end the following:

"(3) Notwithstanding any other provision of law in managing and disposing of any multifamily property that is owned or has a mortgage held by the Secretary, and during the process of foreclosure on any property with a contract for rental assistance under this section—

"(A) the Secretary shall maintain any rental assistance payments that are attached to any dwelling units in the property; and

"(B) the rental assistance contract may be used to provide further assistance to existing projects under 514, 515, or 516.".

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(b) STUDY ON RURAL HOUSING LOANS FOR HOUSING FOR LOW- AND MODERATE-INCOME FAMILIES.—Not later than 6 months after the date of enactment of this Act, the Secretary of Agriculture shall conduct a study and submit to Congress a publicly available report on the loan program under section 521 of the Housing Act of 1949 (42 U.S.C. 1490a), including—

(1) the total amount provided by the Secretary in subsidies under such section 521 to borrowers with loans made pursuant to section 502 of such Act (42 U.S.C. 1472);

(2) how much of the subsidies described in paragraph (1) are being recaptured; and

(3) the amount of time and costs associated with recapturing those subsidies.

(c) AUTHORIZATION OF APPROPRIATIONS FOR STAFFING AND IT UPGRADES.—There is authorized to be appropriated to the Secretary of Agriculture for each of fiscal years 2026 through 2030 such sums as may be necessary for increased staffing needs and information technology upgrades to support all Rural Housing Service programs.

(d) FUNDING FOR TECHNICAL IMPROVEMENTS.—

(1) AUTHORIZATION OF APPROPRIATIONS.—There is authorized to be appropriated to the Sec-

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retary of Agriculture such sums as may be necessary for fiscal year 2026 for improvements to the technology of the Rural Housing Service of the Department of Agriculture used to process and manage housing loans.

(2) AVAILABILITY.—Amounts appropriated pursuant to paragraph (1) shall remain available until the date that is 5 years after the date of the appropriation.

(3) TIMELINE.—The Secretary of Agriculture shall make the improvements described in paragraph (1) during the 5-year period beginning on the date on which amounts are appropriated under paragraph (1).

(e) PERMANENT ESTABLISHMENT OF HOUSING PRESERVATION AND REVITALIZATION PROGRAM.—Title V of the Housing Act of 1949 (42 U.S.C. 1471 et seq.) is amended by adding at the end the following:

"SEC. 545. HOUSING PRESERVATION AND REVITALIZATION PROGRAM.

"(a) ESTABLISHMENT.—The Secretary shall carry out a program under this section for the preservation and revitalization of multifamily rental housing projects financed under section 514, 515, or 516.

"(b) NOTICE OF MATURING LOANS.—

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"(1) TO OWNERS.—On an annual basis, the Secretary shall provide written notice to each owner of a property financed under section 514, 515, or 516 that will mature within the 4-year period beginning upon the provision of the notice, setting forth the options and financial incentives that are available to facilitate the extension of the loan term or the option to decouple a rental assistance contract pursuant to subsection (f).

"(2) TO TENANTS.—

"(A) IN GENERAL.—On an annual basis, for each property financed under section 514, 515, or 516, not later than the date that is 2 years before the date that the loan will mature, the Secretary shall provide written notice to each household residing in the property that informs them of—

"(i) the date of the loan maturity;

"(ii) the possible actions that may happen with respect to the property upon that maturity; and

"(iii) how to protect their right to reside in federally assisted housing, or how to secure housing voucher, after that maturity.

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"(B) LANGUAGE.—Notice under this paragraph shall be provided in plain English and shall be translated to other languages in the case of any property located in an area in which a significant number of residents speak such other languages.

"(c) LOAN RESTRUCTURING.—Under the program under this section, in any circumstance in which the Secretary proposes a restructuring to an owner or an owner proposes a restructuring to the Secretary, the Secretary may restructure such existing housing loans, as the Secretary considers appropriate, for the purpose of ensuring that those projects have sufficient resources to preserve the projects to provide safe and affordable housing for low-income residents and farm laborers, by—

"(1) reducing or eliminating interest;

"(2) deferring loan payments;

"(3) subordinating, reducing, or reamortizing loan debt;

"(4) providing other financial assistance, including advances, payments, and incentives (including the ability of owners to obtain reasonable returns on investment) required by the Secretary; and

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"(5) permanently removing a portion of the housing units from income restrictions when sustained vacancies have occurred.

"(d) RENEWAL OF RENTAL ASSISTANCE.—

"(1) IN GENERAL.—When the Secretary proposes to restructure a loan or agrees to the proposal of an owner to restructure a loan pursuant to subsection (c), the Secretary shall offer to renew the rental assistance contract under section 521(a)(2) for a term that is the shorter of 20 years and the term of the restructured loan, subject to annual appropriations, provided that the owner agrees to bring the property up to such standards that will ensure maintenance of the property as decent, safe, and sanitary housing for the full term of the rental assistance contract.

"(2) ADDITIONAL RENTAL ASSISTANCE.—With respect to a project described in paragraph (1), if rental assistance is not available for all households in the project for which the loan is being restructured pursuant to subsection (c), the Secretary may extend such additional rental assistance to unassisted households at that project as is necessary to make the project safe and affordable to low-income households.

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"(e) RESTRICTIVE USE AGREEMENTS.—

"(1) REQUIREMENT.—As part of the preservation and revitalization agreement for a project, the Secretary shall obtain a restrictive use agreement that is recorded and obligates the owner to operate the project in accordance with this title.

"(2) TERM.—

"(A) NO EXTENSION OF RENTAL ASSISTANCE CONTRACT.—Except when the Secretary enters into a 20-year extension of the rental assistance contract for a project, the term of the restrictive use agreement for the project shall be consistent with the term of the restructured loan for the project.

"(B) EXTENSION OF RENTAL ASSISTANCE CONTRACT.—If the Secretary enters into a 20-year extension of the rental assistance contract for a project, the term of the restrictive use agreement for the project shall be for the longer of—

"(i) 20 years; or

"(ii) the remaining term of the loan for that project.

"(C) TERMINATION.—The Secretary may terminate the 20-year use restrictive use agree-

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ment for a project before the end of the term of the agreement if the 20-year rental assistance contract for the project with the owner is terminated at any time for reasons outside the control of the owner.

"(f) DECOUPLING OF RENTAL ASSISTANCE.—

"(1) RENEWAL OF RENTAL ASSISTANCE CONTRACT.—If the Secretary determines that a loan maturing during the 4-year period beginning upon the provision of the notice required under subsection (b)(1) for a project cannot reasonably be restructured in accordance with subsection (c) because it is not financially feasible or the owner does not agree with the proposed restructuring, and the project was operating with rental assistance under section 521 and the recipient is a borrower under section 514 or 515, the Secretary may renew the rental assistance contract, notwithstanding any requirement under section 521 that the recipient be a current borrower under section 514 or 515, for a term of 20 years, subject to annual appropriations.

"(2) ADDITIONAL RENTAL ASSISTANCE.—With respect to a project described in paragraph (1), if rental assistance is not available for all households in the project for which the loan is being restruc-

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tured pursuant to subsection (c), the Secretary may extend such additional rental assistance to unassisted households at that project as is necessary to make the project safe and affordable to low-income households.

"(3) RENTS.—

"(A) IN GENERAL.—Any agreement to extend the term of the rental assistance contract under section 521 for a project shall obligate the owner to continue to maintain the project as decent, safe, and sanitary housing and to operate the development as affordable housing in a manner that meets the goals of this title.

"(B) RENT AMOUNTS.—Subject to subparagraph (C), in setting rents, the Secretary—

"(i) shall determine the maximum initial rent based on current fair market rents established under section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f); and

"(ii) may annually adjust the rent determined under clause (i) by the operating cost adjustment factor as provided under section 524 of the Multifamily Assisted

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Housing Reform and Affordability Act of 1997 (42 U.S.C. 1437f note).

"(C) HIGHER RENT.—

"(i) IN GENERAL.—Subparagraph (B) shall not apply if the Secretary determines that the budget-based needs of a project require a higher rent than the rent described in subparagraph (B).

"(ii) RENT.—If the Secretary makes a positive determination under clause (i), the Secretary may approve a budget-based rent level for the project.

"(4) CONDITIONS FOR APPROVAL.—Before the approval of a rental assistance contract authorized under this section, the Secretary shall require, through an annual notice in the Federal Register, the owner to submit to the Secretary a plan that identifies financing sources and a timetable for renovations and improvements determined to be necessary by the Secretary to maintain and preserve the project.

"(g) MULTIFAMILY HOUSING TRANSFER TECHNICAL ASSISTANCE.—Under the program under this section, the Secretary may provide grants to qualified nonprofit organizations and public housing agencies to provide technical

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assistance, including financial and legal services, to borrowers under loans under this title for multifamily housing to facilitate the acquisition or preservation of such multifamily housing properties in areas where the Secretary determines there is a risk of loss of affordable housing.

"(h) ADMINISTRATIVE EXPENSES.—Of any amounts made available for the program under this section for any fiscal year, the Secretary may use not more than $1,000,000 for administrative expenses for carrying out such program.

"(i) AUTHORIZATION OF APPROPRIATIONS.—There is authorized to be appropriated for the program under this section such sums as may be necessary for each of fiscal years 2026 through 2030.

"(j) RULEMAKING.—

"(1) IN GENERAL.—Not later than 180 days after the date of enactment of the Renewing Opportunity in the American Dream to Housing Act of 2025, the Secretary shall—

"(A) publish an advance notice of proposed rulemaking; and

"(B) consult with appropriate stakeholders.

"(2) INTERIM FINAL RULE.—Not later than 1 year after the date of enactment of the Renewing

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Opportunity in the American Dream to Housing Act of 2025, the Secretary shall publish an interim final rule to carry out this section.''.

(f) RENTAL ASSISTANCE CONTRACT AUTHORITY.—Section 521(d) of the Housing Act of 1949 (42 U.S.C. 1490a(d)), as amended by this section, is amended—

(1) in paragraph (1)—

(A) by redesignating subparagraphs (B) and (C) as subparagraphs (C) and (D), respectively;

(B) by inserting after subparagraph (A) the following:

``(B) upon request of an owner of a project financed under section 514 or 515, the Secretary is authorized to enter into renewal of such agreements for a period of 20 years or the term of the loan, whichever is shorter, subject to amounts made available in appropriations Acts;'';

(C) in subparagraph (C), as so redesignated, by striking ``subparagraph (A)'' and inserting ``subparagraphs (A) and (B)''; and

(D) in subparagraph (D), as so redesignated, by striking ``subparagraphs (A) and (B)'' and inserting ``subparagraphs (A), (B), and (C)'';

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(2) in paragraph (2), by striking "shall" and inserting "may"; and

(3) by adding at the end the following:

"(4) In the case of any rental assistance contract authority that becomes available because of the termination of assistance on behalf of an assisted family—

"(A) at the option of the owner of the rental project, the Secretary shall provide the owner a period of not more than 6 months before unused assistance is made available pursuant to subparagraph (B) during which the owner may use such assistance authority to provide assistance on behalf of an eligible unassisted family that—

"(i) is residing in the same rental project in which the assisted family resided before the termination; or

"(ii) newly occupies a dwelling unit in the rental project during that 6-month period; and

"(B) except for assistance used as provided in subparagraph (A), the Secretary shall use such remaining authority to provide assistance on behalf of eligible families residing in other rental projects originally financed under section 514, 515, or 516.".

(g) MODIFICATIONS TO LOANS AND GRANTS FOR MINOR IMPROVEMENTS TO FARM HOUSING AND BUILD-

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INGS; INCOME ELIGIBILITY.—Section 504(a) of the Housing Act of 1949 (42 U.S.C. 1474(a)) is amended—

(1) in the first sentence, by inserting "and may make a loan to an eligible low-income applicant" after "applicant";

(2) by inserting "Not less than 60 percent of loan funds made available under this section shall be reserved and made available for very low-income applicants." after the first sentence; and

(3) by striking "$7,500" and inserting "$15,000".

(h) RURAL COMMUNITY DEVELOPMENT INITIATIVE.—Subtitle E of the Consolidated Farm and Rural Development Act (7 U.S.C. 2009 et seq.) is amended by adding at the end the following:

"SEC. 381O. RURAL COMMUNITY DEVELOPMENT INITIATIVE.

"(a) DEFINITIONS.—In this section:

"(1) ELIGIBLE ENTITY.—The term 'eligible entity' means—

"(A) a private, nonprofit community-based housing or community development organization;

"(B) a rural community; or

"(C) a federally recognized Indian tribe.

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"(2) ELIGIBLE INTERMEDIARY.—The term 'eligible intermediary' means a qualified—

"(A) private, nonprofit organization; or

"(B) public organization.

"(b) ESTABLISHMENT.—The Secretary shall establish a Rural Community Development Initiative, under which the Secretary shall provide grants to eligible intermediaries to carry out programs to provide financial and technical assistance to eligible entities to develop the capacity and ability of eligible entities to carry out projects to improve housing, community facilities, and community and economic development projects in rural areas.

"(c) AMOUNT OF GRANTS.—The amount of a grant provided to an eligible intermediary under this section shall be not more than $250,000.

"(d) MATCHING FUNDS.—

"(1) IN GENERAL.—An eligible intermediary receiving a grant under this section shall provide matching funds from other sources, including Federal funds for related activities, in an amount not less than the amount of the grant.

"(2) WAIVER.—The Secretary may waive paragraph (1) with respect to a project that would be carried out in a persistently poor rural region, as determined by the Secretary.".

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(i) Annual Report on Rural Housing Programs.—Title V of the Housing Act of 1949 (42 U.S.C. 1471 et seq.), as amended by this section, is amended by adding at the end the following:

"SEC. 546. ANNUAL REPORT.

"(a) In General.—The Secretary shall submit to the appropriate committees of Congress and publish on the website of the Department of Agriculture an annual report on rural housing programs carried out under this title, which shall include significant details on the health of Rural Housing Service programs, including—

"(1) raw data sortable by programs and by region regarding loan performance;

"(2) the housing stock of those programs, including information on why properties end participation in those programs, such as for maturation, prepayment, foreclosure, or other servicing issues; and

"(3) risk ratings for properties assisted under those programs.

"(b) Protection of Information.—The data included in each report required under subsection (a) may be aggregated or anonymized to protect participant financial or personal information.".

(j) GAO Report on Rural Housing Service Technology.—Not later than 1 year after the date of

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enactment of this Act, the Comptroller General of the United States shall submit to Congress a report that includes—

(1) an analysis of how the outdated technology used by the Rural Housing Service impacts participants in the programs of the Rural Housing Service;

(2) an estimate of the amount of funding that is needed to modernize the technology used by the Rural Housing Service; and

(3) an estimate of the number and type of new employees the Rural Housing Service needs to modernize the technology used by the Rural Housing Service.

(k) ADJUSTMENT TO RURAL DEVELOPMENT VOUCHER AMOUNT.—

(1) IN GENERAL.—Not later than 2 years after the date of enactment of this Act, the Secretary of Agriculture shall issue regulations to establish a process for adjusting the voucher amount provided under section 542 of the Housing Act of 1949 (42 U.S.C. 1490r) after the issuance of the voucher following an interim or annual review of the amount of the voucher.

(2) INTERIM REVIEW.—The interim review described in paragraph (1) shall, at the request of a

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tenant, allow for a recalculation of the voucher amount when the tenant experiences a reduction in income, change in family composition, or change in rental rate.

(3) ANNUAL REVIEW.—

(A) IN GENERAL.—The annual review described in paragraph (1) shall require tenants to annually recertify the family composition of the household and that the family income of the household does not exceed 80 percent of the area median income at a time determined by the Secretary of Agriculture.

(B) CONSIDERATIONS.—If a tenant does not recertify the family composition and family income of the household within the time frame required under subparagraph (A), the Secretary of Agriculture—

(i) shall consider whether extenuating circumstances caused the delay in recertification; and

(ii) may alter associated consequences for the failure to recertify based on those circumstances.

(C) EFFECTIVE DATE.—Following the annual review of a voucher under paragraph (1),

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the updated voucher amount shall be effective on the 1st day of the month following the expiration of the voucher.

(4) DEADLINE.—The process established under paragraph (1) shall require the Secretary of Agriculture to review and update the voucher amount described in paragraph (1) for a tenant not later than 60 days before the end of the voucher term.

(l) ELIGIBILITY FOR RURAL HOUSING VOUCHERS.—Section 542 of the Housing Act of 1949 (42 U.S.C. 1490r) is amended by adding at the end the following:

"(c) ELIGIBILITY OF HOUSEHOLDS IN SECTIONS 514, 515, AND 516 PROJECTS.—The Secretary may provide rural housing vouchers under this section for any low-income household (including those not receiving rental assistance) residing for a term longer than the remaining term of their lease that is in effect on the date of prepayment, foreclosure, or mortgage maturity, in a property financed with a loan under section 514 or 515 or a grant under section 516 that has—

"(1) been prepaid with or without restrictions imposed by the Secretary pursuant to section 502(c)(5)(G)(ii)(I);

"(2) been foreclosed; or

"(3) matured after September 30, 2005.".

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(m) AMOUNT OF VOUCHER ASSISTANCE.—Notwithstanding any other provision of law, in the case of any rural housing voucher provided pursuant to section 542 of the Housing Act of 1949 (42 U.S.C. 1490r), the amount of the monthly assistance payment for the household on whose behalf the assistance is provided shall be determined as provided in subsection (a) of such section 542, including providing for interim and annual review of the voucher amount in the event of a change in household composition or income or rental rate.

(n) TRANSFER OF MULTIFAMILY RURAL HOUSING PROJECTS.—Section 515 of the Housing Act of 1949 (42 U.S.C. 1485) is amended—

(1) in subsection (h), by adding at the end the following:

"(3) TRANSFER TO NONPROFIT ORGANIZATIONS.—A nonprofit or public body purchaser, including a limited partnership with a general partner with the principal purpose of providing affordable housing, may purchase a property for which a loan is made or insured under this section that has received a market value appraisal, without addressing rehabilitation needs at the time of purchase, if the purchaser—

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"(A) makes a commitment to address rehabilitation needs during ownership and long-term use restrictions on the property; and

"(B) at the time of purchase, accepts long-term use restrictions on the property."; and

(2) in subsection (w)(1), in the first sentence in the matter preceding subparagraph (A), by striking "9 percent" and inserting "25 percent".

(o) EXTENSION OF LOAN TERM.—

(1) IN GENERAL.—Section 502(a)(2) of the Housing Act of 1949 (42 U.S.C. 1472(a)(2)) is amended—

(A) by inserting "(A)" before "The Secretary";

(B) in subparagraph (A), as so designated, by striking "paragraph" and inserting "subparagraph"; and

(C) by adding at the end the following:

"(B) The Secretary may refinance or modify the period of any loan, including any refinanced loan, made under this section in accordance with terms and conditions as the Secretary shall prescribe, but in no event shall the total term of the loan from the date of the refinance or modification exceed 40 years.".

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(2) APPLICATION.—The amendment made under paragraph (1) shall apply with respect to loans made under section 502 of the Housing Act of 1949 (42 U.S.C. 1472) before, on, or after the date of enactment of this Act.

(p) RELEASE OF LIABILITY FOR SECTION 502 GUARANTEED BORROWER UPON ASSUMPTION OF ORIGINAL LOAN BY NEW BORROWER.—Section 502(h)(10) of the Housing Act of 1949 (42 U.S.C. 1472(h)(10)) is amended to read as follows:

"(10) TRANSFER AND ASSUMPTION.—Upon the transfer of property for which a guaranteed loan under this subsection was made and the assumption of the guaranteed loan by an approved eligible borrower, the original borrower of a guaranteed loan under this subsection shall be relieved of liability with respect to the loan.".

(q) DEPARTMENT OF AGRICULTURE LOAN RESTRICTIONS.—

(1) DEFINITIONS.—In this subsection, the terms "State" and "Tribal organization" have the meanings given those terms in section 658P of the Child Care and Development Block Grant Act of 1990 (42 U.S.C. 9858n).

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(2) REVISION.—The Secretary of Agriculture shall revise section 3555.102(c) of title 7, Code of Federal Regulations, to exclude from the restriction under that section—

(A) a home-based business that is a licensed, registered, or regulated child care provider under State law or by a Tribal organization; and

(B) an applicant that has applied to become a licensed, registered or regulated child care provider under State law or by a Tribal organization.

(r) LOAN GUARANTEES.—Section 502(h)(4) of the Housing Act of 1949 (42 U.S.C. 1472(h)(4)) is amended—

(1) by redesignating subparagraphs (A), (B), and (C) as clauses (i), (ii), and (iii), respectively;

(2) by striking ''Loans may be guaranteed'' and inserting the following:

''(A) DEFINITION.—In this paragraph, the term 'accessory dwelling unit' means a single, habitable living unit—

''(i) with means of separate ingress and egress;

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"(ii) that is usually subordinate in size;

"(iii) that can be added to, created within, or detached from a primary 1-unit, single-family dwelling; and

"(iv) in combination with a primary 1-unit, single family dwelling, constitutes a single interest in real estate.

"(B) SINGLE FAMILY REQUIREMENT.—Loans may be guaranteed"; and

(3) by adding at the end the following:

"(C) RULE OF CONSTRUCTION.—Nothing in this paragraph shall be construed to prohibit the leasing of an accessory dwelling unit or the use of rental income derived from such a lease to qualify for a loan guaranteed under this subsection—

"(i) after the date of enactment of the Renewing Opportunity in the American Dream to Housing Act of 2025; and

"(ii) if the property that is the subject of the loan was constructed before the date of enactment of the Renewing Opportunity in the American Dream to Housing Act of 2025.".

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(s) APPLICATION REVIEW.—

(1) SENSE OF CONGRESS.—It is the sense of Congress, not later than 90 days after the date on which the Secretary of Agriculture receives an application for a loan, grant, or combined loan and grant under section 502 or 504 of the Housing Act of 1949 (42 U.S.C. 1472, 1474), the Secretary of Agriculture should—

(A) review the application;

(B) complete the underwriting;

(C) make a determination of eligibility with respect to the application; and

(D) notify the applicant of determination.

(2) REPORT.—

(A) IN GENERAL.—Not later than 90 days after the date of enactment of this Act, and annually thereafter until the date described in subparagraph (B), the Secretary of Agriculture shall submit to the Committee on Banking, Housing, and Urban Affairs of the Senate and the Committee on Financial Services of the House of Representatives a report—

(i) detailing the timeliness of eligibility determinations and final determinations with respect to applications under

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sections 502 and 504 of the Housing Act of 1949 (42 U.S.C. 1472, 1474), including justifications for any eligibility determinations taking longer than 90 days; and

(ii) that includes recommendations to shorten the timeline for notifications of eligibility determinations described in clause (i) to not more than 90 days.

(B) DATE DESCRIBED.—The date described in this subparagraph is the date on which, during the preceding 5-year period, the Secretary of Agriculture provides each eligibility determination described in subparagraph (A) during the 90-day period beginning on the date on which each application is received.

SEC. 504. NEW MOVING TO WORK COHORT.

(a) DEFINITIONS.—In this section:

(1) MOVING TO WORK DEMONSTRATION.—The term ''Moving to Work demonstration'' means the Moving to Work demonstration authorized under section 204 of the Departments of Veterans Affairs and Housing and Urban Development, and Independent Agencies Appropriations Act, 1996 (42 U.S.C. 1437f note).

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(2) SECRETARY.—The term ''Secretary'' means the Secretary of Housing and Urban Development.

(b) AUTHORIZATION OF ADDITIONAL PUBLIC HOUSING AGENCIES.—

(1) IN GENERAL.—After the completion of the initial report required under subsection (h)(2), the Secretary may add up to an additional 25 public housing agencies that are designated as high performing agencies under the Public Housing Assessment System or the Section 8 Management Assessment Program to participate in a new cohort as part of the Moving to Work demonstration.

(2) NAME.—The new cohort authorized under paragraph (1) shall be entitled the ''Economic Opportunity and Pathways to Independence Cohort''.

(c) WAIVER AUTHORITY.—

(1) IN GENERAL.—Subject to paragraph (2), the authority of the Secretary to grant waivers to agencies admitted to the Moving to Work demonstration under this section or to designate policy changes as part of a cohort design under this section shall be limited to the waivers codified as of January 2025 in Appendix I of the document of the Department of Housing and Urban Development entitled ''Operations Notice for the Expansion of the Moving

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to Work Demonstration Program" (FR–5994–N–05) published in the Federal Register on August 28, 2020, as amended by the notice entitled "Operations Notice for Expansion of the Moving to Work Demonstration Program Technical Revisions" (FR–5994–N–06) published in the Federal Register on March 20, 2025.

(2) EXCEPTIONS.—Under paragraph (1), the Secretary may not grant waivers 1c, 1d, 1e, 1f, 1k, 1l, 1o, 1p, 1q, 6, 7, 9a, 9h, or 12 in the document described in paragraph (1), including modifications of or safe harbor requirement waivers for such waivers.

(3) POLICY OPTIONS.—In carrying out the Moving to Work demonstration cohort established under this section, the Secretary may consider policy options to provide opt-out savings or escrow accounts and report positive rental payments to consumer reporting agencies (as defined in section 603 of the Fair Credit Reporting Act (15 U.S.C. 1681a)) with resident consent.

(d) FUNDING AND USE OF FUNDS.—

(1) IN GENERAL.—Public housing agencies in the cohort authorized under this section may expend not more than 5 percent of the amounts those public

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housing agencies receive in any fiscal year for housing assistance payments under section 8(o) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)) for purposes other than such housing assistance payments.

(2) OTHER USES.—Such other uses of amounts described in paragraph (1) shall comply with all other applicable requirements.

(3) FORMULA.—

(A) RENEWAL.—The amount of funding public housing agencies receive for renewal of housing assistance payments under section 8(o) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)) shall be determined according to the same funding formula applicable to public housing agencies that do not participate in the Moving to Work demonstration, except that the Secretary shall provide public housing agencies funding to renew any funds expended under this subsection, with an adjustment for inflation.

(B) ADMINISTRATIVE FEES.—The amount of funding public housing agencies receive for administrative fees under section 8(q) of the United States Housing Act of 1937 (42 U.S.C.

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1437f(q)), public housing operating subsidies under section 9(e) of the United States Housing Act of 1937 (42 U.S.C. 1437g(e)), and public housing capital funding under section 9(d) of the United States Housing Act of 1937 (42 U.S.C. 1437g(d)) shall be determined according to the same funding formula applicable to public housing agencies that do not participate in the Moving to Work demonstration.

(e) SELECTION REQUIREMENTS.—The Secretary shall select public housing agencies designated under this section through a competitive process, as determined by the Secretary, with the following parameters:

(1) No public housing agency shall be granted this designation under this section that administers more than 27,000 aggregate housing vouchers and public housing units.

(2) Of the public housing agencies selected under this section, not more than 10 shall administer 1,000 or fewer aggregate housing vouchers and public housing units, not more than 6 shall administer between 1,001 and 6,000 aggregate housing vouchers and public housing units, and not more than 4 shall administer between 6,001 and 27,000

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aggregate housing vouchers and public housing units.

(3) Selection of public housing agencies under this section shall be based on ensuring the geographic diversity of Moving to Work demonstration public housing agencies.

(4) Within the requirements under paragraphs (1) through (3), the Secretary shall prioritize selecting public housing agencies that serve families with children and youth aging out of foster care at a rate above the national average.

(f) REQUIREMENTS FOR SELECTED PUBLIC HOUSING AGENCIES.—Consistent with section 204(c)(3) of the Departments of Veterans Affairs and Housing and Urban Development, and Independent Agencies Appropriations Act, 1996 (42 U.S.C. 1437f note), public housing agencies selected for the Moving to Work demonstration under this section shall—

(1) ensure that not less than 75 percent of the families assisted are very low-income families, as defined in section 3(b)(2)(B) of the United States Housing Act of 1937 (42 U.S.C. 1437a(b)(2)(B));

(2) establish a reasonable rent policy, which shall be designed to encourage employment and self-sufficiency by participating families, consistent with

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the purpose of the Moving to Work demonstration, such as by excluding some or all of a family's earned income for purposes of determining rent;

(3) continue to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined;

(4) maintain a comparable mix of families (by family size) as would have been provided had the amounts not been used under the Moving to Work demonstration; and

(5) assure that housing assisted under the Moving to Work demonstration meets housing quality standards established or approved by the Secretary.

(g) NONCOMPLIANCE.—

(1) IN GENERAL.—If the Secretary finds that a public housing agency participating in the cohort authorized under this section is not in compliance with the requirements under this section, the Secretary shall make a determination of noncompliance.

(2) COMPLIANCE.—Upon making a determination under paragraph (1), the Secretary shall develop a process to bring the public housing agency into compliance.

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(3) REMOVAL.—If a public housing agency cannot be brought into compliance under the process developed under paragraph (2), the Secretary shall remove the participating public housing agency from the cohort and replace it with a similarly qualified public housing agency currently not in the cohort chosen in the manner described in subsection (e).

(4) NOTIFICATION.—Upon removing a public housing agency under paragraph (3), the Secretary shall immediately submit to the Committee on Banking, Housing, and Urban Affairs of the Senate and the Committee on Financial Services of the House of Representatives—

(A) a notification of the removal; and

(B) a report on the active steps the Secretary is taking to replace the public housing agency with a new public housing agency.

(h) COMPREHENSIVE MOVING TO WORK REPORTING AND OVERSIGHT REQUIREMENTS.—

(1) COHORT RESEARCH.—

(A) IN GENERAL.—The Secretary shall continue ongoing research investigations commenced as part of the assessment of the cohorts established under section 239 of the Department of Housing and Urban Development Ap-

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propriations Act, 2016 (42 U.S.C. 1437f note; Public Law 114–113), make public all products completed as part of those investigations, and keep such products online for at least 5 years.

(B) COORDINATION.—The Secretary shall coordinate with the advisory committee established under section 239 of the Department of Housing and Urban Development Appropriations Act, 2016 (42 U.S.C. 1437f note; Public Law 114–113) to establish a research program to evaluate the outcomes and efficacy of the following for all Moving to Work demonstration agencies designated under the authority under such section and this section:

(i) The waivers granted to each cohort and whether those waivers accomplish the goals of achieving greater cost effectiveness and administrative capacity, incentivizing families to become economically self-sufficient, and increasing housing choice.

(ii) The additional flexibilities granted to individual public housing agencies under each cohort.

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(iii) How the flexibilities described in clause (ii) were used for local, non-traditional activities.

(2) COMPREHENSIVE REPORTING REQUIREMENT.—Not later than 180 days after the date of enactment of this Act, and annually thereafter, the Secretary shall submit to the Committee on Banking, Housing, and Urban Affairs of the Senate and the Committee on Financial Services of the House of Representatives a report that contains the following for each Moving to Work demonstration cohort under section 204 of the Departments of Veterans Affairs and Housing and Urban Development, and Independent Agencies Appropriations Act, 1996 (42 U.S.C. 1437f note), section 239 of the Department of Housing and Urban Development Appropriations Act, 2016 (42 U.S.C. 1437f note; Public Law 114–113), and this section:

(A) The annual administrative plans of each Moving to Work demonstration public housing agency.

(B) Assessments of longitudinal data, including data on units, households, and outcomes, which shall be evaluated to compare

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changes in the following trends before and after Moving to Work demonstration designation:

(i) Impacts on tenants based on the following, disaggregated by the public housing program and the housing choice voucher program:

(I) Eviction rates.

(II) Hardship policy usage.

(III) Share of rent covered by a household.

(IV) Turnover, including the number of household moves with or without continued assistance.

(V) Reasons for exit from the program.

(VI) The number and characteristics of households served, including households with a non-elderly family member with a disability, 3 or more minors, homelessness status at the time of admission, and average and median income as a percent of area median income.

(ii) Impacts on public housing agency operations based on the following:

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(I) The number of units, broken down by type.

(II) The size, including the number of bedrooms per unit, accessibility, affordability, and quality of units.

(III) The length of each waitlist maintained and average wait times.

(IV) Changes in capital backlog needs and surplus fund and reserve levels.

(V) The number of public housing units undergoing a conversion under the rental assistance demonstration program authorized under the Department of Housing and Urban Development Appropriations Act, 2012 (Public Law 112–55; 125 Stat. 673) or demolition or disposition projects under section 18 of the United States Housing Act of 1937 (42 U.S.C. 1437p), including the number of units lost and the location of any replacement housing resulting from demolition or disposition.

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(VI) The share of project-based vouchers compared to tenant-based vouchers.

(VII) The following annual housing choice voucher data:

(aa) Voucher unit utilization rates.

(bb) Voucher budget utilization rates.

(cc) Annualized voucher success rate.

(dd) Demographic composition of households issued vouchers compared to utilized vouchers.

(ee) Average time to lease-up.

(ff) Average cost per voucher.

(gg) Average cost per landlord incentive.

(hh) Ratio of the proportion of voucher households living in concentrated low-income areas to the proportion of renter-occupied

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units in concentrated low-income areas.

(ii) Characteristics of census tracts where voucher recipients reside.

(VIII) How the public housing agency met each of the statutory requirements in section 204(c)(3) of the Departments of Veterans Affairs and Housing and Urban Development, and Independent Agencies Appropriations Act, 1996 (42 U.S.C. 1437f note).

(iii) Impacts on public housing staffing and capacity, including the average public housing agency operating, administrative, and housing assistance payment expenditures per household per month.

(C) Legislative recommendations for flexibilities that could be expanded to all public housing agencies and how each flexibility enhances housing choice, affordability, and administrative capacity and efficiency for public housing agencies.

(3) PUBLIC AVAILABILITY.—

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(A) In general.—The Secretary shall maintain all reports submitted pursuant to this section in a manner that is publicly available, accessible, and searchable on the website of the Department of Housing and Urban Development for not less than 5 years.

(B) Other information.—

(i) In general.—Annually, the Secretary shall make the annual plan of the Moving to Work demonstration, the Section 8 administrative plan, and the admission and continued occupancy policy publicly available in 1 location on the website of the Department of Housing and Urban Development for not less than 5 years.

(ii) Database.—The Secretary may establish a searchable database on the website of the Department of Housing and Urban Development to track the types of flexibilities into which Moving to Work demonstration public housing agencies have opted or for which a waiver was approved by the Secretary, disaggregated by year such flexibilities were adopted or approved.

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SEC. 505. REDUCING HOMELESSNESS THROUGH PROGRAM REFORM ACT.

(a) DEFINITIONS.—In this section:

(1) APPROPRIATE CONGRESSIONAL COMMITTEES.—The term "appropriate congressional committees" means—

(A) the Committee on Banking, Housing, and Urban Affairs of the Senate; and

(B) the Committee on Financial Services of the House of Representatives.

(2) AT RISK OF HOMELESSNESS.—The term "at risk of homelessness" has the meaning given the term in section 401 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360).

(3) DEPARTMENT.—The term "Department" means the Department of Housing and Urban Development.

(4) HOMELESS.—The term "homeless" has the meaning given the term in section 103 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302).

(5) PUBLIC HOUSING AGENCY.—The term "public housing agency" has the meaning given the term in section 3(b) of the United States Housing Act of 1937 (42 U.S.C. 1437a(b)).

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(6) SECRETARY.—The term "Secretary", except as otherwise provided, means the Secretary of Housing and Urban Development.

(b) ADMINISTRATIVE COSTS FOR THE EMERGENCY SOLUTIONS GRANTS PROGRAM.—Section 418 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11378) is amended by striking "7.5 percent" and inserting "10 percent".

(c) AMENDMENTS TO THE CONTINUUM OF CARE PROGRAM.—

(1) IN GENERAL.—Subtitle C of title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11381 et seq.) is amended—

(A) in section 402(g) (42 U.S.C. 11360a(g))—

(i) by redesignating paragraph (2) as paragraph (3); and

(ii) by inserting after paragraph (1) the following:

"(2) TIME LIMIT ON DESIGNATION.—The Secretary—

"(A) shall accept applications for designation as a unified funding agency annually or biennially, which designation shall be effective for not more than 2 years; and

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"(B) may, on an annual or biennial basis, renew any designation under subparagraph (A).";

(B) in section 422 (42 U.S.C. 11382)—

(i) in subsection (b)—

(I) by striking "The Secretary" and inserting the following:

"(1) IN GENERAL.—Except as provided in paragraph (2), the Secretary"; and

(II) by adding at the end the following:

"(2) 2-YEAR NOTIFICATION.—Subject to the availability of appropriations, the Secretary may issue a notification of funding availability for grants awarded under this subtitle that provides funding for 2 successive fiscal years, which shall—

"(A) award funds for the second year of projects, including adjustments under subsection (f), unless the project is underperforming, as determined by the collaborative applicant, and the collaborative applicant applies to replace the project with a new project; and

"(B) include—

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"(i) the method for applying for and awarding projects to replace underperforming projects in year 2;

"(ii) the method for applying for and awarding renewals of expiring grants for projects that were not eligible for renewal in the first fiscal year;

"(iii) the method for allocating any amounts in the second fiscal year that are in excess of the amount needed to fund the second fiscal year of all grants awarded in the first fiscal year;

"(iv) the method of applying for and awarding grants, which are 1-year transition grants awarded by the Secretary to project sponsors for activities under this subtitle to transition from 1 eligible activity to another eligible activity if the recipient—

"(I) has the consent of the continuum of care; and

"(II) meets standards determined by the Secretary;

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"(C) announce by notice the award of second fiscal year funding and awards for new and renewal projects; and

"(D) identify the process by which the Secretary may approve replacement of a collaborative applicant that is not a unified funding agency to receive the award in the second fiscal year.";

(ii) in subsection (c)(2)—

(I) by striking "(A) IN GENERAL.—Except as provided in subparagraph (B), the Secretary" and inserting "The Secretary"; and

(II) by striking subparagraph (B); and

(iii) in subsection (e), by striking "1 year" and inserting "2 years";

(C) in section 423(a) (42 U.S.C. 11383)—

(i) in paragraph (4), in the third sentence—

(I) by striking ", at the discretion of the applicant and the project sponsor,"; and

(II) by inserting "not more than" before "15 years";

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(ii) in paragraph (7), in the matter preceding subparagraph (A), by inserting "payment of not more than 6 months of arrears for rent and utility expenses," after "moving costs,"; and

(iii) in paragraph (10), by striking "3 percent" and inserting "the greater of either $70,000 or 5 percent";

(D) in section 425 (42 U.S.C. 11385), by adding at the end the following:

"(f) ADJUSTMENT OF COSTS.—Not later than 1 year after the date of enactment of this subsection, and on a biennial basis thereafter, the Comptroller General of the United States—

"(1) shall study the hiring, retention, and compensation levels of the workforce providing the services described in subsection (c), including executive directors, case managers, and frontline staff, and examine whether low compensation is undermining program effectiveness;

"(2) shall submit to the appropriate congressional committees a report on any findings, and to the Secretary any recommendations, as the Comptroller General considers appropriate regarding funding levels for the cost of the supportive services and

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the staffing to provide the services described in subsection (c); and

"(3) in carrying out the study under paragraph (1), may reference the Consumer Price Index or other similar surveys.";

(E) in section 426 (42 U.S.C. 11386), by adding at the end the following:

"(h) INSPECTIONS.—When complying with inspection requirements for a housing unit provided to a homeless individual or family using assistance under this subtitle, the Secretary may allow a grantee to—

"(1) conduct a pre-inspection not more than 60 days before leasing the unit;

"(2) if the unit is located in a rural or small area, conduct a remote or video inspection of a unit; and

"(3) allow the unit to be leased prior to completion of an inspection if the unit passed an alternative Federal inspection within the preceding 12-month period, so long as the unit is inspected not later than 15 days after the start of the lease."; and

(F) in section 430 (42 U.S.C. 11386d), by adding at the end the following:

"(d) COSTS PAID BY PROGRAM INCOME.—With respect to grant amounts awarded under this subtitle, costs

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paid by the program income of a grant recipient may count toward the contributions required under subsection (a) if the costs—

"(1) are eligible expenses under this subtitle;

"(2) meet standards determined by the Secretary; and

"(3) supplement activities carried out by the recipient under this subtitle.".

(2) OTHER MODIFICATIONS.—

(A) DEFINITIONS.—In this paragraph—

(i) the terms "collaborative applicant" and "eligible entity" have the meanings given those terms in section 401 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360); and

(ii) the terms "Indian tribe" and "tribally designated housing entity" have the meanings given those terms in section 4 of the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4103).

(B) NONAPPLICATION OF CIVIL RIGHTS LAWS.—With respect to the funds made available for the Continuum of Care program authorized under subtitle C of title IV of the

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McKinney-Vento Homeless Assistance Act (42 U.S.C. 11381 et seq.) under the heading "Homeless Assistance Grants" in the Department of Housing and Urban Development Appropriations Act, 2021 (Public Law 116–260) and under section 231 of the Department of Housing and Urban Development Appropriations Act, 2020 (42 U.S.C. 11364a), title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d et seq.) and title VIII of the Civil Rights Act of 1968 (42 U.S.C. 3601 et seq.) shall not apply to applications by or awards for projects to be carried out—

(i) on or off reservation or trust lands for awards made to Indian tribes or tribally designated housing entities; or

(ii) on reservation or trust lands for awards made to eligible entities.

(C) CERTIFICATION.—With respect to funds made available for the Continuum of Care program authorized under subtitle C of title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11381 et seq.) under the heading "Homeless Assistance Grants" under section 231 of the Department of Hous-

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ing and Urban Development Appropriations Act, 2020 (42 U.S.C. 11364a)—

(i) applications for projects to be carried out on reservations or trust land shall contain a certification of consistency with an approved Indian housing plan developed under section 102 of the Native American Housing Assistance and Self-Determination Act (25 U.S.C. 4112), notwithstanding section 106 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12706) and section 403 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11361);

(ii) Indian tribes and tribally designated housing entities that are recipients of awards for projects on reservations or trust land shall certify that they are following an approved housing plan developed under section 102 of the Native American Housing Assistance and Self-Determination Act (25 U.S.C. 4112); and

(iii) a collaborative applicant for a Continuum of Care whose geographic area includes only reservation and trust land is

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not required to meet the requirement in section 402(f)(2) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360a(f)(2)).

(d) AMENDMENTS TO THE HOUSING CHOICE VOUCHER PROGRAM.—Section 8(o)(5) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)(5)) is amended by adding at the end the following:

"(C) EXCEPTIONS.—Notwithstanding subparagraph (A)—

"(i) a public housing agency may accept a third party income calculation and verification of family income for purposes of this subsection if—

"(I) the calculation and verification was completed for determination of income eligibility for a Federal program or service during the preceding 12-month period; and

"(II) there has been no change in income or family composition since the calculation and verification under clause (i); and

"(ii) when using prior year income under section 3(a)(7)(B), a public housing

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agency shall use the income of the family as determined by the agency or owner for the prior calendar year or another 12-month period ending during the preceding 12 months, taking into consideration any redetermination of income between the start of such prior calendar year or other 12-month period and the date of the annual review.";

(e) IMPROVING COORDINATION BETWEEN HEALTH CARE SYSTEMS AND SUPPORTIVE SERVICES.—Not later than 180 days after the date of enactment of this Act, the Secretary of Health and Human Services and the Secretary shall seek to enter into an agreement with the National Academies of Sciences, Engineering, and Medicine to conduct and submit to the appropriate congressional committees an evidence-based, nonpartisan analysis that—

(1) reviews the research on linkages between access to affordable health care and homelessness and analyzes the effect of greater coordination and partnerships between health care organizations, mental health and substance use disorder and substance use disorder service providers, and housing service providers, including possible cost-savings from providing

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greater access to health services, recovery housing, or housing-related supportive services for individuals experiencing chronic homelessness and other types of homelessness; and

(2) includes policy and program recommendations for improving access to health care and housing, health care and housing outcomes, possible cost-savings and efficiencies, and best practices.

(f) DEMONSTRATION AUTHORITY.—

(1) IN GENERAL.—Subtitle A of title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360 et seq.) is amended by adding at the end the following:

"SEC. 409. DEMONSTRATION AUTHORITY.

"(a) DEFINITIONS.—In this section:

"(1) APPROPRIATE CONGRESSIONAL COMMITTEES.—The term 'appropriate congressional committees' means—

"(A) the Committee on Banking, Housing, and Urban Affairs of the Senate; and

"(B) the Committee on Financial Services of the House of Representatives.

"(2) HEALTH CARE ORGANIZATION.—The term 'health care organization' means an entity providing

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medical or mental and behavioral health care, including—

"(A) a hospital (as defined in section 1861(e) of the Social Security Act (42 U.S.C. 1395x(e)));

"(B) a Federally-qualified health center (as defined in section 1905(l)(2) of the Social Security Act (42 U.S.C. 1396d(l)(2))) or another community health center eligible to receive a grant under section 330 of the Public Health Service Act (42 U.S.C. 254b); and

"(C) a licensed or certified provider of evidence-based substance use disorder services or mental health services providing such services pursuant to funding under a block grant for substance use prevention, treatment, and recovery services or a block grant for community mental health services under subpart II or subpart I, respectively, of part B of title XIX of the Public Health Service Act (42 U.S.C. 300x et seq.).

"(3) HOUSING PROVIDER.—The term 'housing provider' means an entity, including a grant recipient under subtitle B or C of this title, a public housing agency (as defined in section 3 of the United

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States Housing Act of 1937 (42 U.S.C. 1437a)), or a federally funded organization or a nonprofit organization, that administers a program to provide housing services to individuals experiencing or at risk of homelessness, including rapid re-housing, transitional housing, housing choice vouchers, and housing-related supportive services.

"(b) AUTHORITY.—The Secretary may establish demonstration projects or partnerships that involve collaboration between housing providers and healthcare organizations to provide housing-related supportive services, including—

"(1) assistance in coordinating data systems in a manner that is compliant with the Health Insurance Portability and Accountability Act (Public Law 104–191); and

"(2) projects or partnerships that are aimed at serving individuals—

"(A) who are homeless, chronically homeless, or at risk of homelessness; and

"(B) with—

"(i) a high-use of emergency services or emergency departments;

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"(ii) chronic disabilities, including physical health or mental health conditions;

"(iii) substance use disorders;

"(iv) serious mental illness; or

"(v) other severe service needs.

"(c) REPORT.—Not later than 2 years after the date of enactment of this Act, and every 4 years thereafter, the Secretary shall submit to the appropriate congressional committees a report on each demonstration project or partnership established under this section.".

(2) TECHNICAL AND CONFORMING AMENDMENT.—The table of contents in section 101(b) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11301 note) is amended by inserting after the item relating to section 408 the following:

"Sec. 409. Demonstration authority.".

(g) STREAMLINING COORDINATED ENTRY.—

(1) AUDIT BY THE COMPTROLLER GENERAL.—Not later than 1 year after the date of enactment of this Act, the Comptroller General of the United States shall—

(A) conduct a multi-community evaluation of the operations of coordinated assessment systems by the Continuum of Care Program under subtitle C of title IV of the McKinney-Vento

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Homeless Assistance Act (42 U.S.C. 11381 et seq.) program to examine the efficiency, accuracy, and outcomes of those operations; and

(B) submit to the appropriate congressional committees on any findings and to the Secretary on any recommendations, as the Comptroller General considers appropriate, for a more effective and efficient coordinated entry process.

(2) ASSESSMENTS.—Not later than 2 years after the date of enactment of this Act, the Secretary shall—

(A) evaluate the coordinated assessment processes under the Continuum of Care Program under subtitle C of title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11381 et seq.), which shall include—

(i) a request for information from continuums of care about coordinated entry tools, processes, barriers, documentation barriers, and necessary guidance;

(ii) incorporation of findings from relevant reports and demonstrations of the Department, including the report described in paragraph (1); and

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(iii) consultation with organizations with expertise in providing health care to people experiencing homelessness on best practices in assessment tools for prioritizing resources and characterizing chronic homelessness and people experiencing homelessness with high-service needs;

(B) issue an updated notice, which shall include guidance—

(i) on effective assessment processes that remove barriers, streamline access, allow for coordination with public housing agencies, include trauma-informed data collection practices, improve accuracy, address needs for underserved groups, and successfully rehouse homeless individuals;

(ii) that includes all key populations and subpopulations, including consideration for age, family status, health status, or other factors, access points, prioritization, and programs and systems serving individuals experiencing homelessness; and

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(iii) that allows for local flexibility and tailoring based on the needs and resources within the specific community; and

(C) establish a timely, periodic procedure to request feedback on coordinated assessment and update the guidance, which may include conducting a request for information not less frequently than once every 5 years.

(h) IMPROVING TARGETED DATA COLLECTION, FUNDING, AND COORDINATION.—The Secretary shall—

(1) issue not less than 1 request for information on—

(A) improving data collection, including through the use of the Homeless Management Information System or other data systems;

(B) coordination and use of data between housing and homelessness providers and physical, mental, and behavioral health organizations, substance use treatment providers, and the Department of Veterans Affairs for implementation of programs to provide services for people experiencing or at risk of homelessness, including the chronically homeless; and

(C) the potential benefits and risks of using artificial intelligence models for the pur-

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pose of improving program coordination and effectiveness and assessing the effectiveness of interventions to house individuals experiencing or at risk of homelessness, including by subpopulations;

(2) consider providing incentives to improve data collection, enhance the use of the Homeless Management Information System, implement community information exchanges, and strengthen the coordination of data from physical, mental, and behavioral health organizations with housing and homelessness providers, in order to target resources for housing, outreach, homelessness prevention, and housing-related supportive services for homeless individuals, or chronically homeless individuals; and

(3) coordinate with the Secretary of the Department of Veterans Affairs to improve coordination between data systems for vouchers provided under section 8(o)(19) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)(19)), the Homeless Management Information System, and any other applicable homeless program supported by the Department of Veterans Affairs.

(i) Rule of Construction.— Nothing in this section or the amendments made by this section shall be con-

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strued to limit the authority of the Secretary to provide flexibility under housing laws in effect as of the date of enactment of this Act. The flexibilities and waivers authorized under this section and the amendments made by this section shall not replace or result in the termination of other flexibilities and waivers that the Secretary is authorized to exercise.

SEC. 506. INCENTIVIZING LOCAL SOLUTIONS TO HOMELESSNESS.

Section 414 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11373) is amended by adding at the end the following:

"(f) FUNDING CAP WAIVER AUTHORITY.—

"(1) IN GENERAL.—Notwithstanding any other provision of law or regulation, a recipient may request a waiver of the spending cap established pursuant to section 415(b) for amounts provided between fiscal years 2026 through 2029.

"(2) WAIVER REQUEST.—

"(A) IN GENERAL.—A recipient seeking a waiver described in paragraph (1) shall submit to the Secretary a waiver request that includes not more than the following:

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"(i) A demonstration of local needs and circumstances that necessitate a waiver.

"(ii) A detailed plan for how the recipient intends to use funds.

"(iii) A justification for how the proposed use of funds supports the most recent Consolidated Annual Performance and Evaluation Report of the recipient.

"(iv) Any public input solicited under subparagraph (B)(ii).

"(B) NOTIFICATION.—Each recipient shall—

"(i) notify all subrecipients, including local continuums of care, of the availability of waivers under this subsection; and

"(ii) prior to the submission of a waiver request under subparagraph (A)), solicit public input regarding the potential need for and proposed uses of such waiver.

"(C) APPROVAL; PUBLICATION.—The Secretary shall—

"(i) make all waiver requests submitted under subparagraph (A) publicly

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available on the website of the Department of Housing and Urban Development;

"(ii) not later than 60 days after the date on which the Secretary receives a waiver request under subparagraph (A), approve or deny the request; and

"(iii) deny any waiver submitted under subparagraph (A) by a recipient that relocates or threaten to relocates individuals or their property without providing emergency shelter, rapid rehousing, transitional housing, permanent supportive housing, or other permanent housing options.

"(3) REVOCATION.—

"(A) IN GENERAL.—A waiver approved under this subsection shall remain in effect for each of fiscal years 2026 through 2029 unless the recipient notifies the Secretary in writing that the recipient wishes to revoke the waiver.

"(B) NOTIFICATION.—If a recipient revokes a waiver under subparagraph (A), the recipient shall solicit input from subrecipients regarding the revocation and provide a justification for the revocation.

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"(C) PUBLICATION.—The Secretary shall publish any revocation of a waiver under subparagraph (A) and the justification of the recipient for the waiver on the website of the Department of Housing and Urban Development.".

TITLE VI—VETERANS AND HOUSING

SEC. 601. VA HOME LOAN AWARENESS ACT.

(a) IN GENERAL.—Subpart A of part 2 of the Federal Housing Enterprises Financial Safety and Soundness Act of 1992 (12 U.S.C. 4541 et seq.) is amended by adding at the end the following:

"SEC. 1329. UNIFORM RESIDENTIAL LOAN APPLICATION.

"Not later than 6 months after the date of enactment of this section, the Director shall, by regulation or order, require each enterprise to include a disclaimer below the military service question on the form known as the Uniform Residential Loan Application stating, 'If yes, you may qualify for a VA Home Loan. Consult your lender regarding eligibility.'.".

(b) GAO STUDY.—Not later than 18 months after the date of enactment of this Act, the Comptroller General of the United States shall conduct a study and submit to Congress a report on whether not less than 80 percent

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of lenders using the Uniform Residential Loan Application have included on that form the disclaimer required under section 1329 of the Federal Housing Enterprises Financial Safety and Soundness Act of 1992, as added by subsection (a).

SEC. 602. VETERANS AFFAIRS LOAN INFORMED DISCLOSURE (VALID) ACT.

(a) FHA INFORMED CONSUMER CHOICE DISCLOSURE.—

(1) INCLUSION OF INFORMATION RELATING TO VA LOANS.—Subparagraph (A) of section 203(f)(2) of the National Housing Act (12 U.S.C. 1709(f)(2)(A)) is amended—

(A) by inserting "(i)" after "loan-to-value ratio"; and

(B) by inserting before the semicolon the following: ", and (ii) in connection with a loan guaranteed or insured under chapter 37 of title 38, United States Code, assuming prevailing interest rates".

(2) RULE OF CONSTRUCTION.—Nothing in the amendments made by paragraph (1) shall be construed to require an original lender to determine whether a prospective borrower is eligible for any loan included in the notice required under section

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203(f) of the National Housing Act (12 U.S.C. 1709(f)).

(b) MILITARY SERVICE QUESTION.—

(1) IN GENERAL.—Subpart A of part 2 of subtitle A of the Federal Housing Enterprises Financial Safety and Soundness Act of 1992 (12 U.S.C. 4541 et seq.), as amended by section 601(a) of this Act, is amended by adding at the end the following:

"SEC. 1330. UNIFORM RESIDENTIAL LOAN APPLICATION.

"Not later than 6 months after the date of enactment of this section, the Director shall require each enterprise to—

"(1) include a military service question on the form known as the Uniform Residential Loan Application; and

"(2) position the question described in paragraph (1) above the signature line of the Uniform Residential Loan Application.".

(2) RULEMAKING.—Not later than 6 months after the date of enactment of this Act, the Director of the Federal Housing Finance Agency shall issue a rule to carry out the amendment made by this section.

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SEC. 603. HOUSING UNHOUSED DISABLED VETERANS ACT.

(a) EXCLUSION OF CERTAIN DISABILITY BENEFITS.—Section 3(b)(4)(B) of the United States Housing Act of 1937 (42 U.S.C. 1437a(b)(4)(B)) is amended—

(1) by redesignating clauses (iv) and (v) as clauses (vi) and (vii), respectively; and

(2) by inserting after clause (iii) the following:

"(iv) for the purpose of determining income eligibility with respect to the supported housing program under section 8(o)(19), any disability benefits received under chapter 11 or chapter 15 of title 38, United States Code, received by a veteran, except that this exclusion shall not apply to the income in the definition of adjusted income;

"(v) for the purpose of determining income eligibility with respect to any household receiving rental assistance under the supported housing program under section 8(o)(19) as it relates to eligibility for other types of housing assistance, any disability benefits received under chapter 11 or chapter 15 of title 38, United States Code, received by a veteran, except that

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this exclusion shall not apply to income in the definition of adjusted income;''.

(b) TREATMENT OF CERTAIN DISABILITY BENEFITS.—

(1) IN GENERAL.—When determining the eligibility of a veteran to rent a residential dwelling unit constructed on Department property on or after the date of the enactment of this Act, for which assistance is provided as part of a housing assistance program administered by the Secretary, the Secretary shall exclude from income any disability benefits received under chapter 11 or chapter 15 of title 38, United States Code by such person.

(2) DEFINITIONS.—In this subsection:

(A) SECRETARY.—The term ''Secretary'' means the Secretary of Housing and Urban Development.

(B) DEPARTMENT PROPERTY.—The term ''Department property'' has the meaning given the term in section 901 of title 38, United States Code.

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TITLE VII—OVERSIGHT AND ACCOUNTABILITY

SEC. 701. REQUIRING ANNUAL TESTIMONY AND OVERSIGHT FROM HOUSING REGULATORS.

(a) HUD PROGRAMS.—The Department of Housing and Urban Development Act (42 U.S.C. 3531 et seq.) is amended by adding at the end the following:

"SEC. 15. ANNUAL TESTIMONY.

"The Secretary shall, on an annual basis, testify before the Committee on Banking, Housing, and Urban Affairs of the Senate and the Committee on Financial Services of the House of Representatives on the status of all programs carried out by the Department, at the request of the relevant committee.".

(b) GOVERNMENT GUARANTEED OR INSURED MORTGAGES.—On an annual basis, the following individuals shall testify before the appropriate committees of Congress with respect to mortgage loans made, guaranteed, or insured by the Federal Government:

(1) The President of the Government National Mortgage Association.

(2) The Federal Housing Commissioner.

(3) The Administrator of the Rural Housing Service.

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(4) The Executive Director of the Loan Guaranty Service of the Department of Veterans Affairs.

(5) The Director of the Federal Housing Finance Agency.

(c) MORTGAGEE REVIEW BOARD.—Section 202(c)(8) of the National Housing Act (12 U.S.C. 1708(c)(8)) is amended—

(1) by striking ", in consultation with the Federal Housing Administration Advisory Board,"; and

(2) by inserting "and to Congress" after "the Secretary".

SEC. 702. FHA REPORTING REQUIREMENTS ON SAFETY AND SOUNDNESS.

(a) MONTHLY REPORTING ON MUTUAL MORTGAGE INSURANCE FUND CAPITAL RATIO.—Section 202(a) of the National Housing Act (12 U.S.C. 1708(a)) is amended by adding at the end the following:

"(8) OTHER REQUIRED REPORTING.—The Secretary shall—

"(A) submit to Congress monthly reports on the capital ratio required under section 205(f)(2); and

"(B) notify Congress as soon as practicable after the Fund falls below the capital ratio required under section 205(f)(2).".

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(b) ANNUAL INDEPENDENT ACTUARIAL STUDY.—Section 202(a)(4) of the National Housing Act (12 U.S.C. 1708(a)(4)) is amended—

(1) by striking "The Secretary" and inserting the following:

"(A) DEFINITION.—In this paragraph, the term 'first-time homebuyer' means a borrower for whom no consumer report (as defined in section 603 of the Fair Credit Reporting Act (15 U.S.C. 1681a)) indicates that the borrower has or had a loan with a consumer purpose that is secured by a 1- to 4-unit residential real property.

"(B) STUDY AND REPORT.—The Secretary"; and

(2) in subparagraph (B), as so designated, by striking "also" and inserting "detail how many loans were originated in each census tract to first-time homebuyers, as well as".

(c) ANNUAL REPORT.—Section 203(w)(2) of the National Housing Act (12 U.S.C. 1709(w)(2)) is amended by inserting "and first-time homebuyers (as defined in section 202(a)(4)(A))" after "minority borrowers".

(d) GAO STUDY ON SUSTAINABLE HOMEOWNERSHIP.—Not later than 180 days after the date of enact-

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ment of this Act, the Comptroller General of the United States shall conduct a study and submit to Congress a report on—

(1) the value for the Federal Housing Administration of defining what is sustainable homeownership in a way that considers borrower default, refinancing of a mortgage that is not insured by the Federal Housing Administration, the Department of Veterans Affairs, or Rural Housing Service, paying off a mortgage loan and transitioning back to renting, and other factors that demonstrate whether insurance provided under title II of the National Housing Act (12 U.S.C. 1707 et seq.) has successfully served a borrower, including for first-time homebuyers for whom no consumer report (as defined in section 603 of the Fair Credit Reporting Act (15 U.S.C. 1681a)) indicates that the borrower has or had a loan with a consumer purpose that is secured by a 1- to 4-unit residential real property; and

(2) the feasibility of the Federal Housing Administration developing a scorecard using the metrics described in paragraph (1) to measure borrower performance and reporting the scorecard data to Congress.

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SEC. 703. UNITED STATES INTERAGENCY COUNCIL ON HOMELESSNESS OVERSIGHT.

Section 203(a) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11313(a)) is amended—

(1) in paragraph (1)—

(A) by striking ‘‘Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009’’ and inserting ‘‘Renewing Opportunity in the American Dream to Housing Act’’; and

(B) by striking ‘‘update such plan annually’’ and inserting the following: ″submit to the President and Congress a report every year thereafter that includes— ‘‘

‘‘(A) the status of completion of the plan; and

‘‘(B) any modifications that were made to the plan and the reasons for those modifications;’’;

(2) by redesignating paragraphs (10) through (13) as paragraphs (11) through (14), respectively;

(3) by redesignating the second paragraph (9) (relating to collecting and disseminating information) as paragraph (10);

(4) in paragraph (13), as so redesignated, by striking ‘‘and’’ at the end;

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(5) in paragraph (14), as so redesignated, by striking the period at the end and inserting "; and

(6) by adding at the end the following:

"(15) testify annually before Congress.".

SEC. 704. NEIGHBORWORKS ACCOUNTABILITY ACT.

(a) IN GENERAL.—Section 415(a)(1)(A) of title 5, United States Code, is amended by inserting "the Neighborhood Reinvestment Corporation," after "the Postal Regulatory Commission,".

(b) DUTIES AND AUDITS.—The Neighborhood Reinvestment Corporation Act (42 U.S.C. 8101 et seq.) is amended—

(1) in section 606 (42 U.S.C. 8105), by adding at the end the following:

"(e)(1) There is authorized to be appropriated to the Office of Inspector General of the corporation established under section 415 of title 5, United States Code, such sums as may be necessary to carry out this Act.

"(2) There shall not be transferred to the Office of Inspector General of the corporation any program operating responsibilities of the corporation, including the organizational assessments work and grantee oversight function of the corporation.".

(c) INDEPENDENT AUDIT.—Section 607 of the Neighborhood Reinvestment Corporation Act (42 U.S.C.

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8106) is amended by striking subsection (b) and inserting following:

"(b)(1) The accounts of the corporation shall be audited annually by an independent external auditor.

"(2) Notwithstanding any other audit work performed by the Office of Inspector General of the corporation, the audits required under paragraph (1) shall be conducted in accordance with generally accepted auditing standards by independent certified public accountants who are certified by a regulatory authority of the jurisdiction in which the audit is undertaken.".

SEC. 705. APPRAISAL MODERNIZATION ACT.

(a) RECONSIDERATION OF VALUE.—

(1) IN GENERAL.—Section 129E of the Truth In Lending Act (15 U.S.C. 1639e) is amended—

(A) by redesignating subsections (j) and (k) as subsections (k) and (l), respectively; and

(B) by inserting after subsection (i) the following:

"(j) CONSUMER RIGHT TO RECONSIDERATION OF VALUE OR SUBSEQUENT APPRAISAL.—

"(1) DEFINITIONS.—In this section:

"(A) UNACCEPTABLE APPRAISAL PRACTICE.—The term 'unacceptable appraisal practice' means an appraisal report that—

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"(i) uses unsupported or subjective terms to assess or rate the property without providing a foundation for analysis and contextual information;

"(ii) uses inaccurate or incomplete data about the subject property, the neighborhood, the market area, or any comparable property;

"(iii) includes references, statements or comparisons about crime rates or crime statistics, whether objective or subjective;

"(iv) relies in the appraisal analysis on comparable properties that were not personally inspected by the appraiser when required by the appraisal's scope of work;

"(v) relies in the appraisal analysis on inappropriate comparable properties;

"(vi) fails to use comparable properties that are more similar, or nearer, to the subject property without adequate explanation;

"(vii) uses comparable property data provided by any interested party to the transaction without verification by a disinterested party;

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"(viii) uses inappropriate adjustments for differences between the subject property and the comparable properties that do not reflect the market's reaction to such differences; or

"(ix) fails to make proper adjustments, including time adjustments for differences between the subject property and the comparable properties when necessary.

"(B) UNSUPPORTED.—The term 'unsupported' means, with respect to an appraisal report or an appraiser's opinion of value, that the appraisal report or the opinion of value is not supported by relevant evidence and logic.

"(2) REVIEW.—In connection with a consumer credit transaction secured by a consumer's principal dwelling, a creditor shall have a review and resolution procedure for a consumer-initiated reconsideration of value or subsequent appraisal that complies with the following requirements:

"(A) The creditor shall complete its own appraisal review before delivering the appraisal to the consumer.

"(B) The creditor shall have policies and procedures that provide the consumer with a

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process to submit 1 request for a reconsideration of value and subsequent appraisal prior to the loan closing or within 60 calendar days of denial of a credit application if the consumer believes the appraisal report may be unsupported, may be deficient due to an unacceptable appraisal practice, or may reflect discrimination.

"(C) At the time of application and upon delivery of the appraisal report to the consumer, the creditor shall provide a written disclosure to the consumer describing the process for requesting a reconsideration of value or subsequent appraisal, which written disclosure shall include a standardized format for the consumer to submit the request for a reconsideration of value, including—

"(i) the name of the borrower;

"(ii) the property address;

"(iii) the effective date of the appraisal;

"(iv) the appraiser's name;

"(v) the date of the request;

"(vi) a description of why the consumer believes the appraisal report may be

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unsupported, may be deficient due to an unacceptable appraisal practice, or may reflect discrimination;

"(vii) any additional information, data, including not more than 5 alternative comparable properties and the related data sources that the consumer would like the appraiser to consider; and

"(viii) an explanation of why the new information, data, or comparable properties support the reconsideration of value.

"(D) The creditor shall obtain the necessary information from the consumer if the consumer's request for reconsideration of value or subsequent appraisal is unclear or requires more information.

"(E) The creditor shall have a standardized format to communicate the reconsideration of value to the appraiser, which format shall include—

"(i) the name of the borrower;

"(ii) the property address;

"(iii) the effective date of the appraisal;

"(iv) the appraiser's name;

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"(v) the date of the request;

"(vi) a description of any area of the appraisal report that may be unsupported, may be deficient due to an unacceptable appraisal practice, or may reflect discrimination;

"(vii) any additional information, data, including not more than 5 alternative comparable properties and the related data sources that the consumer would like the appraiser to consider;

"(viii) an explanation of why the new information, data, or comparable properties support the reconsideration of value;

"(ix) a definition of turn-time expectations for the appraiser to communicate the reconsideration of value results back to the creditor;

"(x) instructions for delivering the reconsideration of value response as part of a revised appraisal report that includes commentary on conclusions regardless of the outcome; and

"(xi) a reference for appraisers on how to correct minor appraisal issues or

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non-material errors not related to the reconsideration of value process.

"(3) SUBSEQUENT APPRAISAL AND REFERRAL.—

"(A) IN GENERAL.—If the creditor identifies material deficiencies in the appraisal report that are not corrected or addressed by the appraiser upon request of the creditor, including through a consumer-initiated reconsideration of value, or if there is evidence of unsupported or unacceptable appraisal practices, the creditor shall—

"(i) at the request of the consumer, order a subsequent appraisal at the creditor's own expense; and

"(ii) forward the appraisal report and the creditor's summary of findings to the appropriate appraisal licensing agency or regulatory board.

"(B) DISCRIMINATION.—If the creditor has reason to believe that an appraisal report reflects discrimination, the creditor shall—

"(i) order a subsequent appraisal, at the creditor's own expense;

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"(ii) forward the appraisal report and the creditor's summary of findings to the appropriate local, State, or Federal enforcement agency; and

"(iii) upon a final determination of discrimination by the appropriate local, State, or Federal enforcement agency, receive a reimbursement from the appraiser covering the cost of the subsequent appraisal ordered by the creditor.

"(C) DEFINITION.—

"(i) IN GENERAL.—Except as provided in clause (ii), in this paragraph, the term 'reason to believe' means that the creditor has reviewed the applicable law and available evidence and determined that a potential violation of Federal or state antidiscrimination law exists. The available evidence may include the appraisal report, loan files, written communications, credible observations by persons with direct knowledge, statistical analysis, and the appraiser's response to the request for a reconsideration of value.

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"(ii) EXCEPTION.—The term 'reason to believe' does not mean that there is a final legal determination of discrimination.

"(4) DOCUMENT RETENTION.—The creditor shall retain all documentation and written communications related to the request for reconsideration of value or subsequent appraisal in the loan file during the 7-year period beginning on the date on which the consumer submitted the credit application.

"(5) RULE OF CONSTRUCTION.—This subsection is consistent with the exceptions to the appraiser independence requirements found in subsection (c). Nothing in this subsection shall be construed to require a creditor to submit a reconsideration of value to the original appraiser before ordering a subsequent appraisal from a subsequent appraiser.".

(2) RULES AND INTERPRETATIVE GUIDELINES.—Section 129E(g) of the Truth in Lending Act (15 U.S.C. 1639e(g)) is amended—

(A) in paragraph (1), by striking "paragraph (2), the Board" and inserting "paragraphs (2) and (3), the Bureau"; and

(B) by adding at the end the following:

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"(3) Final rule.—Not later than 1 year after the date of enactment of this paragraph, the Federal Housing Finance Agency shall issue a final rule after notice and comment and issue such guidance as may be necessary to carry out and enforce subsection (j).".

(b) Public Appraisal Database.——

(1) Covered agencies defined.—The term "covered agencies" means—

(A) the Federal Housing Finance Agency, on behalf of the Federal National Mortgage Association and the Federal Home Loan Mortgage Corporation;

(B) the Department of Housing and Urban Development, including the Federal Housing Administration;

(C) the Department of Agriculture; and

(D) the Department of Veterans Affairs.

(2) Feasibility report.—No later than 240 days after the date of enactment of this Act, the Comptroller General of the United States shall issue a public report to Congress assessing the feasibility of creating a publicly available appraisal database that consists of a searchable and downloadable appraisal-level public use file that consolidates ap-

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praisal data held or aggregated by covered agencies, which shall include—

(A) the costs and benefits associated with establishing and maintaining the public database;

(B) the benefits and risks associated with either the Federal Housing Finance Agency or the Bureau of Consumer Financial Protection being responsible for the public database and whether there is another Federal agency best suited for implementing and administering such database;

(C) any safety and soundness, antitrust, or consumer privacy-related risks associated with making certain appraisal data factors publicly available, including whether–

(i) there are any existing legal requirements, including under the Home Mortgage Disclosure Act of 1974 (12 U.S.C. 2801 et seq.) and section 552 of title 5, United States Code (commonly known as the "Freedom of Information Act"), or additional actions Federal agencies could take to mitigate such risks, such as modifying or aggregating data, or elimi-

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nating personally identifiable information; and

(ii) there are any data factors that, if made public, may violate conduct, ethics, or other professional standards as they relate to appraisals and appraisal or valuation professionals;

(D) the feasibility of consolidating or matching appraisal data held by covered agencies with corresponding data that is required and made public under the Home Mortgage Disclosure Act of 1974 (12 U.S.C. 2801 et seq.);

(E) whether the publication of any appraisal data factors may pose unfair business advantages within the valuation industry;

(F) the feasibility of including all valuation data held by covered agencies, including data produced by automated valuation models;

(G) the feasibility and benefits of making the full appraisal dataset, including any modified fields, available to—

(i) Federal agencies, including for purposes related to enforcement and supervision responsibilities;

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(ii) relevant State licensing, supervision, and enforcement agencies and State attorneys general;

(iii) approved researchers, including academics and nonprofit organizations that, in connection with their mission, work to ensure the fairness and consistency of home valuations, including appraisals; and

(iv) any other entities identified by the Comptroller General as having a compelling use for disaggregated data;

(H) what appraisal data is already available in the public domain; and

(I) the feasibility of incorporating legacy data held by covered agencies during the period beginning on January 1, 2017 and ending on the date of enactment of this Act, and whether there are specific data points not easily consolidated or matched, as described in subparagraph (D), with more recent data.

(3) PURPOSE.—The database described in paragraph (2) shall be used to provide the public, the Federal Government, and State governments with residential real estate appraisal data to help deter-

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mine whether financial institutions, appraisal management companies, appraisers, valuation technologies, such as automated valuation models, and other valuation professionals are serving the housing market in a manner that is efficient and consistent for all mortgage loan applicants, borrowers, and communities.

(4) CONSULTATION.—As part of the information used in the report required under paragraph (2), the Comptroller General of the United States shall conduct interviews with—

(A) relevant Federal agencies;

(B) relevant State licensing, supervision, and enforcement agencies and State attorneys general;

(C) appraisers and other home valuation industry professionals;

(D) mortgage lending institutions;

(E) fair housing and fair lending experts; and

(F) any other relevant stakeholders as determined by the Comptroller General.

(5) HEARING.—Upon the completion of the report under paragraph (2), the Committee on Banking, Housing, and Urban Affairs of the Senate and

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the Committee on Financial Services of the House of Representatives shall each hold a hearing on the findings of the report and the feasibility of establishing a public appraisal-level appraisal database.

TITLE VIII—COORDINATION, STUDIES, AND REPORTING

SEC. 801. HUD-USDA-VA INTERAGENCY COORDINATION ACT.

(a) MEMORANDUM OF UNDERSTANDING.—The Secretary of Housing and Urban Development, the Secretary of Agriculture, and the Secretary of Veterans Affairs shall establish a memorandum of understanding, or other appropriate interagency agreement, to share relevant housing-related research and market data that facilitates evidence-based policymaking.

(b) INTERAGENCY REPORT.—

(1) REPORT.—Not later than 180 days after the date of enactment of this Act, the Secretary of Housing and Urban Development, the Secretary of Agriculture, and the Secretary of Veterans Affairs shall jointly submit to the Committee on Banking, Housing, and Urban Affairs of the Senate and the Committee on Finance of the House of Representatives a report containing—

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(A) a description of opportunities for increased collaboration between the Secretary of Housing and Urban Development, the Secretary of Agriculture, and the Secretary of Veterans Affairs to reduce inefficiencies in housing programs;

(B) a list of Federal laws and regulations that adversely affect the availability and affordability of new construction of assisted housing and single family and multifamily residential housing subject to mortgages insured under title II of the National Housing Act (12 U.S.C. 1707 et seq.), insured, guaranteed, or made by the Secretary of Agriculture under title V of the Housing Act of 1949 (42 U.S.C. 1471 et seq.), or insured, guaranteed, or made by the Secretary of Veterans Affairs under chapter 37 of title 38, United States Code; and

(C) recommendations for Congress regarding the Federal laws and regulations described in subparagraph (B).

(2) PUBLICATION.—The report required under paragraph (1) shall, prior to submission under that subsection, be published in the Federal Register and open for comment for a period of 30 days.

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SEC. 802. STREAMLINING RURAL HOUSING ACT.

(a) IN GENERAL.—Not later than 180 days after the date of enactment of this Act, the Secretary of Housing and Urban Development and the Secretary of Agriculture shall enter into a memorandum of understanding to—

(1) evaluate categorical exclusions under the environmental review process for housing projects funded by amounts from the Department of the Housing and Urban Development and the Department of Agriculture;

(2) develop a process to designate a lead agency and streamline adoption of Environmental Impact Statements and Environmental Assessments approved by the other Department to construct housing projects funded by both agencies;

(3) maintain compliance with environmental regulations under part 58 of title 24, Code of Federal Regulations, as in effect on January 1, 2025, except as required to amend, add, or remove categorical exclusions identified under sections 58.35 of title 24, Code of Federal Regulations, through standard rulemaking procedures; and

(4) evaluate the feasibility of a joint physical inspection process for housing projects funded by amounts from the Department of the Housing and

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Urban Development and the Department of Agriculture.

(b) ADVISORY WORKING GROUP.—

(1) IN GENERAL.—Not later than 180 days after the date of enactment of this Act, the Secretary of Housing and Urban Development and the Secretary of Agriculture shall establish an advisory working group for the purpose of consulting on the memorandum of understanding entered into under subsection (a).

(2) MEMBERS.—The advisory working group established under paragraph (1) shall consist of representatives of—

(A) affordable housing nonprofit organizations;

(B) State housing agencies;

(C) nonprofit and for-profit home builders and housing developers;

(D) property management companies;

(E) public housing agencies;

(F) residents in housing assisted by the Department of Housing and Urban Development or the Department of Agriculture and representatives of those residents; and

(G) housing contract administrators.

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(c) REPORT.—Not later than 1 year after the date of enactment of this Act, the Secretary of Housing and Urban Development and the Secretary of Agriculture shall submit to the Committee on Banking, Housing, and Urban Affairs of the Senate and the Committee on Financial Services of the House of Representatives a report that includes recommendations for legislative, regulatory, or administrative actions—

(1) to improve the efficiency and effectiveness of housing projects funded by amounts from the Department of the Housing and Urban Development and the Department of Agriculture; and

(2) that do not materially, with respect to residents of housing projects described in paragraph (1)—

(A) reduce the safety of those residents;

(B) shift long-term costs onto those residents; or

(C) undermine the environmental standards of those residents.

SEC. 803. IMPROVING SELF-SUFFICIENCY OF FAMILIES IN HUD-SUBSIDIZED HOUSING.

(a) IN GENERAL.—

(1) STUDY.—Subject to subsection (b), the Secretary of Housing and Urban Development shall

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conduct a study on the implementation of work requirements implemented prior to the date of enactment of this Act by public housing agencies described in paragraph (4) participating in the Moving to Work demonstration authorized under section 204 of the Departments of Veterans Affairs and Housing and Urban Development, and Independent Agencies Appropriations Act, 1996 (42 U.S.C. 1437f note).

(2) SCOPE.—The study required under paragraph (1) shall—

(A) consider the short-, medium-, and long-term benefits and challenges of work requirements on public housing agencies described in paragraph (4) and on program participants who are subject to such requirements, including the effects work requirements have on homelessness rates, poverty rates, asset building, earnings growth, job attainment and retention, and public housing agencies' administrative capacity; and

(B) include quantitative and qualitative evidence, including interviews with program participants described in subparagraph (A) and their respective resident councils.

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(3) REPORT.—Not later than 180 days after the date of enactment of this Act, the Secretary shall report the initial findings of the study required under paragraph (1) to the Committee on Banking, Housing, and Urban Affairs of the Senate and the Committee on Financial Services of the House of Representatives.

(4) PUBLIC HOUSING AGENCIES DESCRIBED.—The public housing agencies described in this paragraph are public housing agencies that, as part of an application to participate in the program under section 204 of the Departments of Veterans Affairs and Housing and Urban Development, and Independent Agencies Appropriations Act, 1996 (42 U.S.C. 1437f note), submit a proposal identifying work requirements as an innovative proposal.

(b) DETERMINATION.—The requirement under subsection (a) shall apply if the Secretary of Housing and Urban Development determines that—

(1) there are a sufficient number of public housing agencies described in subsection (a)(4) such that the Secretary of Housing and Urban Development can rigorously evaluate the impact of the implementation of work requirements described in that subsection; and

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(2) the study would not negatively impact low-income families receiving assistance through a public housing agency described in subsection (a)(4).

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Calendar No. 143

119TH CONGRESS
1ST SESSION

S. 2651

A BILL

To increase the supply of affordable housing in America.

AUGUST 1, 2025

Read twice and placed on the calendar

UNITED STATES SENATE COMMITTEE on
BANKING, HOUSING, & URBAN AFFAIRS

ROAD to Housing Act of 2025: Section-by-Section

Title 1 – Improving Financial Literacy:

Sec. 101 – Reforms to Housing Counseling and Financial Literacy Programs

This section allows the Department of Housing and Urban Development (HUD) to review the performance of housing counseling agencies and counselors. If a counselor's performance falls short, HUD may require additional training and provide opportunities to demonstrate improvement. Counselors found to be consistently out of compliance may be subject to enhanced oversight or lose their certification.

Title 2 – Building More in America:

Sec. 201 – Rental Assistance Demonstration Program

This section lifts the cap on the Rental Assistance Demonstration (RAD) program and codifies tenant protections.

Sec. 202 – Increasing Housing in Opportunity Zones

This section enables the HUD Secretary to give added weight to applicants for competitive HUD grants that are located in, or primarily serve, designated Opportunity Zones to support housing preservation and construction.

Sec. 203 – Housing Supply Frameworks Act

This section directs HUD to develop best practice frameworks for zoning and land-use policies, helping communities identify and overcome barriers to housing development.

Sec. 204 – Whole-Home Repairs Act

This section establishes a 5-year pilot program at HUD to offer grants and forgivable loans to low- and moderate-income homeowners and qualifying small landlords to holistically address home repair needs and health hazards. This will stabilize aging housing stock, preserve affordable units, and support neighborhood revitalization without creating new long-term federal entitlements.

Sec. 205 – Community Investment and Prosperity Act

This section increases the Public Welfare Investment cap for the Office of the Comptroller of the Currency (OCC) and the Federal Reserve from 15% to 20%, which will enhance banks' capacity to make investments in affordable housing.

Sec. 206 – Build Now Act

This section creates a pilot program to incentivize housing development of all kinds in Community Development Block Grant (CDBG) participating jurisdictions, excluding states.

Sec. 207 – Better Use of Intergovernmental and Local Development (BUILD) Housing Act

This section cuts red tape around environmental reviews, empowering states, local governments, and Indian tribes to streamline reviews and increase housing development.

Sec. 208 – Unlocking Housing Supply Through Streamlined and Modernized Reviews Act

This section right-sizes National Environmental Protection Act (NEPA) review for small and infill housing projects, which will simplify the review process and get projects to construction faster.

Sec. 209 – Innovation Fund

This section creates a competitive pot of highly-flexible funding for communities that are building more housing supply, which can be used to improve community infrastructure, build housing, and supplement water and sewer grants.

Sec. 210 – Accelerating Home Building Act

This section establishes a HUD-administered grant program to help communities establish pre-approved housing designs, or pattern books, to help streamline and expedite local construction processes and build more homes.

Sec. 211 – Build More Housing Near Transit Act

This section amends the Capital Investment Grants (CIG) program in the Federal Transit Administration to provide an optional increased rating in the Federal Transit Authority's evaluation process for projects in areas that establish pro-housing policy near public transportation routes.

Sec. 212 – Revitalizing Empty Structures into Desirable Environments (RESIDE) Act

This section creates a competitive pilot discretionary program within the HOME Investment Partnerships program if the annual appropriation exceeds $1.35 billion to convert vacant and abandoned buildings into attainable housing.

Sec. 213 – Housing Affordability Act

This section requires the Federal Housing Administration (FHA) to study multifamily loan limits and then grants HUD rulemaking authority, with FHA input, to adjust those limits to better match housing market costs and enhance affordability.

Title 3 – Manufactured Housing for America:

Sec. 301 – Housing Supply Expansion Act

This section updates the federal definition of manufactured housing to include modular and prefabricated units not built on a permanent chassis to encourage innovation and expand naturally-occurring affordable housing.

Sec. 302 – Modular Housing Production Act

This section requires the FHA to assess barriers to FHA-insured lending for modular housing and directs the HUD Secretary to modify the financing draw schedule to encourage modular housing construction.

Sec. 303 – Property Improvement and Manufactured Housing Loan Modernization Act

This section updates mortgage lending standards for manufactured housing through the FHA and expands access to financing for housing. The section also directs HUD to study the cost-effectiveness and long-term value of supporting factory-built housing finance options to address the nation's housing shortages.

Sec. 304 – PRICE Act

This section authorizes HUD's Preservation and Reinvestment Initiative for Community Enhancement (PRICE) Program to provide grants to communities to maintain, protect, and stabilize manufactured housing and manufactured housing communities.

Title 4 – Accessing the American Dream:

Sec. 401 – Creating Incentives for Small Dollar Loan Originators

This section requires the Consumer Financial Protection Bureau (CFPB) to issue a report to Congress studying the effect of various factors of loan originator compensation on the availability of small-dollar mortgage loans and to assess the barriers they pose to the availability of small-dollar mortgages to consumers. It also gives the CFPB the flexibility to amend rules to encourage small-dollar loan origination.

Sec. 402 – Small Dollar Mortgage Points and Fees

This section requires CFPB and the Federal Housing Finance Administration (FHFA) to evaluate the impact of existing regulations that limit the points and fees that lenders can charge on qualified mortgage loans, which vary by loan limit. Based on such evaluation, the provision directs CFPB to make any necessary regulatory changes to points and fees to help encourage additional lending for small-dollar mortgages.

Sec. 403 – Appraisal Industry Improvement Act

This section helps bolster the appraiser workforce capacity, including by allowing both licensed and credentialed appraisers to conduct appraisals for FHA-insured mortgage lending transactions.

Sec. 404 – Helping More Families Save Act
This section establishes a pilot program under HUD's Family Self-Sufficiency (FSS) initiative to promote economic mobility and homeownership by enabling more families to grow their household savings.

Sec. 405 – Choice in Affordable Housing Act
This section will reduce HUD inspection delays by allowing units that are financed through other federal housing programs to automatically satisfy voucher inspection requirements if inspected within the past year. Additionally, the bill permits new landlords to request pre-inspections to increase access to housing for voucher holders and encourage landlord participation.

Title 5 – Program Reform:

Sec. 501 – Reforming Disaster Recovery Act
This section permanently authorizes the Community Development Block Grant–Disaster Recovery (CDBG-DR) and establishes the Office of Disaster Management and Resiliency within HUD to administer the program.

Sec. 502 – HOME Investment Partnerships Reauthorization and Improvement Act
This section reauthorizes the HOME Investment Partnerships Program and makes critical updates to improve program administration and facilitate the construction of more affordable housing.

Sec. 503 – Rural Housing Service Reform Act
This section enacts reforms to the existing Rural Housing Service, including decoupling rental assistance from maturing mortgages to preserve affordable housing in rural areas.

Sec. 504 – New Moving to Work Cohort
This section authorizes a Moving to Work expansion cohort with targeted flexibilities to improve program administration and tenant outcomes.

Sec. 505 – Reducing Homelessness through Program Reform Act
This section enacts several reforms to homelessness programs to help reduce homelessness nationwide.

Sec. 506 – Incentivizing Local Solutions to Homelessness
This section allows states and localities that receive Emergency Solutions Grant funding to request a waiver of the statutory 60 percent spending cap on emergency shelter beds and street outreach.

Title 6 – Veterans and Housing:

Sec. 601 – VA Home Loan Awareness Act

This section adds a disclosure to Fannie Mae and Freddie Mac's uniform residential loan application form to ensure veterans are made aware of their home loan benefits through the Veteran Administration (VA), which may provide a more affordable lending option.

Sec. 602 – Veterans Affairs Loan Informed Disclosure (VALID) Act

This section improves transparency for veteran homebuyers by requiring FHA mortgage disclosures to include cost comparison information to make veterans aware of their home loan benefits through the VA and help them compare those options to FHA financing.

Sec. 603 – Housing Unhoused Disabled Veterans Act

This section permanently excludes veterans' disability compensation from annual income calculations under the HUD-VASH program to help more homeless veterans access VA housing.

Tile 7 – Oversight and Accountability:

Sec. 701 – Requiring Annual Testimony and Oversight from Housing Regulators

This section requires annual testimony on housing and community development issues from the heads of HUD, FHA, Ginnie Mae, U.S. Department of Agriculture (USDA), FHFA, and the VA.

Sec. 702 – FHA Reporting Requirements on Safety and Soundness

This section requires HUD to report monthly to Congress on the state of statutorily required capital ratio of the Mutual Mortgage Insurance Fund, including a notice to Congress any time that ratio falls below statutorily required levels.

Sec. 703 – United States Interagency Council on Homelessness (USICH) Oversight

This section requires USICH to provide an update on the status of the plan to reduce homelessness in its annual planning process and requires annual USICH Congressional testimony.

Sec. 704 – NeighborWorks Accountability Act

This section establishes a NeighborWorks Office of the Inspector General.

Sec. 705 – Appraisal Modernization Act

This section requires mortgage lenders to maintain procedures to allow for consumer-initiated requests for second appraisals, or reconsiderations of value, when they believe there may be an issue with their appraised home value.

Title 8 – Coordination, Studies, & Reporting:

Sec. 801 – HUD-USDA-VA Interagency Coordination Act

This section directs HUD, USDA, and the VA to identify areas for collaboration to streamline and improve housing program implementation.

Sec. 802 – Streamlining Rural Housing Act

This section directs HUD and USDA to coordinate on joint environmental reviews for housing projects funded by both agencies.

Sec. 803 – Improving Self-Sufficiency of Families in HUD-Subsidized Housing

This section directs HUD to conduct a study on the implementation of work requirements by public housing agencies, with an assessment of the challenges and benefits of work requirements on public housing agencies and families, including the effects on homelessness, poverty, asset building, job attainment, and public housing agency administrative capacity.

THE UNITED STATES CONFERENCE OF MAYORS

Monday, July 28, 2025

The Honorable Tim Scott
Chair
Senate Banking Committee
534 Dirksen Senate Office Building
Washington, D.C. 20510

The Honorable Elizabeth Warren
Ranking Member
Senate Banking Committee
534 Dirksen Senate Office Building
Washington, D.C. 20510

Dear Chairman Scott and Ranking Member Warren,

On behalf of the United States Conference of Mayors, we write to express our appreciation for your leadership in the development and introduction of the Renewing Opportunity in the American Dream to Housing Act of 2025. The ROAD to Housing Act of 2025 is a landmark piece of legislation that addresses the urgent need to make substantial movement on the national housing crisis.

At our 92nd Annual Meeting in June of 2024, upon being elected President of the U.S. Conference of Mayors, Columbus Mayor Andrew Ginther announced that the housing crisis in our nation would be our number one priority. Bipartisan action and advocacy calling for national legislation on the crisis followed which involved our presence at both the Democratic and Republican National Conventions and a three swing state tour with bipartisan mayors from Arizona, Michigan, and Pennsylvania. In addition, then Conference President Ginther led two “fly-ins” to our nation’s capital with a bipartisan delegation of mayors requesting immediate action on the housing crisis which exists in cities large, medium, and small throughout the nation.

Tackling the nation’s housing crisis is the top priority of The United States Conference of Mayors. As the elected officials closest to the people they serve, America’s mayors know firsthand that a challenge as great and wide spread as housing affordability needs a comprehensive response. We support the ROAD to Housing Act in its effort to bring forth a wide range of strategies and tools to deal with this growing crisis.

The depth and breadth of this bipartisan legislation makes it the most consequential piece of housing policy from the Committee in many years. The elements of the bill ranging from critical regulatory reforms to the reauthorization of HOME to the creation of an Innovation Fund for housing are significant in their own right. When combined with the range of other measures, the bill lays the groundwork to address

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CEO AND EXECUTIVE DIRECTOR
TOM COCHRAN

Attachment: ROAD to Housing Act - Conference of Mayors Support (S. 2651 (Scott, T. & Warren) - ROAD to Housing Act of 2025)

the nation's urgent need to boost housing supply, improve housing affordability, and increase oversight and efficiency of federal regulators and housing programs.

Our concerns with the legislation are focused on any potential adjustments to the distribution of CDBG funding – one of Washington's best bipartisan success stories, which has been a force in revitalizing low- and moderate-income neighborhoods across the country and serving the people living in them since 1974. This issue will require discussion as we go forward.

As the housing affordability crisis impacts every corner of our country, every political persuasion, and every rung of the socioeconomic ladder, leaders at every level of government must come together to restore housing as one of the foundational pathways to achieving the "American Dream."

We thank you for your efforts and are eager to work with you to ensure the bill is successful in addressing the housing needs of cities.

Sincerely,

Andrew Ginther
Mayor of Columbus, OH
Past-President
Chair of the USCM Housing Task Force

Tom Cochran
CEO and Executive Director

Attachment: ROAD to Housing Act - Conference of Mayors Support (S. 2651 (Scott, T. & Warren) - ROAD to Housing Act of 2025)

AGENDA ITEM 8

REPORT

Southern California Association of Governments
November 5, 2025

To: Executive/Administration Committee (EAC)
Regional Council (RC)

EXECUTIVE DIRECTOR'S APPROVAL

Kome Ajise

From: Javiera Cartagena, Chief Government and Public Affairs Officer
(213) 236-1980, cartagena@scag.ca.gov

Subject: SCAG Memberships and Sponsorships

RECOMMENDED ACTION:
Approve up to $47,000 for memberships with 1) BizFed - Los Angeles County Business Federation ($7,000), 2) The Intelligent Transportation Society of America ($10,000), and 3) Association of Metropolitan Planning Organizations ($30,000).

STRATEGIC PRIORITIES:
This item supports the following Strategic Priority 2: Be a cohesive and influential voice for the region.

EXECUTIVE SUMMARY:
At its October 21, 2025, meeting, the Legislative/Communications and Membership Committee (LCMC) approved up to $47,000 to maintain memberships with 1) BizFed - Los Angeles County Business Federation ($7,000), 2) The Intelligent Transportation Society of America ($10,000), and 3) Association of Metropolitan Planning Organizations ($30,000).

BACKGROUND:

Item 1: BizFed - Los Angeles County Business Federation
Type: Membership **Amount:** $7,000

The LA County BizFed is made up of more than 180 business organizations representing over 400,000 employers with 3.5 million employees throughout Los Angeles County, along with Southern California's leading civic-minded corporations and public agencies. The organization advocates for policies and projects that strengthen the regional economy. This membership will allow SCAG to continue to utilize BizFed's massive business networks to actively promote SCAG's initiatives, such as the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), Southern California Economic Summit, and other planning activities.

The Bronze Level membership would provide SCAG with the following benefits:

- Seat/vote on the BizFed Board of Directors
- Opportunity to mobilize BizFed around your priorities
- Opportunity to promote events to BizFed's massive membership
- Five representatives empowered to receive BizFed intelligence communications and notices and to participate in policy committees
- Listing on BizFed website
- Access to all standard BizFed meetings

Item 2: The Intelligent Transportation Society of America
Type: Membership **Amount:** $10,000

The Intelligent Transportation Society of America (ITS America), a nonprofit established in 1991, advocates for the deployment of Intelligent Transportation Systems (ITS) in the United States. Its mission is to advance the research and deployment of intelligent transportation technologies to save lives, improve mobility, increase accessibility and equity, promote sustainability, and improve efficiency and productivity. ITS America seeks to do this by convening leaders from the public and private sectors, academia, and research organizations to foster innovation. ITS America advocates for policies that support investment in ITS. The organization also conducts research, educates stakeholders, and spreads awareness of innovations in smart transportation technologies.

ITS America's membership brings together the most influential voices from its 240+ members throughout 45 sectors, ranging from state departments of transportation (DOT), metropolitan planning organizations (MPOs), cities, transit, freight, start-ups, automakers, suppliers, academia, and more, including:

- American Association of State Highway and Transportation Officials
- American Automobile Association (AAA)
- California Department of Transportation (CalTrans)
- HDR, Inc.
- HNTB
- Los Angeles County Department of Public Works
- Los Angeles County MTA
- Metropolitan Transportation Commission
- National League of Cities

The FY 26 dues for MPOs are $10,000, which includes the following benefits:

- Join leaders that drive and shape the discussion on a wide range of emerging mobility issues through ITS America's Standing Advisory Committees;

- Receive weekly updates on federal, legislative, state, and local regulations in the Policy Rundown newsletter and participate in federal advocacy;
- Discounted executive forum attendance fees, exhibit and conference discounts, and forum and policy roundtable speaking opportunities;
- Promote SCAG's projects and accomplishments in the transportation ecosystem on ITS America's digital media platforms, ITSABlog, and in the Momentum newsletter; and
Access to ITS America's global network of ITS Professionals.

Item 3: Association of Metropolitan Planning Organizations
Type: Membership **Amount:** $30,000

The Association of Metropolitan Planning Organizations (AMPO) is a nonprofit membership organization established in 1994 to serve the needs and interests of metropolitan planning organizations (MPOs) nationwide. AMPO offers members technical assistance and training, frequent updates on federal policy, research findings, and analysis, and conferences, workshops, and forums for collaboration and peer sharing. SCAG became an AMPO member in November 2023 and is now renewing its membership for the next full fiscal year at a cost of $30,000.

AMPO's annual national conference provides a robust program covering current issues, including the future of transportation, data collection, legislative matters, and roundtable discussions relating to MPOs from all regions. Additionally, AMPO members can join the member-run Technical Committee. This committee works to define planning practices that develop key transportation proposals through technical support, including active transportation initiatives, emerging technologies, GIS, data visualization, and more.

Membership includes the following:

- Seven (7) Online Discussion Forums focused on Active Transportation, Data, GIS and data Visualization, Core Products, Environment and resiliency, Socioeconomic Forecasting, and Emerging Technologies.
- Invitation to AMPO's annual conference with hundreds of other planners nationwide
- Access to the Spring Planning Tools & Training Symposium, which is a biennial event that provides a technical deep dive to advance the practices of MPOs.
- Access to archived and current policy materials drafted by the AMPO Policy Committee on the future metropolitan vision.
- Legislative tracking and regular updates on all Congressional items relating to transportation systems and metropolitan planning.
- The opportunity to hold a seat (MPO members) on the AMPO Policy Committee. This Committee is the liaison between the AMPO Board/Staff and the MPO Community.

REPORT

PRIOR COMMITTEE ACTION:

Staff presented the agenda item for up to $47,500 to sponsor 1) BizFed - Los Angeles County Business Federation ($7,000), 2) The Intelligent Transportation Society of America ($10,000), and 3) Association of Metropolitan Planning Organizations ($30,000), to the LCMC at its meeting on October 21, 2025. The LCMC approved this item unanimously as part of the consent calendar.

FISCAL IMPACT:

$47,000 for membership with BizFed – Los Angeles County Business Federation is included in the approved FY 2026-27 General Fund Budget. $40,000 for membership with The Intelligent Transportation Society of America and the Association of Metropolitan Planning Organizations is included in the FY 2026-27 Indirect Cost Budget.

AGENDA ITEM 9

REPORT

Southern California Association of Governments
November 5, 2025

To: Executive/Administration Committee (EAC)
Regional Council (RC)

EXECUTIVE DIRECTOR'S APPROVAL

From: Erika Bustamante, Deputy Director
(213) 236-1892, Bustamante@scag.ca.gov

Subject: Purchase Orders below the Regional Council's Approval Threshold

Kome Ajise

RECOMMENDED ACTION:
Information Only - No Action Required

STRATEGIC PRIORITIES:
This item supports the following Strategic Priority 1: Establish and implement a regional vision for a sustainable future. 2: Be a cohesive and influential voice for the region. 3: Spur innovation and action through leadership in research, analysis and information sharing. 4: Build a unified culture anchored in the pursuit of organizational excellence. 5: Secure and optimize diverse funding sources to support regional priorities.

BACKGROUND:
SCAG executed the following Purchase Orders (POs) for more than $5,000 but less than $500,000 in September 2025:

Vendor	Description	Amount
PC LAW GROUP	FY26 LEGAL SERVICES	$70,000
CITY FARE, INC	FY26 RC MEETINGS CATERING	$35,000
PLANETBIDS INC	FY26 ONLINE BIDDING SYSTEM	$23,265
WEST PUBLISHING CORP	FY26 WESTLAW ADVANTAGE SUBSCRIPTION	$21,672
GRAMMY MUSEUM FOUNDATION INC	FY26 HOLIDAY EVENT VENUE RESERVATION	$14,000
DAY ONE INC	FY26 BIKE REPAIR BOOTH EVENT	$10,000
REACH OUT WEST END	FY26 TRAFFIC SAFETY BOOTH EVENT	$10,000
LOS ANGELES COUNTY PUBLIC HEALTH	FY26 TRAFFIC SAFETY BOOTH EVENT	$9,948
WALK N' ROLLERS	FY26 TRAFFIC SAFETY BOOTH EVENT	$8,025

AGENDA ITEM 10
REPORT

Southern California Association of Governments
November 5, 2025

To: Executive/Administration Committee (EAC)
Regional Council (RC)

From: Cindy Giraldo, Chief Financial Officer
(213) 630-1413, giraldo@scag.ca.gov

Subject: CFO Monthly Report

EXECUTIVE DIRECTOR'S APPROVAL

Kome Ajise

RECOMMENDED ACTION:
Information Only - No Action Required

STRATEGIC PRIORITIES:
This item supports the following Strategic Priority 5: Secure and optimize diverse funding sources to support regional priorities.

PLANNING CONTRACTS Ended 9-30-25

2025 *Go Human* Safety Strategies & Research
SCAG and Circulate Planning completed the 2025 *Go Human* Safety Strategies and Research project. The contract included a comprehensive evaluation of three *Go Human* program areas, with feedback from 37 local agencies and CBOs, which concluded in 30+ actionable recommendations, for improved accessibility, as well as community-led safety messaging strategies to inform the campaign. The contract activities also resulted in the purchase and distribution of 2,000+ bicycle and pedestrian safety materials, four (4) traffic safety events, and the development of educational materials from six (6) local community experts.

Transportation Safety Predictive Modeling & Analysis Platform
In 2024, SCAG was awarded a California Office of Transportation Safety grant to develop a web-based transportation safety data and analytical platform to analyze, model, and predict local transportation safety risks with the goal of affirming SCAG's commitment to advancing transportation safety in its 2021 resolution by reducing the number and severity of traffic collisions. Over two grant cycles, SCAG and Citian developed the Transportation Safety Predictive Modeling and Analysis Platform to predict traffic incidents and generate recommendations for effective mitigation actions to reduce safety risk in locations where a high probability of collision-related fatalities and serious injuries have been identified. SCAG also developed case studies with the cities of Pasadena, Ontario, and San Bernardino to conduct crash analyses using the platform which resulted in two reports, one dashboard and one StoryMap.

REPORT

ACCOUNTING:

Membership Dues

As of September 30, 2025, 168 cities, 6 counties, 7 commissions, and 8 tribal governments have paid their Fiscal Year (FY) 2025-2026 membership dues. SCAG has collected $2.06 million out of $2.85 million billed. This represents 72.20% of the membership assessment.

Investments & Interest Earnings

As required by SCAG's investment policy adopted by the Regional Council in July 2018, staff will provide a monthly report of investments and interest earnings. As of September 30, 2025, SCAG has invested $29.57 million in the LAIF account and has earned $236,424.73 in interest income (as of Q1). The interest earnings are distributed on a quarterly basis with an average interest rate of 4.34%. Additionally, SCAG has opened a Money Market Account to maximize interest income while monitoring the REAP's funding balance, interest earnings from this account are distributed monthly. As of September 30, 2025, SCAG has invested $14.17 million in the Money Market Account and has earned $253,508.63 (YTD), in interest income.

Grant Billing as of September 30, 2025

During FY 2025-26, staff have prepared and submitted requests for reimbursements of approximately **$2.89 million** to the following agencies ($2.25 million is for work completed in FY 2024-25). Additionally, since inception of the REAP programs, SCAG received advance funds of $61.51 million for REAP 2.0 Program.

1. **Office of Local Assistance:**
    a. **$0.48 million** to Caltrans District 7, Office of Local Assistance for work funded with the Carbon Reduction Program (CRP) grants that were completed in April 2025 to June 2025. Of the $0.48 million, $0.40 million has been received.
    b. **$0.44 million** to Caltrans District 7, Office of Local Assistance for work funded with the Active Transportation Program (ATP) grants that were completed in April 2025 to June 2025. The entire amount has been received.
    c. **$0.26 million** to Caltrans District 7, Office of Local Assistance for work funded with the Congestion Mitigation and Air Quality Improvement program (CMAQ) grants that were completed in February 2025 to June 2025. The entire amount has been received.
    d. **$0.17 million** to Caltrans District 7, Office of Local Assistance for work funded with the Surface Transportation Block Grant program (STBG) grant that was completed in February 2025 to June 2025. The entire amount has been received.
    e. **$14,616** to Caltrans District 7, Office of Local Assistance for work funded with the FHWA Highway Infrastructure Programs (HIP) grant that was completed in April 2025 to June 2025. The entire amount has been received.

2. **CPG: $10.1 million** to Caltrans for work funded with federal and state grants that was completed April thru June 2025. The entire amount has been received.
3. **MSRC**: **$0.64 million** to the Mobile Source Air Pollution Reduction Review Committee for work funded with the Mobile Source Air Pollution Reduction (MSRC) grant that was completed in March 2023 to December 2024. The entire amount has been received.
4. **SALC**: **$68,340** to the State of California Department of Conservation for work funded with the Sustainable Agricultural Lands Conservation Planning grant that was completed in March 2025 to June 2025. The entire amount has been received.
5. **ATN: $284** to Anaheim Transportation Network (ATN) for SCAG staff time funded with ATN local funds that was completed in April 2025 to June 2025. The entire amount is still outstanding.
6. **REAP 2.0: $61.51 million** in funds have been received from Housing and Community Development for the Regional Early Action Planning Grants 2.0 as of September 30, 2025. Approximately $48.39 million has been expended to date ($2.41 million during FY 2025-26).

BUDGET & GRANTS (B&G):
In October, staff continued to work on the Amendment 2 to the FY 2025-26 Comprehensive Budget, including the Overall Work Program (OWP). Budget Amendment 2 primarily includes adjustments to account for the actual grant balances and carryovers for various Federal, State, and Local funding sources. The Amendment 2 to the FY 2025-26 Comprehensive Budget including the OWP is scheduled to be presented to the Executive/Administration Committee (EAC) and the Regional Council (RC) in November 2025.

In October, staff also worked on preparing the FY 2025-26 OWP 1st Quarter Progress Report as well as other progress reports for various grant funded projects. All the progress reports were submitted to the respective funding agencies by the deadline set forth in the respective funding agreements.

Lastly, staff reviewed and analyzed the budget requests for FY 2026-27 Comprehensive Budget, including the OWP. The preliminary analysis and data was shared with the Executive Team in October. A draft budget will be presented to the EAC and RC in March 2026.

CONTRACTS ADMINISTRATION:
In October 2025, the Contracts Administration Department supported 27 formal procurements and 193 active contracts for goods & services.

Additionally, Contracts staff have been working with our Legal team and Executive Office to implement necessary changes to ensure compliance with the U.S. Department of Transportation's Interim Final Rule on the Disadvantaged Business Enterprise (DBE) program, effective October 3, 2025.

SCAG assessed the impact of the Interim Final Rule on our current and upcoming procurements and implemented immediate changes, including:

1. **DBE Update Letter** to existing SCAG DBE consultants and subconsultants explaining the program changes and next steps.
2. **DBE Contract Template Update** to replace DBE provisions in our standard agreement, as well as related DBE exhibits.
3. **RFP Template Update** to remove all DBE requirements.

ATTACHMENT(S):

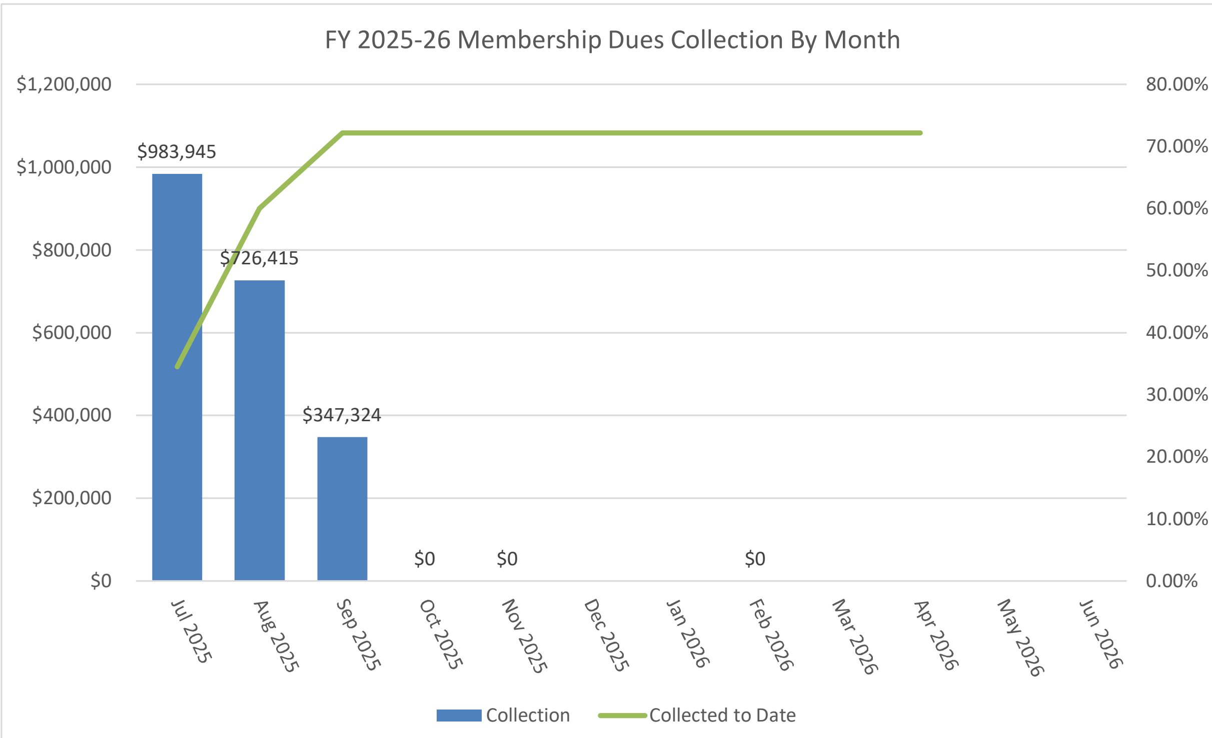
1. CFO Charts for November 6, 2025

Office of the Chief Financial Officer

Quarterly Report

September 2025

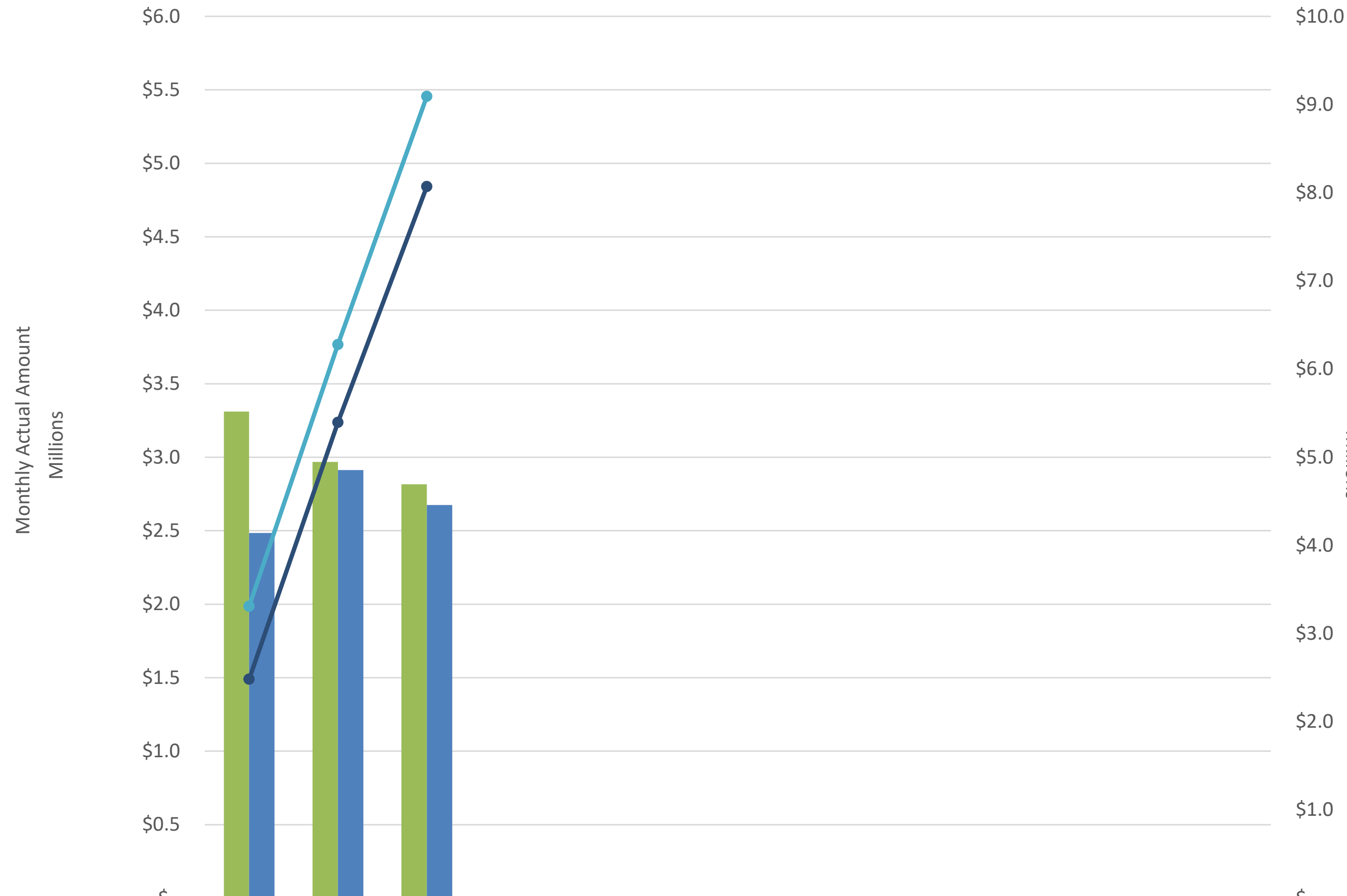
Membership Dues & Collections
July 1, 2025 through September 30, 2025



Summary
As of September 30, 2025, 168 cities, 6 counties, 7 commissions and 8 tribal governments paid their FY26 membership dues. This represents 72.20% of the dues assessed.

FY25 Membership Dues	$ 2,850,089
Total Collected	$ 2,057,684
Percentage Collected	72.20%

Indirect Cost & Recovery
July 1, 2025 through September 31, 2025



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Actual Exp's	$3,310	$2,967	$2,816	$-	$-	$-	$-	$-	$-	$-	$-	$-
Recovered	$2,484	$2,913	$2,674	$-	$-	$-	$-	$-	$-	$-	$-	$-
Cum Exp's	$3,310	$6,278	$9,094									
Cum Recovered	$2,484	$5,397	$8,071									

Summary
This chart shows a comparison of Indirect Cost (IC), incurred by SCAG vs. IC recovered from SCAG's grants. Through September 2025, SCAG was under recover by $1.02 million due to lower IC rate in FY2025-26. The IC rate was adjusted to reduce the over-recovery from prior year. The FY 2025-26 IC rate includes a carry-forward of approximately $3.2 million, which represents an over-recovery costs from FY 2023-2024.

Consolidated Balance Sheet
As of September 2025

	Sep-25	
Cash & Investment	44,806,954	*(1)*
Other Assets	14,431,798	
Total Assets	**59,238,752**	
Total Liabilities	**19,225,838**	
Fund Balance	**40,012,914**	
Total Liabilities & Fund Balance	**59,238,752**	

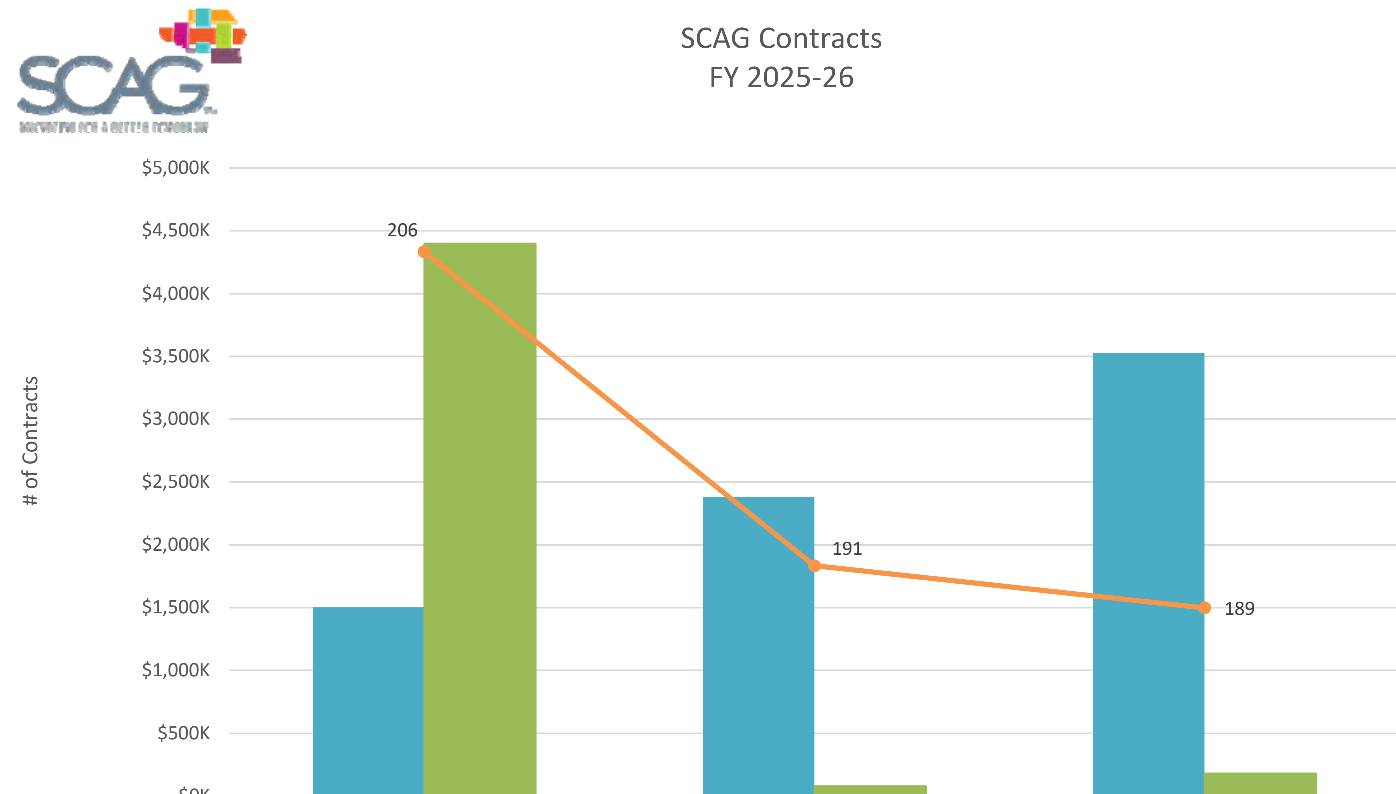
(1) No comparison for the first quarter ending September 30, 2025.

Attachment: CFO Charts for November 6, 2025 (CFO Monthly Report)

Consolidated Statement of Revenues, Expenditures, and Changes in Fund Balances
Quarter Ended September 2025

	July 1, 2025 to September 30, 2025	September 2025 Budgetary Comparison Statement: FY 2025-26 Budget	September 2025 Budgetary Comparison Statement: Under / (Over) Budget	
Revenues	**45,395,902**	**478,045,331**	**432,649,429**	(1)
Expenditures:				
Salaries & Benefits	28,307,561	105,769,418	77,461,857	
Services & Supplies	12,234,980	372,275,913	360,040,933	
Total Expenditures	**40,542,541**	**478,045,331**	**437,502,790**	(1)
Change in Fund Balance	4,853,361	-	(4,853,361)	
Fund Balance Beginning of the Year	35,159,553	35,159,553	-	
Fund Balance at End of the Period	**40,012,914**	**35,159,553**	**(4,853,361)**	

(1) Note that multi-year grant revenues and services & supplies expenditures are budgeted in the award year including any beginning Fund Balance. The $432.6 million revenue variance and the $437.5 million expenditure variance are predominately related to anticipated implementation timing for various multi-year grants. Any remaining balances at the end of the fiscal year will be carried over to subsequent years of the grant period.



	July	Aug	Sep
Awarded Contracts	$1,503K	$2,379K	$3,524K
Closed Contracts	$4,399K	$80K	$181K
Active Contracts	206	191	189

Overview
This chart shows the number of contracts administered from July to September 2025.

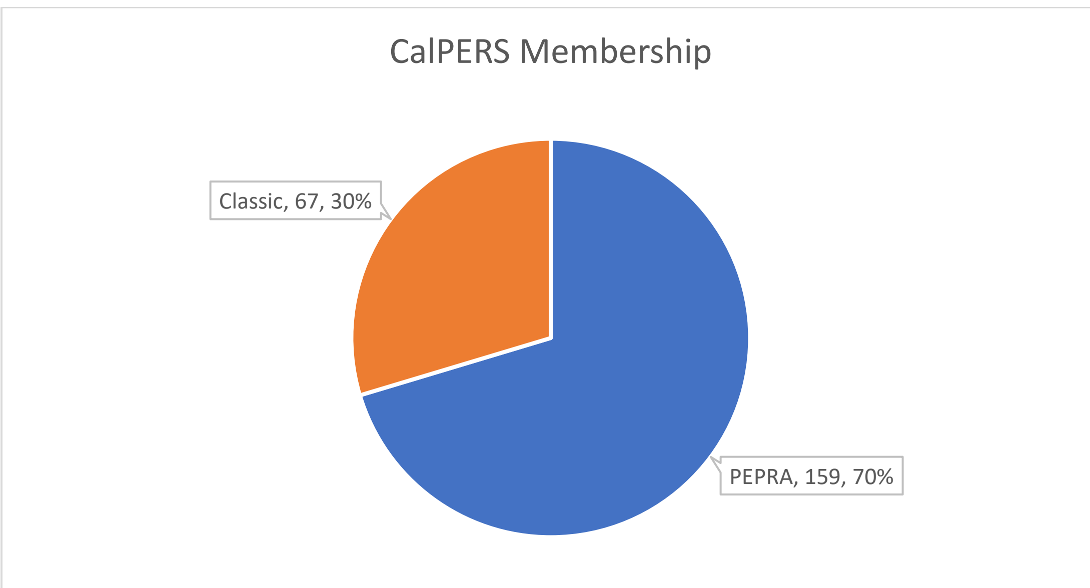
Summary
As of October 2025, the Contracts Administration Department is managing a total of 193 contracts. Seventeen (17) are Cost Plus Fixed Fee contracts; 91 are Lump Sum contracts, 35 are Specified Rates of Compensation (includes Time and Materials, Labor Hour and Retainer), and 50 are On-Call Services/Bench contracts.

CFO Report

As of November 1, 2025

Staffing Update

Division	Authorized Positions	Filled Positions	Vacant Positions	Interns/Temps	Agency Temps	Fellows	Total
Executive Office	8	8	0	0	0	0	**8**
Finance	45	42	3	1	0	0	**43**
Gov. & Public Affairs	25	25	0	4	1	0	**30**
Human Resources	11	11	0	1	0	0	**12**
Information Technology	29	29	0	1	0	0	**30**
Legal	3	3	0	1	0	0	**4**
Planning	116	108	8	11	0	0	**119**
Total	**237**	**226**	**11**	**19**	**1**	**0**	**246**



Attachment: CFO Charts for November 6, 2025 (CFO Monthly Report)

AGENDA ITEM 11

REPORT

Southern California Association of Governments
November 5, 2025

EXECUTIVE DIRECTOR'S APPROVAL

Kome Ajise

To: Executive/Administration Committee (EAC)
Community Economic & Human Development Committee (CEHD)
Energy & Environment Committee (EEC)
Transportation Committee (TC)
Regional Council (RC)

From: Elizabeth Carvajal, Deputy Director
(213) 236-1801, carvajal@scag.ca.gov

Subject: REAP 2.0 Program Update

RECOMMENDED ACTION FOR EAC AND RC:
Information Only – No Action Required

RECOMMENDED ACTION FOR CEHD, EEC, AND TC:
Receive and File

STRATEGIC PRIORITIES:
This item supports the following Strategic Priority 1: Establish and implement a regional vision for a sustainable future. 5: Secure and optimize diverse funding sources to support regional priorities.

EXECUTIVE SUMMARY:
SCAG's REAP 2.0 program invests in innovative finance, land use, and transportation strategies to realize the vision of Connect SoCal. SCAG has been working with grantees to make steady progress in delivering the $231.5M REAP 2.0 program, including refining the final project list with grantees. The development of the final project list resulted in some grantees reducing budget and scope which made additional funding available for reprogramming. SCAG has developed a reprogramming approach shifting funds within the RC approved program and secured approval from the California Housing and Community Development Department (HCD). This report summarizes the program status and path forward to ensure that SCAG successfully deploys resources across the region in line with the goals and objectives of the REAP 2.0 Program.

BACKGROUND:
The REAP 2.0 program was established as part of the 2021 California Comeback Plan under AB 140. REAP 2.0 builds on the success of Regional Early Action Planning Grant Program of 2019 (REAP 1.0) and expands the program focus by integrating housing and climate goals, and allows for broader planning and implementation investments, including infrastructure investments supporting infill development to facilitate housing supply, choice, and affordability. The program tackles key barriers

to meeting regional housing needs and state policy goals—such as limited land availability, financing gaps, and insufficient infrastructure—through targeted funding and technical assistance.

Last year, SCAG faced an unexpected budget challenge when the Governor's proposed budget called for a 50% statewide cut to REAP 2.0 funding. In response, SCAG paused the REAP 2.0 program to assess the impact and ensure responsible fiscal planning. Following months of regional advocacy, SCAG secured a final allocation of $231.5M—slightly reduced from the original $246M but enough to fully fund all previously approved grants.

SCAG staff has worked with grantees to make steady progress and has provided regular updates to the board. In April 2025, staff indicated that they would issue letters to grantees who had not executed Memorandums of Understanding (MOUs) with notice that funding would be at risk if projects did not progress. In addition, as part of the approval of FY25 Budget Amendment 2, the Regional Council granted the Executive Director authority to make administrative amendments to the FY 2024-25 OWP's Regional Early Action Planning Grants of 2021 (REAP 2.0) Budget to reflect the program updates and changes approved by the Department of Housing and Community Development (HCD). The authorization includes the ability to reallocate funds, including increasing approved project budgets, between approved projects, as well as shift available funding to SCAG administered regional projects and ATP projects as necessary to maximize the utilization of the funds and advance the goals and objectives of REAP 2.0. Such amendments may be made in advance of formal budget adoption, with any changes included in the next Budget Amendment or Fiscal Year Budget, whichever is sooner**.** Staff have continued to work with grantees to make steady progress, including adjusting scopes and budgets to align with what can be reasonably completed.

<u>Expenditure Deadline</u>
Given the loss of 7 months during the 2024 budget cycle, SCAG actively advocated for a time extension to ensure that the most complex projects in SCAG's portfolio had sufficient time to complete their work. With the signing of the 2025–2026 state budget, trailer bill AB 130 included a six-month extension for REAP program expenditures—helping to recover time lost during the pause prompted by proposed cuts in the 2024 budget process and bringing the final expenditure date to December 2026. Securing the extension was extremely challenging and came with the condition that most SCAG grantees complete their work by the original expenditure date of June 30, 2026—a commitment SCAG must uphold. Staff will continue to evaluate time extension requests on a case-by-case basis.

SCAG™

REPORT

REAP 2.0 Program Progress Updates

Adjustments and Reprogramming

At the time of this report, all but four MOUs are executed with the remainder expected to be executed before the end of the year. Currently, the REAP 2.0 Program includes over 90 projects totaling approximately $166.1M in suballocations, a reduction of 14% from the original suballocation amount of $192.7M-see the attachment for the final project list. The majority of the reductions are the result of scope changes to ensure the awardee can complete the project by the final expenditure deadline. Except for one project, all project scope and budget reductions and withdrawals were initiated by grantees. Approximately $26.6M is available for reprogramming at this time.

SCAG has developed a reprogramming approach that has been approved by HCD and aligns with the REAP 2.0 Guidelines and policy direction approved by the Regional Council in the REAP 2.0 Framework, various Calls for Projects, and administrative amendments authorized in FY25 Budget Amendment, as described above. The primary component of the reprogramming approach is to issue a second Notice of Funding Availability for Lasting Affordability in the Programs Accelerating Transformative Housing (PATH) Program (NOFA 2) Call for Projects to fund existing catalyst and housing trust funds with an emphasis on grantees new to the Lasting Affordability Program who are ready to receive funds. Staff is recommending a minimum of $20M be awarded through the Call for Projects. The Regional Council would be asked to approve a contingency list of projects that could be funded if additional funds are made available. In order to move forward with this approach, staff has prepared an action item, under a separate cover, for consideration by the CEHD and RC in November 2025.

Consistent with RC policy, the remaining $6.6M balance along with $1.37M in administrative savings has been shifted to increase funding levels in support of REAP 2.0 projects previously approved by the Board. This includes restoring $4M allocation to the Regional Pilot Initiatives Program, which was reduced from SCAG's REAP 2.0 award during the 2024 budget cycle and increasing allocation in the Subregional Partnerships Program for Los Angeles County by $3.8M for an ADU rebate program to support wildfire impacted communities and unincorporated Los Angeles County. This will be a model that will be shared with other communities while addressing immediate housing shortage in the most impacted communities. Finally, staff has shifted $170K to procure professional services in support construction management for SCAG to manage the RUSH Capital program to ensure final deliverables meet grant requirements and reduce SCAG's financial risk.

Status of Current Programs

The REAP 2.0 program currently includes over 90 projects totaling approximately $166.1M. MOUs have largely been executed across the program with 3 in execution process and 1 in development. A status update by program area is provided below.

Sustainable Communities Program – Civic Engagement, Equity and Environmental Justice (SCP CEEEJ)

The Sustainable Communities Program - Civic Engagement, Equity and Environmental Justice (SCP CEEEJ) grant prioritizes housing planning that aims to close the racial equity gap and include partnerships with community-based organizations. The CEEEJ program currently includes five REAP 2.0 funded Housing and Land Use Strategies projects totaling approximately $2M. All grantees have executed MOUs with SCAG and work is underway.

In the last quarter, several SCP Call 4 project teams made progress on technical analyses and held public workshops / advisory committee meetings to engage public on technical findings and inform development of final deliverables.

Sub-Regional Partnership Program 2.0

The Sub-Regional Partnership Program 2.0 (SRP 2.0) Program includes approximately $20.7M in funding to sub-regional partners for eligible activities supporting member jurisdictions with implementing housing element work plans and strategies for increasing affordable housing. This program is anticipated to include 28 projects with SCAG's subregional partners. As noted above, SCAG will be increasing Los Angeles County's suballocation by $3.8M for the ADU rebate program and will enter into an MOU with the county to advance this work-making the total allocation for this program $23.8M. All other grantees have executed MOUs with SCAG and work is underway with a few COGs finalizing remaining member jurisdiction technical assistance projects.

Transportation Partnership Programs

The County Transportation Commission (CTC) Partnership Program connects infill housing to daily services and increases travel options that support multimodal communities to shift travel modes. On July 6, 2023, the Regional Council approved staff recommendations to fund 33 transformative planning and implementation projects that expand access, increase mobility, and bring jobs and housing closer together to achieve a more sustainable growth pattern across the region.

SCAG has executed Memorandums of Understanding (MOUs) with all the CTCs. After the recission of the stop work order in January 2025, 30 of the projects were determined able to move forward. Staff worked closely with individual project managers across all six CTCs to develop project scopes, budgets and timelines. Staff also continue to work collaboratively with the CTCs to revise project scopes, timelines, and budgets based on the new expenditure timeline of December 31, 2026. All projects are in progress.

A project highlight from the last quarter is the alpha testing of SBCTA's VMT Mitigation Bank application. The app is a key component of Money Miles (the Commuter Program) and will be used by participants to log when they commute via an alternative mode or telework and earn incentives for reducing their VMT. By reducing their VMT, participants generate credits that will be purchased by developers and local agencies that require VMT mitigation for their projects. Money Miles is expected to launch next spring.

Programs to Accelerate Transformative Housing (PATH)
The PATH Program includes three separate calls for projects; each is described in greater detail below.

Housing Infill on Public and Private Lands
The Housing Infill on Public and Private Lands (HIPP) Pilot Program includes $6.6M to 9 projects to scale up development of available land and implementing large corridor-wide or area-wide infill housing policies and initiatives. All MOUs, but one, are executed with work underway. In the last quarter, HIPP project teams made progress on technical analyses and held workshops to engage public on technical findings and inform development of final deliverables.

Notice of Funding Available for Lasting Affordability
The Notice of Funds Available for Lasting Affordability (NOFA) includes approximately $41.2M to 13 projects in support of innovative housing finance, trust funds, catalyst funds, and new permanent funding sources. All but one MOU are executed with the outstanding MOU in the execution stage. As noted above, SCAG is proposing a second Notice of Funding Availability for Lasting Affordability with up to $20M available and the ability to award additional funding-making the total allocation for this program $62.2M. The call will prioritize new grantees and focus on existing catalyst and housing trust funds that are ready to receive funding. In addition, staff recommend creating a contingency list of projects that can receive funding, should additional REAP 2.0 funding become available. This item is going before the CEHD and the Regional Council for consideration in November.

To date, $13.9M has been deployed by three regional housing trusts into local affordable housing lending programs and progress has been made to establish three new regional housing trusts.

Regional Utilities Supporting Housing
The Regional Utilities Supporting Housing (RUSH) program includes approximately $25M for 11 projects that focus on investments in utility infrastructure planning and capital improvements that will support jurisdictions in basic utility infrastructure needed for housing: water, wastewater, stormwater management and electricity. All but two MOUs are executed for this program, with one in the execution stage.

Most grantees have brought on consultants or are in the process of doing so and work has begun. This includes LADWP that is advancing work on Project Powerhouse. Project Powerhouse is focused on removing one of the major obstacles that affordable housing developers face, the cost of utility infrastructure. Using REAP 2.0 funding LADWP to build out public right-of-way utility infrastructure for 100% affordable housing developments. This will reduce developer costs and shorten development timeframes.

Additional RUSH projects will move forward with planning and construction activities in the coming months. This includes the San Bernardino County Bloomington Sewer Extension Project that will construct around 7,500 linear feet of sewer main lines and associated infrastructure to support future housing development in the community.

Milestones for upcoming quarter

The County Transportation Commission (CTC) Partnership Program anticipates several milestones in the next quarter. LA Metro is expected to award a contract for the Bike Share Infill Expansion project. This project will increase multi-modal opportunities for communities located along metro rail and bike trail corridors. The project will deliver 60 new Metro Bike Share stations and 720 bikes with 85% of them being electric bikes. This project will be transformative for expanding multi-modal access in infill communities in Los Angeles County.

In Ventura County, VCTC is nearing completion on the Santa Paula Branch Line Trail Master Plan and Environmental Impact Report Update. The Paratransit Assessment project final report is expected in early 2026. In Orange County, OCTA is nearing completion of the Fullerton Park and Ride Master Plan, bringing planning for transit oriented development to an underutilized park and ride lot.

In the coming quarter, the Lasting Affordability Program expects additional regional housing trusts to deploy an additional $8.6M to local affordable housing lending programs.

NEXT STEPS

Staff will take the second NOFA for the Lasting Affordability Program before the CEHD and Regional Council for consideration, move forward with reprogramming activities, and provide regular updates to the Regional Council and Policy Committees on the REAP 2.0 program, with an anticipated next update in Spring 2026.

FISCAL IMPACT:

Work associated with this item is included in the FY 25-26 Overall Work Program No. 305 – Regional Early Action Planning (REAP) Grants Program – REAP 2.0.

ATTACHMENT(S):

1. Attachment REAP 2 Project List_final_complete

SCAG REAP 2.0 PROJECT LIST

Program	Applicant	County	Project Name	Award Amount
County Transportation Commission (CTC) Partnership Program	VCTC	Ventura	Countywide Paratransit Integration Study	$242,578
County Transportation Commission (CTC) Partnership Program	VCTC	Ventura	Countywide Transit Stops Inventory & Accessibility Assessment / Capital Improvements Grant Program	$3,100,000
County Transportation Commission (CTC) Partnership Program	VCTC	Ventura	Community Traffic Calming & Pedestrian and Bicycle Safety Program	$300,000
County Transportation Commission (CTC) Partnership Program	VCTC	Ventura	Santa Paula Branch Line Active Transportation - Master Plan Update and Validate Connections to Serve New Housing and Reduce VMT	$134,422
County Transportation Commission (CTC) Partnership Program	SBCTA	San Bernardino	San Bernardino County VMT Mitigation Bank	$3,045,000
County Transportation Commission (CTC) Partnership Program	SBCTA	San Bernardino	Countywide Multi-Modal Complete Streets Program	$6,519,868
County Transportation Commission (CTC) Partnership Program	RCTC	Riverside	Coachella Rail Station Feasibility Study and Integrated Land Use and Transit Network	$2,005,000
County Transportation Commission (CTC) Partnership Program	RCTC	Riverside	RCTC Core Capacity Innovative Transit Study	$3,000,000

SCAG REAP 2.0 PROJECT LIST

Program	Applicant	County	Project Name	Award Amount
County Transportation Commission (CTC) Partnership Program	RCTC	Riverside	Vehicle Miles Traveled Study	$2,005,000
County Transportation Commission (CTC) Partnership Program	RCTC	Riverside	RTA (Riverside Transit Agency) GoMicro Microtransit Pilot Program Extension	$2,378,635
County Transportation Commission (CTC) Partnership Program	RCTC	Riverside	CV Link Community Connectors Analysis	$1,700,000
County Transportation Commission (CTC) Partnership Program	OCTA	Orange	Fullerton Park and Ride Transit Oriented Development Site Design Concepts	$474,575
County Transportation Commission (CTC) Partnership Program	OCTA	Orange	Active Transportation Outreach and Engagement Support	$399,058
County Transportation Commission (CTC) Partnership Program	OCTA	Orange	Bikeways Connectivity Study	$499,622
County Transportation Commission (CTC) Partnership Program	OCTA	Orange	First Street Multimodal Boulevard Design	$4,300,000
County Transportation Commission (CTC) Partnership Program	OCTA	Orange	Orange County Mobility Hubs Pilot Concept of Operations	$291,501
County Transportation Commission (CTC) Partnership Program	OCTA	Orange	McFadden Avenue Transit Signal Priority Pilot	$3,698,499

SCAG REAP 2.0 PROJECT LIST

Program	Applicant	County	Project Name	Award Amount
County Transportation Commission (CTC) Partnership Program	OCTA	Orange	Next Safe Travels Education Program (STEP) 2.0	$1,250,000
County Transportation Commission (CTC) Partnership Program	OCTA	Orange	Harbor Boulevard Cloud-Based Transit Signal Priority Stage II	$2,376,745
County Transportation Commission (CTC) Partnership Program	LACMTA	Los Angeles	Developing Neighborhood Mobility Hub Pilot Projects in Disadvantaged Communities in the South Bay	$404,250
County Transportation Commission (CTC) Partnership Program	LACMTA	Los Angeles	Countywide Signal Priority Cloud Based Solution	$4,004,028
County Transportation Commission (CTC) Partnership Program	LACMTA	Los Angeles	Connecting Communities with Stress Free Connections	$2,250,000
County Transportation Commission (CTC) Partnership Program	LACMTA	Los Angeles	First Last Mile Revolution: Transforming Metro Connections to Housing	$1,050,000
County Transportation Commission (CTC) Partnership Program	LACMTA	Los Angeles	Traffic Reduction Study	$1,000,000
County Transportation Commission (CTC) Partnership Program	LACMTA	Los Angeles	Enhanced GoSGV E-Bike Share Program	$2,625,469
County Transportation Commission (CTC) Partnership Program	LACMTA	Los Angeles	North Hollywood Transit Center	$8,500,000

SCAG REAP 2.0 PROJECT LIST

Program	Applicant	County	Project Name	Award Amount
County Transportation Commission (CTC) Partnership Program	LACMTA	Los Angeles	Mobility Wallets Pilot 2.0: Challenge and Low-Income	$4,023,750
County Transportation Commission (CTC) Partnership Program	LACMTA	Los Angeles	Urban Wilderness Access Feasibility Plan	$372,000
County Transportation Commission (CTC) Partnership Program	LACMTA	Los Angeles	Metro Bike Share In-fill Expansion	$7,550,000
County Transportation Commission (CTC) Partnership Program	ICTC	Imperial	Calexico Intermodal Transportation Center	$1,000,000
Total				**$70,500,000**

SCAG REAP 2.0 PROJECT LIST

Program	Applicant	County	Project Name	Award Amount
Sustainable Communities Program	County of Ventura	Ventura	Ventura County Farmworkers Housing Study and Action Plan	$ 481,499
Sustainable Communities Program	City of La Puente	Los Angeles	Mixed Use Development for Underutilized Commercial Zones	$ 409,323
Sustainable Communities Program	City of Laguna Beach	Orange	Environmental Impact Report for Laguna Beach Downtown Specific Plan Phase II	$ 200,000
Sustainable Communities Program	City of Jurupa Valley	Riverside	Town Center Implementation	$ 467,743
Subregional Partnership Program (SRP) 2.0/Sustainable Communities Program	City of Lancaster	Los Angeles	Transit Oriented Development (TOD) Zones Update	$ 469,978
Total				**$ 2,028,543**

Attachment: Attachment REAP 2 Project List_final_complete (REAP 2.0 Program Update)

REAP 2.0 PROGRAM UPDATE

Program	Applicant	County	Project Name	Award Amount
Housing Infill on Public and Private Lands (HIPP)	City of Riverside	Riverside	Missing Middle Prototype Plans for Infill Housing Sites	$500,000
Housing Infill on Public and Private Lands (HIPP)	City of Los Angeles	Los Angeles	Scaling up Housing Development on City-Owned Land	$2,250,000
Housing Infill on Public and Private Lands (HIPP)	County of Ventura	Ventura	Unlocking Land for Housing	$444,774
Housing Infill on Public and Private Lands (HIPP)	City of Moorpark	Ventura	Downtown Specific Plan	$250,000
Housing Infill on Public and Private Lands (HIPP)	City of Oxnard	Ventura	TOD/HQTC Program	$645,270
Housing Infill on Public and Private Lands (HIPP)	City of Culver City	Los Angeles	Fox Hills Specific Plan	$505,000
Housing Infill on Public and Private Lands (HIPP)	SBCTA/SBCOG	San Bernardino	Public Land-to-Residential Project--Inventory, Analysis & Toolkit for Workforce and Teacher Housing	$720,000
Housing Infill on Public and Private Lands (HIPP)	City of Long Beach	Los Angeles	Inclusionary Housing Program	$250,000
HIPP/Subregional Partnership Program (SRP) 2.0	San Fernando Valley COG	Los Angeles	City of San Fernando (Zoning Code and San Fernando Corridors Specific Plan Update)	$1,125,000
Total				**$6,690,044**

SCAG REAP 2.0 PROJECT LIST

Program	Applicant	County	Project Name	Award Amount
Lasting Affordability Program	Gateway Cities Affordable Housing Trust	Los Angeles	Predevelopment Loan Program	$5,215,000
Lasting Affordability Program	Century Affordable Development, Inc.	Los Angeles	Catalytic Development Fund	$5,000,000
Lasting Affordability Program	Los Angeles County Metropolitan Transportation Authority (Metro)	Los Angeles	Environmental Remediation Housing Acceleration Fund	$5,000,000
Lasting Affordability Program	Housing On Merit	Los Angeles	HOM's Affordable Housing Catalyst Fund	$700,000
Lasting Affordability Program	City of West Hollywood	Los Angeles	Feasibility Study for Community Land Trust Creation within the City of West Hollywood	$150,000
Lasting Affordability Program	San Gabriel Valley Regional Housing Trust	Los Angeles	San Gabriel Valley Regional Housing Trust Revolving Loan Fund	$5,000,000
Lasting Affordability Program	LACAHSA (Los Angeles County Affordable Housing Solutions Agency)	Los Angeles	LACAHSA Regional Coordination Strategic Plan	$660,000
Lasting Affordability Program	City of Murrieta	Riverside	Murrieta Housing Authority Revolving Loan Program	$4,100,000
Lasting Affordability Program	Lift to Rise	Riverside	We Lift: the Coachella Valley Housing Catalyst Fund	$5,000,000
Lasting Affordability Program	City of Desert Hot Springs	Riverside	Downtown Infill Tax Incement Financing Program for Housing Supportive Infrastructure	$200,000

Attachment: Attachment REAP 2 Project List_final_complete (REAP 2.0 Program Update)

SCAG REAP 2.0 PROJECT LIST

Program	Applicant	County	Project Name	Award Amount
Lasting Affordability Program	SBCTA/SBCOG	San Bernardino	San Bernardino Regional Housing Trust	$5,000,000
Lasting Affordability Program	Housing Trust Fund Ventura County/Housing Land Trust Ventura County	Ventura	Housing Trust Fund Ventura County Revolving Long-Term Loan Program for Infill Affordable Housing Developments Project	$5,000,000
Lasting Affordability Program	City of Montebello	Los Angeles	Montebello Transformative Corridors Project	$190,000
Total				**$41,215,000**

Attachment: Attachment REAP 2 Project List_final_complete (REAP 2.0 Program Update)

SCAG REAP 2.0 PROJECT LIST

Program	Applicant	County	Project Name	Award Amount
Regional Utilities Supporting Housing (RUSH)	City of Upland	San Bernardino	City of Upland Affordable Housing Utilities Planning	$303,500
Regional Utilities Supporting Housing (RUSH)	City of Desert Hot Springs	Riverside	Downtown and Palm Dr. Corridor Infill Development Sewer Area Study	$500,000
Regional Utilities Supporting Housing (RUSH)	County of Riverside	Riverside	Cabazon Infrastructure Plan	$997,500
Regional Utilities Supporting Housing (RUSH)	City of Torrance	Los Angeles	Torrance Housing Corridor Utility Infrastructure Study	$100,000
Regional Utilities Supporting Housing (RUSH)	Housing Authority of the City of Los Angeles	Los Angeles	One San Pedro Redevelopment Infrastructure	$400,000
Regional Utilities Supporting Housing (RUSH)	San Bernardino County (Bloomington)	San Bernardino	Bloomington Sewer Extension	$6,508,000
Regional Utilities Supporting Housing (RUSH)	City of Calipatria	Imperial	City of Calipatria Delta Street Pump Station	$1,500,000
Regional Utilities Supporting Housing (RUSH)	City of Rialto	San Bernardino	Water Supply Well City 3A for Regional Housing Project	$1,100,000
Regional Utilities Supporting Housing (RUSH)	Soboba Band of Luiseño Indians	Riverside	Stormwater Drainage Project	$6,108,797
Regional Utilities Supporting Housing (RUSH)	City of Palm Desert	Riverside	Flood Control Infrastructure for Housing Need	$3,780,500
Regional Utilities Supporting Housing (RUSH)	Los Angeles Department of Water and Power (LADWP)	Los Angeles	Project Powerhouse – Supporting Affordable Housing Development in the City of Los Angeles	$3,682,203
Total				**$24,980,500**

SCAG REAP 2.0 PROJECT LIST

Program	Applicant	County	Project Name	Award Amount
Subregional Partnership Program (SRP) 2.0	Gateway Cities COG	Los Angeles	Gateway Cities Affordable Housing Trust Seed Funding ("Trust Admin Costs")	$33,250
Subregional Partnership Program (SRP) 2.0	Gateway Cities COG	Los Angeles	COG Technical Assistance Team	$948,619
Subregional Partnership Program (SRP) 2.0	Gateway Cities COG	Los Angeles	5% Grant Administration	$23,750
Subregional Partnership Program (SRP) 2.0	City of Los Angeles	Los Angeles	Housing Element Implementation	$1,696,212
Subregional Partnership Program (SRP) 2.0	City of Los Angeles	Los Angeles	ADU Home Ownership Ordinance/Accelerating Low-Rise Missing Middle Housing Resource	$2,360,133
Subregional Partnership Program (SRP) 2.0	City of Los Angeles	Los Angeles	Planning for Housing and Mobility	$2,407,266
Subregional Partnership Program (SRP) 2.0	City of Los Angeles	Los Angeles	5% Grant Administration	$340,188
Subregional Partnership Program (SRP) 2.0	County of Los Angeles	Los Angeles	Regional Sewer Model	$1,466,434
Subregional Partnership Program (SRP) 2.0	County of Los Angeles	Los Angeles	5% Grant Administration	$77,130
Subregional Partnership Program (SRP) 2.0	Imperial County Transportation Commission	Imperial	City of Westmorland Zoning Map Update, Downtown Overlay Zone and Objective Design Standards	$175,000
Subregional Partnership Program (SRP) 2.0	Imperial County Transportation Commission	Imperial	City of Calexico: Program Environmental Impact Report for the 6th Cycle Housing Element Rezones Program to meet State Housing Element Requirements	$250,000
Subregional Partnership Program (SRP) 2.0	Imperial County Transportation Commission	Imperial	City of Imperial Community Development Permit Streamlining	$40,000

SCAG REAP 2.0 PROJECT LIST

Program	Applicant	County	Project Name	Award Amount
Subregional Partnership Program (SRP) 2.0	Orange County COG	Orange County	OCS Bench and Housing-related Technical Assistance	$3,061,843
Subregional Partnership Program (SRP) 2.0	Orange County COG	Orange County	5% Grant Administration	$63,707
Subregional Partnership Program (SRP) 2.0	Riverside County	Riverside	Riverside County Revolving Loan Fund	$696,722
Subregional Partnership Program (SRP) 2.0	San Fernando Valley COG	Los Angeles	City of Santa Clarita (Development of Objective Design and Development Standards)	$250,000
Subregional Partnership Program (SRP) 2.0	San Gabriel Valley COG	Los Angeles	Housing Incubator	$1,474,700
Subregional Partnership Program (SRP) 2.0	San Gabriel Valley COG	Los Angeles	5% Grant Administration	$61,391
Subregional Partnership Program (SRP) 2.0	San Bernardino County Transportation Authority/COG	San Bernardino	Accelerating Housing Element Implementation	$2,248,952
Subregional Partnership Program (SRP) 2.0	San Bernardino County Transportation Authority/COG	San Bernardino	5% Grant Administration	$118,365
Subregional Partnership Program (SRP) 2.0	South Bay Cities COG	Los Angeles	South Bay Regional Housing Trust	$232,863
Subregional Partnership Program (SRP) 2.0	South Bay Cities COG	Los Angeles	Commercial Redevelopment into Housing: Extension and Expansion	$314,731
Subregional Partnership Program (SRP) 2.0	South Bay Cities COG	Los Angeles	5% Grant Administration	$22,678
Subregional Partnership Program (SRP) 2.0	Ventura County COG	Ventura	AFFH Technical Assistance	$401,756

SCAG REAP 2.0 PROJECT LIST

Program	Applicant	County	Project Name	Award Amount
Subregional Partnership Program (SRP) 2.0	Ventura County COG	Ventura	5% Grant Administration	$10,000
Subregional Partnership Program (SRP) 2.0	Western Riverside COG	Riverside	Jurisdictional Technical Assistance	$1,548,343
Subregional Partnership Program (SRP) 2.0	Western Riverside COG	Riverside	5% Grant Administration	$81,491
Subregional Partnership Program (SRP) 2.0	Westside Cities COG	Los Angeles	WSCCOG Regional Housing Trust Implementation Plan	$330,176
Total				**$20,735,700**