

116TH CONGRESS
1ST SESSION

H. R. 4307

To amend title 49, United States Code, relating to certain requirements for the engineering phase of fixed guideway capital investment grants, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

SEPTEMBER 12, 2019

Mr. PETERS (for himself, Mrs. RODGERS of Washington, Mr. HECK, Mr. PAYNE, Ms. HILL of California, and Mr. GALLAGHER) introduced the following bill; which was referred to the Committee on Transportation and Infrastructure

A BILL

To amend title 49, United States Code, relating to certain requirements for the engineering phase of fixed guideway capital investment grants, and for other purposes.

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

3 **SECTION 1. SHORT TITLE.**

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

6 **SEC. 2. FINDINGS.**

7 Congress finds the following:

1 (1) An underproduction in housing units relative to demand has led to a national housing shortage.
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4 (2) The shortage of housing leaves 47 percent of households cost-burdened, paying more than 30 percent of their income on rent.
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7 (3) The number of housing units underproduced from 2000 through 2015 is equal to 7.3 million units in 23 States.
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10 (4) Lack of housing supply and rising rent costs exacerbate inequality and reduce opportunity for many Americans.
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13 (5) Over half of all renters are cost-burdened, paying more than 30 percent of their income for housing, and 71 percent of extremely low-income households are severely cost-burdened, paying more than half of their income for housing.
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18 (6) Low-income households often live far from their jobs which may result in long commute times, increased cost burdens, and limitations on the jobs they can access.
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22 (7) Low-income households who live near public transit have lower cost burdens than those who live far from public transit.
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1 (8) Public transit system ridership is higher if
2 more housing is located within walking distance of
3 transit stations.

4 (9) Housing built around transit stops should
5 target middle-income families, particularly those
6 with 60 to 100 percent area median income.

7 **SEC. 3. ENGINEERING PHASE OF FIXED GUIDEWAY CAP-**
8 **ITAL INVESTMENT GRANTS.**

9 (a) IN GENERAL.—Section 5309(d)(2) of title 49,
10 United States Code, is amended—

11 (1) in subparagraph (A)—

12 (A) by striking clause (iii) and inserting
13 the following:

14 “(iii) is justified based on a com-
15 prehensive review of the project’s mobility
16 improvements, the project’s environmental
17 benefits, congestion relief associated with
18 the project, economic development effects
19 and real estate development associated
20 with the project (as evidenced by a housing
21 feasibility assessment conducted by the ap-
22 plicant), current and proposed land use
23 policies and patterns of the project that
24 support public transportation and rider-

1 ship, and the project’s cost-effectiveness as
2 measured by cost per rider; and”;

3 (B) in clause (iv) by inserting before the
4 period the following: “, and a commitment of
5 local land use policies to accommodate afford-
6 able and market-rate housing development asso-
7 ciated with the project”;

8 (2) by adding at the end the following:

9 “(C) PROPOSED CHANGES TO LAND USE
10 POLICIES.—Proposed changes to local land use
11 policies for purposes of the commitment to such
12 policies under subparagraph (A)(iv) shall be
13 evaluated based on the housing feasibility as-
14 sessment for parcels in the project station
15 walkshed using standard real estate financial
16 models that consider, among other possible fac-
17 tors, density, development certainty, market in-
18 terest, exemption of minimum parking require-
19 ments, by-right development, agency ownership
20 of land, and regional growth goals.”.

21 (b) TECHNICAL CORRECTION.—Section 5309(f) of
22 title 49, United States Code, is amended by striking “sub-
23 section (d)(2)(A)(v)” each place it appears and inserting
24 “subsection (d)(2)(A)(iv)”.

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