



SCAG HOUSING POLICY FORUM SERIES



S O U T H E R N C A L I F O R N I A A S S O C I A T I O N O F G O V E R N M E N T S

H.R. 4497: The Housing is Infrastructure Act	
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What's it About?	The Housing is Infrastructure Act would provide a historic investment of funding to end homelessness, increase access to homeownership, and take bold action as the country recovers from the pandemic by creating jobs, addressing climate change, and improving housing stability for vulnerable families.
What's the Status?	Introduced in the House of Representatives on July 15, 2021. The provisions of this bill are currently part of the Budget Reconciliation Bill now being negotiated in Congress, though it is a scaled down version of the bill with \$327 billion in investments down from \$600 billion in the bill as introduced.
What Does it Do?	As introduced, the bill would invest over \$600 billion in affordable housing programs, recognizing that housing is infrastructure. Key features of the bill include: <ol style="list-style-type: none"> 1. Investing \$75 billion in the Public Housing Capital Fund to address the backlog of capital needs and repealing the Faircloth Amendment that prohibits new public housing construction. 2. \$350 billion in funding for programs administered by the U.S. Department of Housing and Urban Development, including the National Housing Trust Fund and the Home Investment Partnership Program. The largest part of this funding is \$150 billion for the Housing Choice Voucher program for new incremental vouchers and \$50 billion for new Project Based Rental Assistance contracts. 3. Another \$100 billion for community development programs, including \$15 billion for the Community Development Block Grant program. 4. Creation of an infrastructure bank called the National Investment Authority (NIA), which would finance new infrastructure investments to

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	<p>facilitate job growth, promote environmental justice, reduce greenhouse gas emissions, and increase domestic manufacturing capacity.</p> <ol style="list-style-type: none"> 5. \$10.5 billion for \$25,000 grants to first-generation homeowners. 6. \$5 billion to strengthen and expand fair housing oversight and enforcement capacity. 7. Requires that at least 15% of capital investments employ strategies to enhance the environmental sustainability of new housing development. 8. Requires that all infrastructure projects affirmatively further fair housing. <p>The budget reconciliation bill includes a smaller investment—\$327 billion—for housing priorities. In recent days, affordable housing and homelessness organizations have been working hard to ensure that the funds remain in the final bill, but it is unknown what will remain when negotiations end.</p>
Why is it Important?	The bill would be a historic investment in affordable housing, dwarfing past commitments to key housing programs and creating new opportunities for funding. Importantly, the bill seeks to position housing as a fundamental piece of the nations’ infrastructure as well as to center equity in housing investments.
More Information	Bill: https://financialservices.house.gov/uploadedfiles/hiinfr_003_xml.pdf