



## **Choice Neighborhoods Initiative Act**

*Senators Blunt Rochester (D-DE) and Van Hollen (D-MD)*

**Endorsed by:** American Planning Association; Catholic Charities USA; Central Delaware Habitat for Humanity; Congress for the New Urbanism; Delaware State Housing Authority; Habitat for Humanity of New Castle County; Housing Alliance Delaware; Local Initiatives Support Corporation (LISC); National Association of REALTORS; National Association of Housing and Redevelopment Officials (NAHRO); National Center for Healthy Housing; National Urban League; National League of Cities; NeighborGood Partners; Public Housing Authorities Directors Association (PHADA); REACH Riverside Development Corporation; Sussex County Habitat for Humanity; UnidosUS; Wilmington Housing Authority; Wilmington Neighborhood Conservancy Land Bank; and YWCA Delaware.

The Choice Neighborhoods program is a transformative grant program that converts severely distressed neighborhoods into high-quality, mixed-use community developments. Established in 2010, the program has provided \$1.8 billion in competitive grants to localities and community organizations for comprehensive neighborhood redevelopment across dozens of distressed communities.<sup>1</sup>

At a time when the United States faces a housing affordability crisis, the Choice Neighborhoods program has successfully contributed to over 21,000 new housing units across 52 communities.<sup>2</sup> Much of the program's success is due to its ability to attract additional public and private dollars — nearly \$8 in additional leverage is raised for each dollar of Choice Neighborhoods funds spent.<sup>3</sup>

Communities across the country are ready to convert distressed neighborhoods into tens of thousands of high-quality, affordable housing units built by public-private partnerships. Over 130 communities have already received planning grants<sup>4</sup> — additional Choice Neighborhood funds could transform these communities forever.

### **The Choice Neighborhoods Initiative Act:**

- Permanently authorizes and expands the Choice Neighborhoods program.
- Codifies and builds on previous grant requirements including maintaining neighborhood affordability for at least 50 years, one-for-one replacement of housing units, and protections against resident displacement.
- Expands eligibility to include HUD-assisted housing that supports seniors and low-income people with disabilities.
- Ensures that a portion of grant funds can be used to expand supportive services, including educational development and job training programs, and rehabilitate community facilities.

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<sup>1</sup> Office of Policy Development and Research - Department of Housing and Urban Development, Choice Neighborhoods - An Evaluation of Outcomes and Neighborhood Impact, Levy et al., December 6, 2024, <https://www.huduser.gov/portal/publications/Choice-Neighborhoods-An-Evaluation-of-Outcomes-and-Neighborhood-Impact.html>

<sup>2</sup> Ibid.

<sup>3</sup> Office of Public and Indian Housing - Department of Housing and Urban Development, FY25 Congressional Justification - Choice Neighborhoods, 2025, [https://archives.hud.gov/budget/fy25/2025\\_CJ\\_Program\\_-\\_Choice\\_Neighborhoods.pdf](https://archives.hud.gov/budget/fy25/2025_CJ_Program_-_Choice_Neighborhoods.pdf)

<sup>4</sup> Ibid.

- Has the potential to rapidly expand the national stock of affordable housing while improving the health, education, and employment outcomes for those living in distressed public housing.

To cosponsor the **Choice Neighborhoods Initiative Act**, please contact Sophie Boumsidia (Sen. Blunt Rochester) at [Sophie\\_Boumsidia@bluntrochester.senate.gov](mailto:Sophie_Boumsidia@bluntrochester.senate.gov).

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<sup>1</sup>Choice Neighborhoods – An Evaluation of Outcomes and Neighborhood Impact; Office of Policy Development and Research - Department of Housing and Urban Development

(<https://www.huduser.gov/portal//portal/sites/default/files/pdf/Choice-Neighborhoods-An-Evaluation-of-Outcomes-and-Neighborhood-Impact.pdf>)

<sup>2</sup>FY25 Congressional Justification – Choice Neighborhoods; Office of Public and Indian Housing - Department of Housing and Urban Development ([https://www.hud.gov/sites/dfiles/CFO/documents/2025\\_CJ\\_Program\\_-\\_Choice\\_Neighborhoods.pdf](https://www.hud.gov/sites/dfiles/CFO/documents/2025_CJ_Program_-_Choice_Neighborhoods.pdf))