



The Build Housing, Unlock Benefits and Services Act

Senator Blunt Rochester (D-DE) and Senator John Curtis (R-UT)

Endorsed by: Smart Growth America, American Planning Association, Association of Metropolitan Planning Organizations, Center for Community Progress, Enterprise Community Partners, Inclusive Abundance Action, LOCUS, Local Initiatives Support Corporation, Mortgage Bankers Association, National Apartment Association, National Association of Affordable Housing Lenders, National Association of Home Builders, National Association of Regional Councils, National League of Cities, National Leased Housing Association, the National Association of REALTORS, National Multifamily Housing Coalition, National NeighborWorks Association, The Real Estate Roundtable and Up for Growth Action.

Strengthening Communities and the Systems that Serve Them

Building housing and transportation near public transit and transportation infrastructure increases land use efficiency, saves taxpayers money, and attracts economic development. This development pattern is known as transit-oriented development (TOD) and it ensures people can easily access attainable housing as well as necessary jobs and services. The Transportation Infrastructure and Finance and Innovation Act (TIFIA) and Railroad Rehabilitation and Improvement Financing (RRIF) programs were authorized to respond to the urgent need for additional housing by financing TOD projects with mixed use or housing components. However, TIFIA and RRIF have not met their full potential for TOD projects due to unforeseen gaps in the programs' authorization.

To address these issues, Senator Blunt Rochester and Senator Curtis are introducing the Build Housing, Unlock Benefits and Services (Build HUBS) Act. This legislation will extend TIFIA and RRIF for 5 years, streamline the programs, and prioritize TOD projects that invest in attainable housing for low to moderate-income individuals.

The Build HUBS Act

- Extends TIFIA and RRIF for 5 years and clarifies the definition of "transit-oriented development."
- Implements a delegated lending model to retain federal oversight while adopting private sector efficiency and expertise.
- Speeds up processing timelines for project review and funding.
- Provides relief on certain requirements under the National Environmental Policy Act, including for office-to-residential conversions and infill development.
- Encourages these existing loan programs to prioritize projects that promote workforce housing.

For questions or to cosponsor, please contact Sophie Boumsidia in Sen. Blunt Rochester's office, sophie_boumsidia@bluntrochester.senate.gov, or Grace Simmons in Sen. Curtis' office, grace_simmons@curtis.senate.gov.