

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.

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## 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

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## 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 rel-  
2           ative to demand has led to a national housing short-  
3           age.

4           (2) The shortage of housing leaves 47 percent  
5           of households cost-burdened, paying more than 30  
6           percent of their income on rent.

7           (3) The number of housing units underpro-  
8           duced from 2000 through 2015 is equal to 7.3 mil-  
9           lion units in 23 States.

10          (4) Lack of housing supply and rising rent  
11          costs exacerbate inequality and reduce opportunity  
12          for many Americans.

13          (5) Over half of all renters are cost-burdened,  
14          paying more than 30 percent of their income for  
15          housing, and 71 percent of extremely low-income  
16          households are severely cost-burdened, paying more  
17          than half of their income for housing.

18          (6) Low-income households often live far from  
19          their jobs which may result in long commute times,  
20          increased cost burdens, and limitations on the jobs  
21          they can access.

22          (7) Low-income households who live near public  
23          transit have lower cost burdens than those who live  
24          far from public transit.

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”; and

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 watershed 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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