

116TH CONGRESS  
1ST SESSION

# H. R. 4351

To require certain grantees under title I of the Housing and Community Development Act of 1974 to submit a plan to track discriminatory land use policies, and for other purposes.

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## IN THE HOUSE OF REPRESENTATIVES

SEPTEMBER 17, 2019

Mr. HECK (for himself, Mr. HOLLINGSWORTH, Mr. CLAY, Ms. FOXX of North Carolina, Mr. QUIGLEY, and Ms. HERRERA BEUTLER) introduced the following bill; which was referred to the Committee on Financial Services

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## A BILL

To require certain grantees under title I of the Housing and Community Development Act of 1974 to submit a plan to track discriminatory land use policies, 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 “Yes In My Backyard  
5       Act”.

6       **SEC. 2. PURPOSE.**

7       The purpose of this Act is to discourage the use of  
8       discriminatory land use policies and remove barriers to

1 making housing more affordable in order to further the  
2 original intent of the Community Development Block  
3 Grant program.

4 **SEC. 3. LAND USE PLAN.**

5 (a) IN GENERAL.—Section 104 of the Housing and  
6 Community Development Act of 1974 (42 U.S.C. 5304)  
7 is amended by adding at the end the following:

8 “(n) PLAN TO TRACK DISCRIMINATORY LAND USE  
9 POLICIES.—

10 “(1) IN GENERAL.—Prior to receipt in any fis-  
11 cal year of a grant from the Secretary under sub-  
12 section (b), (d)(1), or (d)(2)(B) of section 106, each  
13 recipient shall have prepared and submitted, not less  
14 frequently than once during the preceding 5-year pe-  
15 riod, in accordance with this subsection and in such  
16 standardized form as the Secretary shall, by regula-  
17 tion, prescribe, with respect to each land use policy  
18 described in paragraph (2) that is applicable to the  
19 jurisdiction served by the recipient, a description  
20 of—

21 “(A) whether the recipient has already  
22 adopted the policy in the jurisdiction served by  
23 the recipient;

24 “(B) the plan of the recipient to implement  
25 the policy in that jurisdiction; or

1           “(C) the ways in which adopting the policy  
2 will benefit the jurisdiction.

3           “(2) LAND USE POLICIES.—The policies de-  
4 scribed in this paragraph are as follows:

5           “(A) Enacting high-density single-family  
6 and multifamily zoning.

7           “(B) Expanding by-right multifamily zoned  
8 areas.

9           “(C) Allowing duplexes, triplexes, or  
10 fourplexes in areas zoned primarily for single-  
11 family residential homes.

12           “(D) Allowing manufactured homes in  
13 areas zoned primarily for single-family residen-  
14 tial homes.

15           “(E) Allowing multifamily development in  
16 retail, office, and light manufacturing zones.

17           “(F) Allowing single-room occupancy de-  
18 velopment wherever multifamily housing is al-  
19 lowed.

20           “(G) Reducing minimum lot size.

21           “(H) Reducing the impact of historic pres-  
22 ervation on housing production and afford-  
23 ability.

24           “(I) Increasing the allowable floor area  
25 ratio in multifamily housing areas.

1           “(J) Creating transit-oriented development  
2 zones.

3           “(K) Streamlining or shortening permit-  
4 ting processes and timelines, including through  
5 one-stop and parallel-process permitting.

6           “(L) Eliminating or reducing off-street  
7 parking requirements.

8           “(M) Ensuring impact and utility invest-  
9 ment fees accurately reflect required infrastruc-  
10 ture needs and related impacts on housing af-  
11 fordability are otherwise mitigated.

12           “(N) Allowing prefabricated construction.

13           “(O) Reducing or eliminating minimum  
14 unit square footage requirements.

15           “(P) Allowing the conversion of office units  
16 to apartments.

17           “(Q) Allowing the subdivision of single-  
18 family homes into duplexes.

19           “(R) Allowing accessory dwelling units, in-  
20 cluding detached accessory dwelling units, on all  
21 lots with single-family homes.

22           “(3) EFFECT OF SUBMISSION.—A submission  
23 under this subsection shall not be binding with re-  
24 spect to the use or distribution of amounts received  
25 under section 106.

1           “(4) ACCEPTANCE OR NONACCEPTANCE OF  
2           PLAN.—The acceptance or nonacceptance of any  
3           plan submitted under this subsection in which the  
4           information required under this subsection is pro-  
5           vided is not an endorsement or approval of the plan,  
6           policies, or methodologies, or lack thereof.”.

7           (b) EFFECTIVE DATE.—The requirements under  
8           subsection (n) of section 104 of the Housing and Commu-  
9           nity Development Act of 1974 (42 U.S.C. 5304), as added  
10          by subsection (a), shall—

11           (1) take effect on the date that is 1 year after  
12           the date of enactment of this Act; and

13           (2) apply to recipients of a grant under sub-  
14           section (b), (d)(1), or (d)(2)(B) of section 106 of the  
15           Housing and Community Development Act of 1974  
16           (42 U.S.C. 5306) before, on, and after such date.

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