

117TH CONGRESS
1ST SESSION

H. R. 5041

To amend the Housing and Community Development Act of 1974 to authorize grants to assist in redeveloping abandoned shopping centers, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

AUGUST 17, 2021

Ms. BOURDEAUX (for herself and Mr. CLEAVER) introduced the following bill;
which was referred to the Committee on Financial Services

A BILL

To amend the Housing and Community Development Act of 1974 to authorize grants to assist in redeveloping abandoned shopping centers, 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 “Grayfield Redevelop-
5 ment and Economic Advancement Through Effective
6 Repurposing and Revitalization of Shopping Centers Act
7 of 2021” or the “GREATER Revitalization of Shopping
8 Centers Act of 2021”.

1 **SEC. 2. GRAYFIELDS SHOPPING CENTERS REDEVELOP-**
2 **MENT GRANTS.**

3 (a) GRANTS.—Section 108 of the Housing and Com-
4 munity Development Act of 1974 (42 U.S.C. 5308) is
5 amended by adding at the end the following new sub-
6 section:

7 “(s) SHOPPING CENTER REDEVELOPMENT
8 GRANTS.—

9 “(1) AUTHORITY.—In conjunction with notes or
10 other obligations issued by eligible public entities or
11 designated public agencies for the purpose of financ-
12 ing projects that meet the criteria under paragraph
13 (2) and that are guaranteed under this section, the
14 Secretary may make grants to such eligible public
15 entities or designated public agencies in connection
16 with such guarantees for the purpose of enhancing
17 the security of the notes or obligations or improving
18 the viability of projects financed with such notes or
19 obligations.

20 “(2) PROJECT REQUIREMENTS.—A project
21 meets the criteria under this paragraph only if the
22 project—

23 “(A) is designed to eliminate blight, includ-
24 ing on a spot basis, through redevelopment and
25 revitalization of facilities that—

1 “(i) were originally developed as shop-
2 ping centers,

3 “(ii) consist of an enclosed facility
4 covering not less than 30 acres,

5 “(iii) contain—

6 “(I) not less than 40 individual
7 storefronts of which less than 30 per-
8 cent are occupied at the time the
9 grant is awarded, or

10 “(II) 2 or more vacant major de-
11 partment stores, grocery stores, or
12 other large chain stores having sub-
13 stantial economic strength and occu-
14 pying substantial square footage of
15 the facility, and

16 “(iv) include a common parking area;
17 except that the Secretary may establish alter-
18 native criteria to the requirements under this
19 subparagraph for eligibility of shopping centers
20 for assistance as the Secretary considers appro-
21 priate; and

22 “(B) meets such requirements as the Sec-
23 retary shall establish to ensure that the project
24 promotes—

25 “(i) transit-oriented development;

1 “(ii) reclaiming and re-use of
2 grayfields;

3 “(iii) development of affordable hous-
4 ing;

5 “(iv) removal of existing grayfield in-
6 frastructure;

7 “(v) such other priorities as the Sec-
8 retary considers appropriate, including
9 with respect to smaller jurisdictions and
10 non-metropolitan areas; or

11 “(vi) any two or more of the priorities
12 specified in or pursuant to this subpara-
13 graph.

14 “(3) AMOUNT.—The amount of a grant pursu-
15 ant to this section may not exceed \$5,000,000.

16 “(4) MATCHING REQUIREMENT.—The Sec-
17 retary shall require each eligible public entity or des-
18 ignated public agency to which a grant is made pur-
19 suant to this subsection to contribute to the project
20 for which the grant is made an amount from sources
21 other than such grant, including local and State tax
22 abatements, in-kind contributions, and Federal tax
23 incentives, that exceeds 50 percent of the amount of
24 such grant.

1 “(5) PREFERENCE.—In making grants pursu-
2 ant to this section, the Secretary shall give pref-
3 erence to eligible public entities and designated pub-
4 lic agencies based on the extent to which—

5 “(A) the amount proposed to be contrib-
6 uted pursuant to paragraph (4) exceeds the
7 minimum amount required by such paragraph
8 to be contributed;

9 “(B) the project reflects the results of ex-
10 tensive community engagement; and

11 “(C) the project would benefit lower-in-
12 come, underserved communities.

13 “(6) TECHNICAL ASSISTANCE.—

14 “(A) HUD.—The Secretary shall, in ac-
15 cordance with section 102 of the Department of
16 Housing and Urban Development Reform Act
17 of 1989 (42 U.S.C. 3545), provide technical
18 guidance and assistance to applicants for grants
19 under this subsection regarding—

20 “(i) how to apply for grants under
21 this subsection; and

22 “(ii) how to avoid conflicts relating to
23 using funding pursuant to this section in
24 conjunction with Federal tax-exempt fi-
25 nancing.

1 “(B) LOCAL.—An eligible public entity or
2 designated public agency receiving a grant
3 under this subsection may use not more than
4 25 percent of such grant amounts to obtain
5 technical assistance from local qualified service
6 providers regarding combining such assistance
7 with other financing with—

8 “(i) other Federal assistance, includ-
9 ing the New Markets Tax Credits program
10 and Low-Income Housing Tax Credit pro-
11 gram; and

12 “(ii) other State assistance, tax cred-
13 its, and incentives, including tax-increment
14 financing and other bonding instruments.

15 “(7) REPORTS.—

16 “(A) HUD.—For each fiscal year for
17 which grants are made under this subsection,
18 the Secretary shall submit a report to the Con-
19 gress, not later than 90 days after the end of
20 such fiscal year, that identifies—

21 “(i) each project assisted with such
22 grant amounts;

23 “(ii) the amount of non-Federal funds
24 contributed to the project; and

1 “(iii) how the grant amounts were
2 used.

3 “(B) GAO.—Not later than 2 years after
4 the date of the enactment of this subsection,
5 the Comptroller General shall submit a report
6 to the Congress analyzing the effectiveness of
7 the program for grants under this section and
8 making recommendations to improve future
9 outcomes among shopping mall redevelopment
10 and revitalization projects and similar subsidy
11 programs administered in conjunction with
12 Federal loan guarantees.

13 “(8) DEFINITIONS.—For purposes of this sub-
14 section, the following definitions shall apply:

15 “(A) TRANSIT-ORIENTED DEVELOP-
16 MENT.—The term ‘transit-oriented develop-
17 ment’ means a project that—

18 “(i) enhances economic development
19 and achieve other goals established during
20 the project development and engineering
21 processes;

22 “(ii) facilitates multimodal transpor-
23 tation connectivity and accessibility;

24 “(iii) increases access to transit hubs
25 for pedestrian and bicycle traffic;

1 “(iv) enables mixed-use development;

2 “(v) identifies infrastructure needs as-
3 sociated with the project; and

4 “(vi) includes private sector participa-
5 tion.

6 “(B) GRAYFIELD.—The term ‘grayfield’
7 means an economically obsolescent, outdated,
8 failing, moribund, or underused real estate
9 asset.

10 “(9) FUNDING.—There is authorized to be ap-
11 propriated for grants under this subsection
12 \$50,000,000 for each of fiscal years 2022 and 2023,
13 which amounts shall remain available until ex-
14 pended.”.

15 (b) CDBG LOAN GUARANTEE CAP.—Subject to sec-
16 tion 502 of the Congressional Budget Act of 1974 (2
17 U.S.C. 661a), during each of fiscal years 2022 and 2023,
18 commitments to guarantee loans under section 108 of the
19 Housing and Community Development Act of 1974 (42
20 U.S.C. 5308), any part of which is guaranteed, shall not
21 exceed a total principal amount of \$500,000,000, notwith-
22 standing any aggregate limitation on outstanding obliga-
23 tions guaranteed in subsection (k) of such section 108.

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