

119TH CONGRESS
1ST SESSION

H. R. 646

To establish a grant program to address the crises in accessing affordable housing and child care through the co-location of housing and child care, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

JANUARY 23, 2025

Ms. BONAMICI (for herself, Ms. TITUS, Ms. BARRAGÁN, Ms. SCANLON, Mr. PANETTA, Mrs. McIVER, Ms. NORTON, Ms. DEAN of Pennsylvania, Mrs. HAYES, Mr. MCGOVERN, Mrs. RAMIREZ, Ms. SALINAS, Ms. BYNUM, Mrs. DINGELL, Mr. KEATING, Ms. GARCIA of Texas, Mr. EVANS of Pennsylvania, Ms. JACOBS, Ms. TLAIB, Mr. NADLER, Mrs. WATSON COLEMAN, Ms. TOKUDA, Ms. McCLELLAN, Ms. ROSS, Ms. CLARKE of New York, Mr. LANDSMAN, Ms. CASTOR of Florida, Ms. ESCOBAR, Ms. HOYLE of Oregon, and Ms. DEXTER) introduced the following bill; which was referred to the Committee on Financial Services, and in addition to the Committee on Ways and Means, for a period to be subsequently determined by the Speaker, in each case for consideration of such provisions as fall within the jurisdiction of the committee concerned

A BILL

To establish a grant program to address the crises in accessing affordable housing and child care through the co-location of housing and child care, 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,*

1 **SECTION 1. SHORT TITLE.**

2 This Act may be cited as the “Build Housing with
3 Care Act of 2025”.

4 **SEC. 2. PURPOSE.**

5 The purpose of this Act is to expand access to afford-
6 able housing and child care through the establishment of
7 a grant program to promote the co-location of housing and
8 child care providers.

9 **SEC. 3. HOUSING AND CHILD CARE PROVIDER CO-LOCA-**
10 **TION GRANT PROGRAM.**

11 (a) ESTABLISHMENT.—The Secretary of Housing
12 and Urban Development shall establish a program (here-
13 after in this section referred to as “the Program”) to
14 award grants, on a competitive basis, to eligible entities
15 to facilitate the design, planning, construction, conversion,
16 retrofitting, preservation, or renovation of a co-location fa-
17 cility.

18 (b) CONSULTATION.—In developing the Program, the
19 Secretary shall consult with—

20 (1) the Secretary of Health and Human Serv-
21 ices, acting through the Assistant Secretary of the
22 Administration for Children and Families;

23 (2) the Secretary of the Treasury, acting
24 through the Director of the Community Develop-
25 ment Financial Institutions Fund; and

1 (3) the Secretary of Agriculture, acting through
2 the Under Secretary for Rural Development.

3 (c) APPLICATION.—To be eligible to receive a grant
4 under the Program, an eligible entity shall submit to the
5 Secretary an application at such time, in such manner,
6 and containing such information as the Secretary deter-
7 mines appropriate, including the following:

8 (1) A certification that the eligible child care
9 provider associated with such application is eligible
10 to receive vouchers or assistance under the Child
11 Care and Development Block Grant Act of 1990 (42
12 U.S.C. 9857 et seq.), or in the case of an application
13 to construct a new facility, or an application when
14 the eligible entity intends to subgrant or capitalize
15 amounts provided, a commitment to—

16 (A) establish a partnership with an eligible
17 child care provider not later than 1 year after
18 the date on which funding is received;

19 (B) submit to the Secretary a certification
20 of such eligibility of said provider to receive
21 vouchers or assistance under the Child Care
22 and Development Block Grant Act of 1990 (42
23 U.S.C. 9857 et seq.); and

24 (C) clearly establish a project pipeline, and
25 submission of a certification to the Secretary

1 that a child care provider associated with a co-
2 location facility project receives vouchers or as-
3 sistance under the Child Care and Development
4 Block Grant Act of 1990 (42 U.S.C. 9857 et
5 seq.) or the Head Start Act (42 U.S.C. 9831 et
6 seq.).

7 (2) A certification that activities funded by
8 grant amounts will not result in the eviction of resi-
9 dents of the housing facility associated with such ap-
10 plication.

11 (3) A description of a plan to inform and en-
12 gage residents of the housing facility associated with
13 such application about the proposed use of grant
14 amounts.

15 (4) A certification of compliance with required
16 Federal, State, and local environmental laws and
17 State and local land use policies, unless the eligible
18 entity—

19 (A) intends to use grant amounts to facili-
20 tate the planning or design required for permit
21 approval; or

22 (B) demonstrates that the construction,
23 preservation, conversion, retrofitting, or renova-
24 tion of an existing facility does not require envi-
25 ronmental review.

1 (5) A business plan for the eligible child care
2 provider associated with such application, submitted
3 at the time of application or not later than 1 year
4 after the date on which the application is submitted,
5 including—

6 (A) a budget or, in the case of a new eligi-
7 ble child care provider, a proposed budget;

8 (B) appropriate State and local licensing
9 or, in the case of a new eligible child care pro-
10 vider, a copy of the application of such provider
11 for appropriate State and local licensing; and

12 (C) copies of contracts between such pro-
13 vider and a local, county, regional, State, or
14 Federal governmental entity, to facilitate—

15 (i) the business operations of such
16 provider; or

17 (ii) the enrollment of children from
18 low-income families with such provider.

19 (d) AWARDING OF GRANTS.—

20 (1) PRIORITY.—In awarding grants under the
21 Program, the Secretary shall give priority to each el-
22 igible entity that demonstrates that the eligible child
23 care provider associated with the application of such
24 entity will—

1 (A) operate in a child care desert, in a low-
2 income community, or a rural area as deter-
3 mined by the Secretary;

4 (B) certify designation as a Head Start
5 provider, Early Head Start Provider, Migrant
6 and Seasonal Head Start Provider, American
7 Indian and Alaska Native Head Start Provider,
8 or enroll at least 10 percent of children from
9 very-low income families; or

10 (C) demonstrate a partnership with a com-
11 munity development financial institution, in-
12 cluding through the provision of financial or
13 technical assistance.

14 (2) GRANT AMOUNTS.—An eligible entity may
15 be awarded not more than \$10,000,000 under this
16 Act.

17 (e) USE OF AMOUNTS.—

18 (1) An eligible entity may only use grant
19 amounts provided under the Program to facilitate
20 the design, planning, construction, acquisition, pres-
21 ervation, conversion, retrofitting, long-term leasing,
22 or renovation of a new or existing co-location facil-
23 ity.

24 (2) An eligible entity receiving a grant under
25 this section may distribute grant amounts to a gov-

1 ernment entity, a nonprofit organization that devel-
2 ops housing, a public housing agency, a Tribally des-
3 ignated housing entity, or other appropriate entity
4 as determined by the Secretary, to carry out activi-
5 ties in accordance with this section.

6 (3) A community development financial institu-
7 tion receiving a grant under this section may cap-
8 italize amount received to create financial products,
9 including loans, to carry out activities in accordance
10 with this section.

11 (4) An eligible entity may use—

12 (A) not more than 10 percent of amounts
13 awarded to facilitate the pre-development phase
14 of a new facility, including planning and design;
15 and

16 (B) not more than 10 percent of amounts
17 awarded to partner with a community develop-
18 ment financial institution that provides tech-
19 nical assistance and capacity building to help
20 the eligible entity to submit applications to the
21 Program, support an eligible child care provider
22 that is home-based with meeting relevant State
23 and local licensing and quality standards, and
24 conduct pre-development activities.

1 (f) ASSISTANCE.—The Secretary shall provide tech-
2 nical assistance and publish best practices online to facili-
3 tate the operation of co-location facilities.

4 (g) REPORT TO CONGRESS.—Not later than 1 year
5 after the date of the enactment of this Act, and annually
6 thereafter for the duration of the Program, the Secretary
7 shall submit a report to the Committees on Financial
8 Services and Education and Workforce of the House of
9 Representatives and the Committees on Banking, Hous-
10 ing, and Urban Affairs and Health, Education, Labor, and
11 Pensions of the Senate regarding the implementation of
12 the Program, including—

13 (1) the number of grants awarded;

14 (2) a description of the activities funded;

15 (3) the number of child care slots created, in-
16 cluding the number of child care slots serving chil-
17 dren from low-income families or children who are
18 dual language learners;

19 (4) the number of child care slots preserved
20 that were at risk of elimination due to a child care
21 center closing or proposed price increases;

22 (5) the number and percentage of residents in
23 a co-location facility that use or are employed by the
24 associated child care program;

1 (6) the number of staff employed by the child
2 care provider;

3 (7) demographic data of residents of housing
4 facilities associated with the Program;

5 (8) the number and type of projects facilitated
6 through eligible uses of amounts described in sub-
7 sections (e)(2) and (e)(3);

8 (9) the number of early childhood providers
9 supported with funds from the program; and

10 (10) the number of eligible entities of each type
11 that receive grant funding under the Program.

12 (h) AUTHORIZATION OF APPROPRIATIONS.—There is
13 authorized to be appropriated to carry out this section
14 \$100,000,000 for each of fiscal years 2025 through 2030.

15 (i) DEFINITIONS.—In this section:

16 (1) CAREGIVER.—The term “caregiver” has the
17 meaning given such term in section 658P of the
18 Child Care and Development Block Grant Act of
19 1990 (42 U.S.C. 9858n).

20 (2) ELIGIBLE CHILD CARE PROVIDER.—The
21 term “eligible child care provider” has the meaning
22 given that term under section 658P of the Child
23 Care and Development Block Grant Act of 1990 (42
24 U.S.C. 9858n).

1 (3) CHILD CARE DESERT.—The term “child
2 care desert” means a census tract that contains not
3 less than 3 times more children than the licensed
4 child care providers in such census tract have the ca-
5 pacity to care for, or a census tract where there are
6 no licensed child care providers.

7 (4) CO-LOCATION FACILITY.—The term “co-lo-
8 cation facility” means a housing facility that con-
9 tains an eligible child care provider within, on the
10 premises of such facility or nearby such facility,
11 where such provider serves the residents of such
12 housing facility.

13 (5) COMMUNITY DEVELOPMENT FINANCIAL IN-
14 STITUTION.—The term “community development fi-
15 nancial institution” has the meaning given such
16 term in section 103 of the Community Development
17 Banking and Financial Institutions Act of 1994 (12
18 U.S.C. 4702).

19 (6) COMMUNITY DEVELOPMENT CORPORA-
20 TION.—The term “community development corpora-
21 tion” has the same meaning as when used in the
22 Cranston-Gonzalez National Affordable Housing
23 Act.

24 (7) COMMUNITY HOUSING DEVELOPMENT OR-
25 GANIZATION.—The term “community housing devel-

1 opment organization” has the meaning given in the
2 Cranston-Gonzalez National Affordable Housing Act
3 of 1990.

4 (8) ELIGIBLE ENTITY.—The term “eligible enti-
5 ty” means—

6 (A) a community development financial in-
7 stitution;

8 (B) an eligible child care provider;

9 (C) a public housing authority;

10 (D) a government entity including a public
11 housing agency;

12 (E) an Indian Tribe or a Tribal organiza-
13 tion;

14 (F) a community development corporation;

15 (G) a housing developer using—

16 (i) low income housing tax credits; or

17 (ii) new market tax credits;

18 (H) a nonprofit organization that develops
19 housing;

20 (I) community housing development orga-
21 nization;

22 (J) a consortia of 2 or more entities under
23 this paragraph; or

24 (K) another entity identified as appro-
25 priate by the Secretary.

1 (9) INDIAN TRIBE; TRIBAL ORGANIZATION.—

2 The terms “Indian Tribe” and “Tribal organiza-
3 tion” have the meanings given such terms in section
4 4 of the Indian Self-Determination and Education
5 Assistance Act (25 U.S.C. 5304) and shall include
6 tribally designated housing entities (as such term is
7 defined in section 4 of the Native American Housing
8 Assistance and Self-Determination Act of 1996 (25
9 U.S.C. 4103)) and entities that serve Native Hawai-
10 ians (as such term is defined in section 338K(c) of
11 the Public Health Service Act (42 U.S.C. 254s(c))).

12 (10) LOW-INCOME FAMILY.—The term “low-in-
13 come family” has the meaning given such term in
14 section 3(b) of the United States Housing Act of
15 1937 (42 U.S.C. 1437a(b)).

16 (11) PUBLIC HOUSING AGENCY.—The term
17 “public housing agency” has the meaning given such
18 term in section 3(b)(6) of the United States Hous-
19 ing Act of 1937 (42 U.S.C. 1437a(b)(6)).

20 (12) VERY LOW-INCOME FAMILY.—The term
21 “very low-income family” has the meaning given
22 such term in section 3(b) of the United States Hous-
23 ing Act of 1937 (42 U.S.C. 1437a(b)).

1 **SEC. 4. GAO STUDY AND REPORT REGARDING CHILD CARE**
2 **ACCESS FOR RESIDENTS OF PUBLIC HOUS-**
3 **ING.**

4 (a) STUDY.—The Comptroller General of the United
5 States shall conduct a study regarding the availability and
6 affordability of child care for residents of public housing
7 dwelling units, that shall include—

8 (1) a description of how amounts from the fol-
9 lowing programs have been used by eligible child
10 care providers to establish, renovate, or improve fa-
11 cilities—

12 (A) Community Development Block Grant
13 funds;

14 (B) New Market Tax Credits;

15 (C) Community Development Financial In-
16 stitution Program funds;

17 (D) Low Income Housing Tax Credits;

18 (E) Capital Management Fund funds; or

19 (F) HOME Investment Partnerships Pro-
20 gram funds;

21 (2) an evaluation of the effects of housing and
22 child care costs on the economic outlook of residents
23 of public housing dwelling units;

24 (3) an evaluation of what percentage of resi-
25 dents of public housing dwelling units are both—

1 (A) cost-burdened, as defined by the Sec-
2 retary of Housing and Urban Development; and

3 (B) part of a household where not less
4 than 7 percent of the income of such household
5 is spent on child care;

6 (4) identification and analysis of State or local
7 laws that are barriers to building or maintaining a
8 facility for use by eligible child care providers within
9 or near a public housing dwelling unit;

10 (5) an assessment of how housing assistance
11 provided under the program for rental assistance
12 under section 8 of the United States Housing Act of
13 1937 (42 U.S.C. 1437f) affects the ability of resi-
14 dents of public housing dwelling units to afford child
15 care and other essential expenses, including—

16 (A) food;

17 (B) telecommunications services and equip-
18 ment such as broadband internet connectivity
19 and cellular phones; and

20 (C) means of transportation such as auto-
21 mobiles, bicycles, or public transportation;

22 (6) an evaluation of the efficacy of the Child
23 and Dependent Care Tax Credit, Earned Income
24 Tax Credit, Child Tax Credit, and Dependent Care

1 Flexible Spending Account for residents of public
2 housing dwelling units, including—

3 (A) the degree of public knowledge about
4 such programs;

5 (B) the degree of success of outreach or
6 public education programs regarding such pro-
7 grams; and

8 (C) an assessment of the sufficiency of
9 each program to cover the costs of child care;

10 (7) an evaluation of the extent that residents of
11 public housing dwelling units receive information re-
12 garding child care resources from Federal agencies
13 or public housing agencies; and

14 (8) recommendations to improve access to child
15 care within and near public housing dwelling units
16 and to improve awareness of the availability of Fed-
17 eral programs to assist with the costs of housing and
18 child care.

19 (b) REPORT.—Not later than 12 months after the
20 date of the enactment of this Act, the Comptroller General
21 shall submit a report to the Committees on Financial
22 Services and Education and Workforce of the House of
23 Representatives and the Committees on Banking, Hous-
24 ing, and Urban Affairs and Health, Education, Labor, and

1 Pensions of the Senate, describing the results and conclu-
2 sions of the study required in subsection (a).

3 (c) DEFINITIONS.—In this section:

4 (1) ELIGIBLE CHILD CARE PROVIDER.—The
5 term “eligible child care provider” has the meaning
6 given such term in section 658P of the Child Care
7 and Development Block Grant Act of 1990 (42
8 U.S.C. 9858n).

9 (2) PUBLIC HOUSING DWELLING UNIT.—The
10 term “public housing dwelling unit” means a dwell-
11 ing unit assisted under the public housing program
12 under the United States Housing Act of 1937 (42
13 U.S.C. 1437 et seq.).

14 (3) PUBLIC HOUSING AGENCY.—The term
15 “public housing agency” has the meaning given such
16 term in section 3(b)(6) of the United States Hous-
17 ing Act of 1937 (42 U.S.C. 1437a(b)(6)).

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