

119TH CONGRESS
1ST SESSION

S. 2915

To require the Secretary of Housing and Urban Development to establish an emerging developer fund program to provide competitive grants to nonprofit housing organizations and community development financial institutions, and for other purposes.

IN THE SENATE OF THE UNITED STATES

SEPTEMBER 19 (legislative day, SEPTEMBER 16), 2025

Mr. DURBIN introduced the following bill; which was read twice and referred to the Committee on Banking, Housing, and Urban Affairs

A BILL

To require the Secretary of Housing and Urban Development to establish an emerging developer fund program to provide competitive grants to nonprofit housing organizations and community development financial institutions, 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 “Sparkling Production
5 of Urban and Rural Housing Act” or the “SPUR Housing
6 Act”.

1 **SEC. 2. DEFINITIONS.**

2 In this Act:

3 (1) **COMMUNITY DEVELOPMENT FINANCIAL IN-**
 4 **STITUTION.**—The term “community development fi-
 5 nancial institution” means an institution that has
 6 been certified as a community development financial
 7 institution (as defined in section 103 of the Commu-
 8 nity Development Banking and Financial Institu-
 9 tions Act of 1994 (12 U.S.C. 4702)) by the Sec-
 10 retary of the Treasury.

11 (2) **DISTRESSED COMMUNITY.**—The term “dis-
 12 tressed community” has the meaning given the term
 13 “qualified census tract” in section 42(d)(5)(B)(ii) of
 14 the Internal Revenue Code of 1986.

15 (3) **HIGH OPPORTUNITY AREA.**—The term
 16 “high opportunity area” has the meaning given the
 17 term in section 1282.1 of title 12, Code of Federal
 18 Regulations, or any successor regulation.

19 (4) **EMERGING DEVELOPER.**—The term
 20 “emerging developer” means a developer that has—

21 (A) limited real estate development experi-
 22 ence and limited liquidity or net worth;

23 (B) any other qualifications as determined
 24 appropriate by the Secretary.

25 (5) **INSTITUTION OF HIGHER EDUCATION; PART**
 26 **B INSTITUTION.**—The terms “institution of higher

1 education” and “part B institution” have the mean-
 2 ings given those terms in section 101 and 322, re-
 3 spectively, of the Higher Education Act of 1965 (20
 4 U.S.C. 1001, 1061).

5 (6) SECRETARY.—The term “Secretary” means
 6 the Secretary of Housing and Urban Development.

7 **SEC. 3. EMERGING DEVELOPER FUND PROGRAM.**

8 (a) IN GENERAL.—Not later than 1 year after the
 9 date of enactment of this Act, the Secretary shall establish
 10 an emerging developer fund program to provide competi-
 11 tive grants to nonprofit housing organizations and com-
 12 munity development financial institutions.

13 (b) USE OF AMOUNTS.—Nonprofit housing organiza-
 14 tions and community development financial institutions
 15 that receive amounts under this section shall use such
 16 amounts—

17 (1) to offer financing to emerging developers
 18 undertaking affordable housing and community de-
 19 velopment projects, including—

20 (A) predevelopment loans;

21 (B) loan loss reserves;

22 (C) grants;

23 (D) risk sharing; and

24 (E) credit enhancements, including interest
 25 rate buy downs;

1 (2) to capitalize a fund to support affordable
2 housing and community development projects of
3 emerging developers;

4 (3) to offer capacity-building training, and tech-
5 nical assistance programs to emerging developers;
6 and

7 (4) for other uses approved by the Secretary.

8 (c) APPLICATION.—Each nonprofit housing organiza-
9 tion and community development financial institution that
10 applies for a grant under this section shall submit an ap-
11 plication to the Secretary at such time and in such manner
12 as the Secretary may reasonably require and shall—

13 (1) demonstrate plans for providing comprehen-
14 sive training, technical assistance, and financing to
15 emerging developers; and

16 (2) include information about past work com-
17 pleted by the organization or institution.

18 (d) AWARDING OF GRANTS.—The Secretary shall
19 award grants under this section based on the ability of
20 an applicant to—

21 (1) identify and quantify the need for develop-
22 ment capacity building in the community of focus,
23 including emerging developers with an intent to pur-
24 sue affordable housing and community development
25 projects, including in distressed communities;

(2) provide comprehensive real estate development capacity building and ongoing technical assistance, including by helping emerging developers to—

(A) develop and manage a construction budget;

(B) determine financing needs;

(C) identify and secure sources of private and public capital, including preparing applications for tax credits under section 42 of the Internal Revenue Code of 1986;

(D) structure capital stacks;

(E) understand loan terms;

(F) conduct business planning;

(G) conduct strategic planning;

(H) prepare bids;

(I) structure financial statements; and

(J) implement bonding strategies;

(3) provide affordable lending products for affordable housing and community development projects, such as predevelopment loans and other relevant products;

(4) offer mentoring and networking opportunities for emerging developers;

(5) build partnerships with institutions of higher education, including community colleges and part

1 B institutions, to provide real estate development
2 course work and other resources to current and as-
3 piring real estate developers;

4 (6) provide ongoing technical assistance after
5 completion of any curriculum offered at the institu-
6 tions described in paragraph (5); and

7 (7) track program outcomes, including the total
8 number and volume of loans originated, total devel-
9 opment costs, geographic areas served, and income
10 streams created for the borrower.

11 (e) PRIORITY.—When awarding grants under this
12 section, the Secretary shall prioritize organizations that—

13 (1) are providing lending or technical assistance
14 to emerging developers—

15 (A) with limited experience;

16 (B) who are undercapitalized; or

17 (C) who intend to focus on the develop-
18 ment of affordable housing and community de-
19 velopment projects in distressed communities
20 and high opportunity areas; and

21 (2) have a history of providing support to
22 emerging developers.

23 (f) LIMITATION.—No organization or institution may
24 receive an award amount under this section that is greater

1 than 15 percent of the amount appropriated pursuant to
2 subsection (h).

3 (g) COORDINATION WITH OTHER FEDERAL AGEN-
4 CIES.—The Secretary shall coordinate with the Secretary
5 of the Treasury with respect to the alignment of program
6 under this section and reporting requirements under this
7 section with similar requirements of the Community De-
8 velopment Financial Institutions Fund under the Commu-
9 nity Development Banking and Financial Institutions Act
10 of 1994 (12 U.S.C. 4701 et seq.).

11 (h) AUTHORIZATION OF APPROPRIATIONS.—There is
12 authorized to be appropriated to carry out this section
13 \$50,000,000 for each of fiscal years 2026 through 2030.

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