



## Background

The Community Revitalization Fund (CRF) was proposed in the Biden-Harris Administration's American Jobs Plan to create a new \$10 billion grant program at the Department of Housing and Urban Development (HUD) to invest in community-led civic infrastructure projects. Civic infrastructure means the assets, services and amenities that contribute to a community's social, economic and civic fabric. For example, parks, trails, Main Streets, town squares, libraries, community and recreation centers, local ethnic media, early care and education programs, storefronts for local entrepreneurs and more. The House Financial Services Committee combined the original CRF concept with principles from the Restoring Communities Left Behind Act (H.R. 816, S. 2300) – a bill to create a new HUD grant program to invest in the revitalization of single-family housing.

On November 19, 2021, the House passed the Build Back Better Act with \$3 billion for CRRF.

## CRRF Program Summary

*Based on the House-passed Build Back Better Legislative Text*

### Grant Funds

CRRF would competitively award planning and implementation grants to carry out community-led civic infrastructure projects and create or preserve affordable housing.

- **\$2 billion** for planning and implementation grants to support civic infrastructure and housing-related activities
- **\$500 million** for planning and implementation grants to create, expand and maintain **community land trusts (CLTs) and shared equity homeownership models**.

Investments must be made in neighborhoods that meet criteria of distress or disinvestment.

### Eligible Activities

In general, both planning and implementation grants can be used to support civic infrastructure and housing-related activities. Within the implementation grants, eligible activities include (but are not limited to):

- Activities eligible under section 105 of the Housing and Community Development Act of 1974, including:
  - Activities to develop a comprehensive community development plan
  - Loans and grants for acquisition, construction, reconstruction, rehabilitation, or installation of public facilities and commercial or industrial buildings
  - Acquiring property that can be used to beautify urban land; conserve open spaces, natural resources, and scenic areas; and provide recreational opportunities
  - Technical assistance to public or nonprofit entities to increase their capacity to carry out eligible neighborhood revitalization or economic development activities
- New construction of housing
- Demolition of abandoned or distressed structures, with specific rehabilitation and anti-displacement requirements
- Establishing or operating land banks
- Providing assistance to existing residents experiencing economic distress or at risk of displacement

### Eligible Grant Recipients

Eligible grant recipients are a partnership between a 'lead applicant' and one or more 'joint applicants':

- **Lead applicants** are generally considered nonprofit organizations or other local housing or community development partners that are located within or serve the geographical area of the project.
- **Joint applicants** include eligible lead applicants as well as a local, regional, or national nonprofit, governmental, special purpose nonprofit or public housing entity.





# Program Details

## Community Restoration & Revitalization Fund

### FUNDING

- **\$2 billion** for planning and implementation grants to carry out **community-led civic infrastructure projects and create or preserve affordable housing**, awarded on a competitive basis to eligible recipients.
- **\$500 million** for planning and implementation grants to create, expand, and maintain **community land trusts (CLTs) and shared equity homeownership models**, awarded on a competitive basis to eligible recipients.
- **\$400 million** for HUD to provide technical assistance, capacity building, and program support to program participants.
- **\$100 million** for HUD to administer and oversee implementation.
- Funds are available starting in fiscal year (FY) 2022 and will remain available until September 30, 2031.

### ELIGIBLE ACTIVITIES AND RECIPIENTS

#### *\$2 billion for civic infrastructure and housing-related activities*

**Eligible Recipients:** Eligible recipients of a planning or implementation grant include a local partnership of a lead applicant and one or more joint applicants.

Eligible lead applicants:

- A nonprofit organization:
  - Located within or serves the geographical area of the project or that has a mission rooted in the project's geographical area, demonstrates a commitment to anti-displacement efforts, and has expertise in community planning, engagement, organization, and housing and community development
  - If there are no local nonprofit organizations in the geographical area, then a national nonprofit with the relevant expertise can serve as a lead applicant
- A community development corporation that is located within or serves the geographical area of the project
- A community housing development organization or a community-based development organization
- A community development financial institution (CDFI) that is located within or serves the geographic area of the project

Eligible joint applicants: Local, regional, or national entity that is an eligible lead applicant or a local, regional, or national nonprofit, governmental, special purpose nonprofit, or public housing entity.

**Eligible Activities:** Eligible activities include planning and implementation activities.

Planning grants: No specific activities are listed. Generally, grants will be used to support civic infrastructure and housing-related activities.

Implementation grants: Activities included in subsections (a) – (g) of [section 105 of the Housing and Community Development Act of 1974](#) are eligible CRRF activities. In addition, the following items are specifically noted in legislative text:

- Activities to support civic infrastructure and housing-related activities
- New construction of housing
- Demolition of abandoned or distressed structures, with specific rehabilitation and anti-displacement requirements
- Facilitating the creation, maintenance or availability of affordable rental and homeownership units
- Establishing or operating land banks
- Providing assistance to existing residents experiencing economic distress or at risk of displacement



# Program Details

## Community Restoration & Revitalization Fund

### ELIGIBLE ACTIVITIES AND RECIPIENTS CONT.

#### *\$500 million for community land trusts*

Eligible recipients of an implementation grant: a local partnership of a lead applicant or one or more joint applicants.

Eligible recipients of a planning grant: a lead applicant with the ability to administer the grant, including a regional, State, or national nonprofit.

#### Eligible Activities

- Establishing and operating a community land trust or shared equity homeownership program
- Creating, subsidizing, constructing, acquiring, rehabilitating, and preserving housing in a community land trust or shared equity homeownership program
- Expanding the capacity of the recipient to carry out the grant

### ELIGIBLE GEOGRAPHICAL AREAS

Areas with two or more of the following factors:

- High and persistent rates of poverty
- Population at risk of displacement due to rising housing costs
- Dwelling unit sales prices that are lower than the cost of acquire and rehabilitate, or build, a new dwelling unit
- High proportions of residential and commercial properties that are vacant due to foreclosure, eviction, abandonment, or other causes
- Low rates of homeownership by race and ethnicity, relative to the national homeownership rate

### DEFINITIONS

**Community Land Trust:** a nonprofit organization or State or local governments or instrumentalities that:

- Use a ground lease or deed covenant with an affordability period of at least 30 years or more to:
  - make rental and homeownership units affordable to households; and
  - stipulate a preemptive option to purchase the affordable rentals of homeownership units so that the affordability of the units is preserved for successive income-eligible households; and
- Monitor properties to ensure affordability is preserved.

**Land Bank:** a government entity, agency, or program, or a special purpose nonprofit entity formed by one or more units of government in accordance with state or local land bank enabling law, that has been designated by one or more State or local governments to acquire, steward, and dispose of vacant, abandoned, or other problem properties in accordance with locally-determined priorities and goals.

**Shared Equity Homeownership Program:** a program to facilitate a resale restriction program administered by a community land trust, other nonprofit organization, or State or local government or instrumentalities and that utilizes a ground lease, deed restriction, subordinate loan, or similar mechanism that includes provisions ensuring that the program will:

- Maintain the home as affordable for at least 30 years after recordation
- Apply a resale formula that limits the homeowner's proceeds upon resale; and
- Provide the program administrator or such administrator's assignee a preemptive option to purchase the homeownership unit from the homeowner at resale