



“Native American Housing Assistance and Self-Determination Reauthorization Act of 2024” (SA 2240) - Summary

Brief rundown of policy provisions and regulatory updates included in Senate Amendment 2240:

1. Consolidation of Environmental Review Requirements:

- Allows Indian tribes to assume additional responsibilities for environmental reviews when using multiple federal funding sources for affordable housing projects, streamlining the process and reducing redundancy.

2. Authorization of Appropriations:

- Extends the authorization for appropriations under the Native American Housing Assistance and Self-Determination Act (NAHASDA) from 2025 through 2031, ensuring continued funding for housing programs.

3. Student Housing Assistance:

- Expands the definition of self-sufficiency services to include college housing assistance, providing support for Native American students pursuing higher education.

4. Application of Rent Rule:

- Clarifies that the rent rule applies to units owned or operated by Indian tribes or tribally designated housing entities, ensuring consistent application of rental policies.

5. De Minimis Exemption for Procurement:

- Increases the threshold for the de minimis exemption for procurement of goods and services from \$5,000 to \$7,000, simplifying procurement processes for smaller purchases.

6. Total Development Cost Maximum:

- Sets a limit on the total development cost for affordable housing projects, allowing for a 20% increase with prior approval from the Secretary, to control costs and ensure efficient use of funds.



7. Homeownership or Lease-to-Own Low-Income Requirement:

- Specifies that rental housing converted to homebuyer or lease-purchase units must be made available to the current rental family if they were low-income at the time of initial occupancy, promoting stability and homeownership.

8. Reports to Congress:

- Requires reports to be submitted to specific congressional committees and made publicly available, enhancing transparency and accountability.

9. 99-Year Leasehold Interest:

- Extends the leasehold interest in trust or restricted lands for housing purposes from 50 years to 99 years, providing longer-term stability for housing projects.

10. Block Grants for Affordable Housing Activities:

- Allows the Indian Health Service (IHS) to use funds for sanitation facilities in housing projects and permits subawards to subrecipients for affordable housing activities, improving infrastructure and housing conditions.

11. Reauthorization of Housing Assistance for Native Hawaiians:

- Extends the authorization of appropriations for housing assistance for Native Hawaiians from 2025 through 2031, ensuring continued support for housing programs.

12. Loan Guarantees for Native Hawaiian Housing:

- Expands homeownership opportunities to Native Hawaiian families eligible for homesteads under the Hawaiian Homes Commission Act on fee simple lands in Hawaii, and authorizes appropriations for these loan guarantees from 2025 through 2031.