

Union Calendar No. 604

118TH CONGRESS
2D SESSION

H. R. 1314

[Report No. 118–712]

To authorize the Secretary of the Interior to enter into partnerships to develop housing, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

MARCH 1, 2023

Mr. MOORE of Utah (for himself, Mr. PANETTA, Mr. NEWHOUSE, and Ms. PORTER) introduced the following bill; which was referred to the Committee on Natural Resources

OCTOBER 22, 2024

Additional sponsor: Mrs. PELTOLA

OCTOBER 22, 2024

Committed to the Committee of the Whole House on the State of the Union and ordered to be printed

A BILL

To authorize the Secretary of the Interior to enter into partnerships to develop housing, 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 “Lodging Options De-
 5 veloped for Government Employees Act” or the “LODGE
 6 Act”.

7 **SEC. 2. HOUSING PARTNERSHIPS; OCCUPANCY.**

8 (a) IN GENERAL.—Subchapter III of chapter 1013
 9 of title 54, United States Code, is amended—

10 (1) by amending section 101331 to read as fol-
 11 lows:

12 **“§ 101331. Definitions**

13 “In this subchapter:

14 “(1) FIELD EMPLOYEE.—The term ‘field em-
 15 ployee’ means—

16 “(A) an employee of the Service who is ex-
 17 clusively assigned by the Service to perform du-
 18 ties at a System unit, and the members of the
 19 employee’s family;

20 “(B) an individual performing duties at
 21 the System unit who is employed by a Service
 22 concession, partnership, educational, or con-
 23 servation organization, whose work supports the
 24 mission of the System unit, and the members of
 25 the individual’s family;

1 “(C) an individual who is authorized to oc-
2 cupy Federal Government quarters under sec-
3 tion 5911 of title 5 in the vicinity of the System
4 unit, including individuals who are employees of
5 other Federal agencies, and the members of the
6 individual’s family; or

7 “(D) an employee of the Federal Govern-
8 ment who is—

9 “(i) eligible to live in government
10 housing; and

11 “(ii) not an employee of the Service.

12 “(2) FUNDAMENTAL RESOURCES.—The term
13 ‘fundamental resources’ means resources essential to
14 achieving the purposes of the System unit and main-
15 taining its significance, as identified by the agency
16 in planning documents, including Foundation Docu-
17 ments.

18 “(3) HOUSING ACCOMMODATION PROJECT.—
19 The term ‘housing accommodation project’ means a
20 project for the development, construction, rehabilita-
21 tion, repair, maintenance, operation or management
22 of housing accommodations, including related facili-
23 ties and infrastructure, pursuant to an agreement
24 entered into under section 101334.

1 “(4) HOUSING PARTNERSHIP AGREEMENT.—

2 The term ‘housing partnership agreement’ means an
3 agreement for a housing accommodation project en-
4 tered into under section 101334.

5 “(5) HOUSING UNITS.—The term ‘housing
6 units’ means housing units occupied by members of
7 the public in housing accommodations developed or
8 leased on non-Federal lands under this subchapter.

9 “(6) MEMBER OF THE PUBLIC.—The term
10 ‘member of the public’ means an individual, and the
11 members of the individual’s family, who is not a
12 Federal Government employee.

13 “(7) PRIMARY RESOURCE VALUES.—The term
14 ‘primary resource values’ means resources that are
15 specifically mentioned in the enabling legislation for
16 that field unit or other resource value recognized
17 under Federal statute.

18 “(8) PUBLIC LANDS.—The term ‘public lands’
19 means lands under the administrative jurisdiction of
20 the Federal Government.

21 “(9) QUARTERS.—The term ‘quarters’ means
22 quarters occupied by field employees and are, for
23 such purpose—

24 “(A) provided by the Federal Government;

25 or

1 “(B) developed or leased by the Federal
2 Government in accordance with a housing part-
3 nership agreement, lease, or contract under this
4 subchapter.”;

5 (2) in section 101332—

6 (A) in subsection (a)(2), by—

7 (i) striking “rates” and inserting “af-
8 fordable rates”; and

9 (ii) by inserting “, unless otherwise
10 authorized,” after “based”;

11 (B) in subsection (c)—

12 (i) by inserting “under the adminis-
13 trative jurisdiction of the Service” after
14 “any land”; and

15 (ii) by inserting “or fundamental re-
16 sources” after “primary resource value”;
17 and

18 (C) in subsection (d), by inserting “, un-
19 less otherwise authorized,” after “that are
20 based”;

21 (3) in section 101333, by inserting “or afford-
22 ability” after “lack of availability”;

23 (4) by amending section 101334 to read as fol-
24 lows:

1 **“§ 101334. Authorization for housing accommodation**
2 **projects**

3 “(a) IN GENERAL.—The Secretary may, pursuant to
4 the authorities contained in this subchapter and subject
5 to the appropriation of necessary funds in advance, enter
6 into housing partnership agreements with other Federal
7 agencies, State or local governments, Tribal Governments,
8 housing entities, or other public or private organizations,
9 for the purposes of facilitating housing accommodation
10 projects for rent to field employees and members of the
11 public—

12 “(1) on public lands, including System units;

13 “(2) off public lands in the vicinity of System
14 units; or

15 “(3) a combination of public lands described in
16 paragraphs (1) and (2).

17 “(b) TERMS AND CONDITIONS.—

18 “(1) NATIONAL PARK LANDS.—For any hous-
19 ing partnership agreements for housing accommoda-
20 tion projects on lands under the administrative juris-
21 diction of the Service, the Secretary shall—

22 “(A) ensure the housing accommodation
23 project and the use thereof are in conformity
24 with the approved plans, including housing
25 management plans, for the System unit and Di-

1 rector's Orders and reference manuals related
2 to Service housing;

3 “(B) ensure that the location of the hous-
4 ing accommodation project will avoid degrada-
5 tion to the primary resource values and funda-
6 mental resources within the System unit, and
7 will not adversely affect the mission of the Serv-
8 ice;

9 “(C) ensure the entities responsible for the
10 housing accommodation project comply with ap-
11 plicable law and policies, including the provi-
12 sions of this subchapter;

13 “(D) identify the funding to be used in
14 performing the housing accommodation project;

15 “(E) provide standards that must be met,
16 as applicable, to ensure that the housing accom-
17 modation project, including related facilities
18 and infrastructure, are kept in good condition
19 and repair; and

20 “(F) that the agreements include any
21 other terms and conditions the Secretary may
22 consider advisable to protect the interests of the
23 United States.

24 “(2) OTHER PUBLIC OR PRIVATE LANDS.—For
25 any housing partnership agreements for housing ac-

1 commodation projects on other public or private
2 lands located in the vicinity of the relevant System
3 unit and not under the administrative jurisdiction of
4 the Service, the Secretary shall ensure the agree-
5 ments—

6 “(A) have received the approval of each ap-
7 propriate State or local government, Tribal gov-
8 ernment, or other public or private entity in-
9 volved;

10 “(B) identify both the Federal and non-
11 Federal funding to be used in completing the
12 housing and related facilities; and

13 “(C) any other terms and conditions the
14 Secretary may consider advisable to protect the
15 interests of the United States.

16 “(c) HOUSING OCCUPANCY.—

17 “(1) IN GENERAL.—The Secretary may allow
18 field employees and members of the public to occupy
19 and lease housing accommodation project quarters.

20 “(2) COMPLIANCE.—Members of the public oc-
21 cupying quarters shall be subject to the same laws
22 and policies with which field employees are required
23 to comply, as applicable.

24 “(3) PROHIBITION.—Field employees and mem-
25 bers of the public shall be prohibited from subleasing

1 housing units or quarters developed or leased in ac-
2 cordance with a housing partnership agreement
3 under this section, including all forms of short-term
4 rentals.

5 “(4) PREFERENCE.—To the maximum extent
6 practicable, priority for occupancy in project quar-
7 ters shall be given to field employees.

8 “(d) CONTRACTING PROCEDURES.—Each housing
9 partnership agreement awarded pursuant to this section
10 shall be awarded through the use of publicly advertised,
11 competitively bid, or competitively negotiated procedures,
12 unless the Secretary—

13 “(1) determines that it is in the public interest
14 to use procedures other than competitive procedures
15 with respect to the particular housing partnership
16 agreement concerned; and

17 “(2) notifies, in writing, the Committee on En-
18 ergy and Natural Resources of the Senate and the
19 Committee on Natural Resources of the House of
20 Representatives of such determinations and the ra-
21 tionale for such determination.

22 “(e) RENT.—

23 “(1) COLLECTION.—The Secretary may collect,
24 or may authorize entities who have entered into
25 partnership housing agreements under this section

1 to collect, rents directly from field employees and
2 members of the public occupying housing units or
3 quarters.

4 “(2) RATES.—For field employees, rent col-
5 lected under this subsection may not exceed the
6 rates determined pursuant to guidance in the docu-
7 ment entitled ‘Circular No. A-45 Revised’ and dated
8 November 25, 2019 (or subsequent guidance).

9 “(f) EXPIRATION OF AGREEMENTS.—

10 “(1) WITHIN SYSTEM UNITS.—The Secretary
11 may allow long-term leases or term-limited owner-
12 ship of housing units or quarters on public lands, as
13 appropriate, to facilitate the ability of an entity with
14 whom a housing partnership agreement has been en-
15 tered into under subsection (b) to secure financing.

16 “(2) EXPIRATION OF TERM ON PUBLIC
17 LANDS.—

18 “(A) IN GENERAL.—Upon expiration of a
19 term of ownership under paragraph (1), the
20 Secretary may—

21 “(i) renew the housing partnership
22 agreement for terms not to exceed 10
23 years;

24 “(ii) require the entity with whom a
25 housing partnership agreement has been

1 entered into under subsection (a) to demol-
2 ish the housing accommodations and re-
3 lated facilities and infrastructure, and re-
4 store the land to conditions generally exist-
5 ing before construction on the lands upon
6 which the housing accommodation project
7 is located without any cost to the Federal
8 Government;

9 “(iii) take ownership of the housing
10 accommodations and related facilities and
11 infrastructure, including fixtures and per-
12 sonal property necessary for the operation
13 of the property; or

14 “(iv) enter into a new housing part-
15 nership agreement.

16 “(B) COVERING COSTS.—If taking owner-
17 ship of buildings under subparagraph (A)(ii),
18 the Secretary may require the owner whose
19 term of ownership is expiring to cover costs as-
20 sociated with preparing the building site for
21 new or continued use.

22 “(3) ON NON-FEDERAL LANDS.—Upon expira-
23 tion of a housing partnership agreement for housing
24 accommodations on non-Federal lands, the Secretary

1 may extend the housing partnership agreement for
2 terms not to exceed 10 years.”;

3 (5) in section 101335—

4 (A) in subsection (a)—

5 (i) in paragraph (1)(A), by striking
6 “50” and inserting “60”;

7 (ii) in paragraph (2)—

8 (I) by striking “procedures.” and
9 inserting “procedures, unless—”; and

10 (II) by adding at the end the fol-
11 lowing:

12 “(A) the lease is awarded to a nonprofit or
13 government entity; or

14 “(B) the Secretary determines that it is in
15 the public interest to use procedures other than
16 competitive procedures in the particular lease
17 concerned and notifies, in writing, the Com-
18 mittee on Energy and Natural Resources of the
19 Senate and the Committee on Natural Re-
20 sources of the House of Representatives of such
21 determination and the rationale for such deter-
22 mination.”; and

23 (iii) in paragraph (3)(D), by inserting
24 “, affordability,” after “improve the qual-
25 ity”; and

1 (B) in subsection (b)—

2 (i) by striking paragraphs (2) and (3);

3 and

4 (ii) by inserting after paragraph (1)

5 the following:

6 “(2) TERMS AND CONDITIONS.—Any arrange-
7 ment made pursuant to this subsection shall contain
8 such terms and conditions as the Secretary considers
9 necessary or appropriate to protect the interests of
10 the United States and ensure that necessary quar-
11 ters are available to field employees.”; and

12 (C) by redesignating paragraph (4) as
13 paragraph (3);

14 (6) in section 101336, by inserting “rehabilita-
15 tion,” after “repair,”;

16 (7) by amending section 101338 to read as fol-
17 lows:

18 **“§ 101338. General provisions**

19 “(a) EXEMPTIONS.—The following provisions shall
20 not apply to leases contracts, or housing partnership
21 agreements awarded by the Secretary under this sub-
22 chapter:

23 “(1) Sections 102102 and 102901 of this title.

24 “(2) Section 1302 of title 40.

1 “(b) PROCEEDS FROM LEASES.—The proceeds from
2 any lease or housing partnership agreement under this
3 subchapter from which the Service directly collects the
4 proceeds shall be retained by the Service and deposited
5 in the special fund established for repair, maintenance, re-
6 habilitation, and operations of housing units and quarters
7 and associated facilities and infrastructure.”; and

8 (8) in section 101340—

9 (A) by amending subsection (a) by striking
10 “, in sequential order,”; and

11 (B) by amending subsection (b) to read as
12 follows:

13 “(b) ANNUAL BUDGET SUBMITTAL.—Each fiscal
14 year, the President’s proposed budget to Congress shall
15 include—

16 “(1) identification of non-construction funds to
17 be spent for Service housing maintenance and oper-
18 ations that are in addition to rental receipts col-
19 lected;

20 “(2) the use of each of the authorities provided
21 to the Service under this subchapter;

22 “(3) the number of additional housing units
23 needed within the National Park System;

24 “(4) any barriers that have been identified to
25 providing the needed housing; and

1 “(5) any recommendations for changes to exist-
2 ing authorities that would help to remove those bar-
3 riers.”.

4 (b) CLERICAL AMENDMENTS.—The table of sections
5 for chapter 1013 of title 54, United States Code, is
6 amended as follows:

7 (1) By striking the item related to section
8 101334 and inserting the following new item:

 “Sec. 101334. Authorization for housing accommodation projects”.

9 (2) By striking the item related to section
10 101338 and inserting the following new item:

 “Sec. 101338. General provisions”.

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