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(Original Signature of Member)

117TH CONGRESS  
2D SESSION

**H. R.**

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

IN THE HOUSE OF REPRESENTATIVES

Mr. MOORE of Utah introduced the following bill; which was referred to the Committee on \_\_\_\_\_

**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 Subchapter III of chapter 1013 of title 54, United  
9 States Code, is amended—

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

3 **“§ 101331. Definitions**

4 “In this subchapter:

5 “(1) FIELD EMPLOYEE.—

6 “(A) IN GENERAL.—The term ‘field em-  
7 ployee’ means—

8 “(i) an employee of the Service;

9 “(ii) an individual who is authorized  
10 to occupy and lease government quarters,  
11 as determined by the Secretary and under  
12 section 5911 of title 5; or

13 “(iii) an employee of the Federal Gov-  
14 ernment who is—

15 “(I) eligible to live in government  
16 housing; and

17 “(II) not an employee of the  
18 Service.

19 “(B) HOUSEHOLD MEMBERS.—The term  
20 ‘field employee’ includes the members of the  
21 household of each individual described in sub-  
22 paragraph (A).

23 “(2) HOUSING PARTNERSHIP AGREEMENT.—

24 The term ‘housing partnership agreement’ means an

1 agreement, lease, or contract entered into under sec-  
2 tion 101334(a).

3 “(3) MEMBER OF THE PUBLIC.—The term  
4 ‘member of the public’—

5 “(A) means an individual who is not a field  
6 employee; and

7 “(B) includes the members of such individ-  
8 ual’s household.

9 “(4) PRIMARY RESOURCE VALUES.—The term  
10 ‘primary resource values’ means resources that are  
11 specifically mentioned in the enabling legislation for  
12 that field unit or other resource value recognized  
13 under Federal statute.

14 “(5) PROJECT.—The term ‘project’ means  
15 housing developed under an agreement entered into  
16 under this subchapter.

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

20 “(7) QUARTERS.—The term ‘quarters’ means  
21 housing owned or leased by the Federal Government,  
22 or the subject of a housing partnership agreement  
23 under this subchapter.”;

24 (2) in section 101332(a)(2), by striking “rates”  
25 and inserting “affordable rates”;

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

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

5           “(a) IN GENERAL.—The Secretary may, pursuant to  
6 the authorities contained in this subchapter and subject  
7 to the appropriation of necessary funds in advance, enter  
8 into agreements, leases, or contracts with other Federal  
9 agencies, State or local governments, Tribal Governments,  
10 housing entities, or other public or private organizations,  
11 for the purposes of developing, constructing, rehabili-  
12 tating, or managing housing for rent to field employees  
13 and members of the public—

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

15           “(2) off public lands in the vicinity of System  
16           units; or

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

19           “(b) TERMS AND CONDITIONS.—

20           “(1) NATIONAL PARK LANDS.—For any hous-  
21           ing partnership agreements for housing on lands  
22           under the administrative jurisdiction of the Service,  
23           the Secretary shall ensure—

24           “(A) the housing and related facilities and  
25           the use thereof are in conformity with the ap-

1           proved plans for the field unit and Director's  
2           orders and reference manuals related to Service  
3           housing;

4                   “(B) that the location of the housing and  
5           related facilities will avoid degradation to the  
6           primary resource values within the field unit,  
7           and will not adversely affect the mission of the  
8           Service; and

9                   “(C) that the agreements include any other  
10          terms and conditions the Secretary may con-  
11          sider advisable to protect the interests of the  
12          United States.

13                   “(2) OTHER PUBLIC OR PRIVATE LANDS.—For  
14          any housing partnership agreements for housing on  
15          other public or private lands not under the adminis-  
16          trative jurisdiction of the Service, the Secretary shall  
17          ensure the agreements—

18                           “(A) have received the authorization of  
19           each Federal agency, State or local government,  
20           or other public or private entity involved;

21                           “(B) identify both the Federal and non-  
22           Federal funding to be used in completing the  
23           housing and related facilities; and

1           “(C) any other terms and conditions the  
2           Secretary may consider advisable to protect the  
3           interests of the United States.

4           “(c) HOUSING OCCUPANCY.—

5           “(1) IN GENERAL.—The Secretary may allow  
6           field employees and members of the public to occupy  
7           and lease project quarters.

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

12          “(3) PROHIBITION.—Field employees and mem-  
13          bers of the public shall be prohibited from subleasing  
14          housing established under this subchapter.

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

18          “(d) CONTRACTING PROCEDURES.—Each contract  
19          awarded pursuant to this section shall be awarded through  
20          the use of publicly advertised, competitively bid, or com-  
21          petitively negotiated contracting procedures, unless the  
22          Secretary—

23                 “(1) determines that it is in the public interest  
24          to use procedures other than competitive procedures

1 with respect to the particular contract concerned;  
2 and

3 “(2) not less than 30 days before the award of  
4 the contract, notifies, in writing, the Committee on  
5 Energy and Natural Resources of the Senate and  
6 the Committee on Natural Resources of the House  
7 of Representatives of such determination and the ra-  
8 tionale for such determination.

9 “(e) RENT.—

10 “(1) COLLECTION.—The Secretary may allow  
11 partners in agreements entered into under this sec-  
12 tion to collect rents directly from housing occupants.

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

18 “(f) LEASES AND LIMITED OWNERSHIP.—

19 “(1) IN GENERAL.—The Secretary may allow  
20 long-term leases or term-limited ownership of build-  
21 ings on public lands, as appropriate, to facilitate the  
22 ability of an entity with whom a housing partnership  
23 agreement has been entered into under subsection  
24 (b) to secure financing.

25 “(2) EXPIRATION OF TERM.—

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

4           “(i) renew the housing partnership  
5 agreement;

6           “(ii) take ownership of the buildings;

7           or

8           “(iii) enter into a new agreement.

9           “(B) COVERING COSTS.—If taking owner-  
10 ship of buildings under subparagraph (A)(ii),  
11 the Secretary may require the owner whose  
12 term of ownership is expiring to cover costs as-  
13 sociated with preparing the building site for  
14 new or continued use.”;

15 (5) in section 101335—

16           (A) in subsection (a)—

17           (i) in paragraph (1)(A), by striking  
18 “50” and inserting “60”;

19           (ii) in paragraph (2)—

20           (I) by striking “procedures.” and  
21 inserting “procedures, unless—”; and

22           (II) by adding at the end the fol-  
23 lowing:

24           “(A) the lease is awarded to a nonprofit or  
25 government entity; or



1           “(B) the Secretary determines that it is in  
2           the public interest to use procedures other than  
3           competitive procedures in the particular lease  
4           concerned and notifies, in writing, the Com-  
5           mittee on Energy and Natural Resources of the  
6           Senate and the Committee on Natural Re-  
7           sources of the House of Representatives of such  
8           determination and the rationale for such deter-  
9           mination.”.

10                   (iii) in paragraph (3)(D), by inserting  
11                   “, affordability,” after “improve the qual-  
12                   ity”; and

13                   (B) in subsection (b)—

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

15                           and

16                           (ii) by inserting after paragraph (1)

17                           the following:

18                   “(2) TERMS AND CONDITIONS.—Any arrange-  
19                   ment made pursuant to this subsection shall contain  
20                   such terms and conditions as the Secretary considers  
21                   necessary or appropriate to protect the interests of  
22                   the United States and ensure that necessary quar-  
23                   ters are available to field employees.”; and

24                           (C) by redesignating paragraph (4) as  
25                           paragraph (3);

1           (6) by amending section 101338 to read as fol-  
2       lows:

3       “(a) EXEMPTION FROM LEASING REQUIREMENT.—  
4       The following provisions shall not apply to leases issued  
5       by the Secretary under this section:

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

7           “(2) Section 1302 of title 40.

8       “(b) PROCEEDS FROM LEASES.—The proceeds from  
9       any lease under sections 101335(a)(1) or 101337 of this  
10       title from which the Service directly collects the proceeds  
11       shall be retained by the Service and deposited in the spe-  
12       cial fund established for repair, maintenance, rehabilita-  
13       tion, and operations of quarters and associated infrastruc-  
14       ture.”; and

15           (7) in section 101340, by amending subsection  
16       (b) to read as follows:

17       “(b) ANNUAL BUDGET SUBMITTAL.—Each fiscal  
18       year, the President’s proposed budget to Congress shall  
19       include—

20           “(1) identification of non-construction funds to  
21       be spent for Service housing maintenance and oper-  
22       ations that are in addition to rental receipts col-  
23       lected;

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

1           “(3) the number of additional housing units  
2           needed within the National Park System;  
3           “(4) any barriers that have been identified to  
4           providing the needed housing; and  
5           “(5) any recommendations for changes to exist-  
6           ing authorities that would help to remove those bar-  
7           riers.”.