MANDATORY DISPOSAL OF BUREAU OF LAND MANAGEMENT LAND FOR HOUSING

- What does this proposal do?
  - Requires Bureau of Land Management (BLM) to identify lands to be sold. The agency must sell a minimum of 0.25% and a maximum of 0.50% of their estate for housing and associated community needs. This will increase the supply of housing and decrease housing costs for millions of American families.
- Why is it needed?
  - There is a nationwide shortage of approximately 4 million homes and a shortage of 7 million affordable homes. This extreme lack of supply and affordability, coupled with excessive federal land ownership in the West constrains economic growth and the opportunity for western communities to thrive. Unlocking federal land for housing will develop millions of single-family homes, resulting in greater housing supply and making housing more affordable.
- How does current policy prevent housing development?
  - The Federal government owns approximately 640 million acres of land in the United States, nearly a third of the country. The Bureau of Land Management (BLM) owns over 245 million acres. Current law effectively prevents any housing from being built on this land.
- Does this fulfill President Trump's agenda?
  - The American people elected President Trump with a historic mandate to spur economic growth and address the housing crisis. That's why he pledged to "open up portions of federal land for large-scale housing construction."
- Does this proposal sell National Parks or National Monuments?
  - No. The proposal excludes the sale of National Parks, National Monuments, National Recreation Areas, Wilderness areas, and nearly every other protected designation.
- So what sort of land are we actually talking about?
  - The Department of the Interior estimates that the BLM has about 1.2 million acres of land within 1 mile of a population center and another 800,000 acres within 1-5 miles of a population center. Much of this land may qualify for disposal.
- Once the land is sold, can it be used for anything?
  - No. The party who buys the land must use it for housing or community development needs.
- Some disposal laws in the past have invested in hunting, fishing, and recreational access. Does this one?
  - Yes. It provides a historic investment in hunting, fishing and recreational amenities and will cement President Trump as the Conservation President. The proposal does this by provides 10% of the proceeds from each sale to be used for hunting, fishing, and recreational amenities and addressing BLM's deferred maintenance backlog. The Congressional Budget Office estimates that this will generate approximately $600 million for hunting, fishing, and recreational amenities and addressing BLM's deferred maintenance backlog.
- Is this a massive sell-off of federal lands?

- o No. This proposal requires disposal of only 0.25%-0.50% of the BLM. It leaves the remaining 99.5% untouched.
- Does the federal government currently dispose of federal land?
  - o Yes. Under a variety of statutes, the BLM sells thousands of acres of federal land every year. In fact, even the Clinton Administration identified over 3 million acres as suitable for disposal.
- What types of lands will be prioritized for disposal?
  - o The proposal prioritizes lands that are nominated by States or units of local governments; are adjacent to existing developed areas; have access to existing infrastructure; are suitable for residential housing; reduce checkerboard land patterns; or are isolated tracts that are inefficient to manage.
- Where does the money from these sales go?
  - o The proposal requires receipts from sales to fund the BLM deferred maintenance backlog, states and municipalities, and the Treasury:
    - ▪ 5% which will go to the unit of local government where the parcel is sold for essential infrastructure directly supporting housing development or other associated community needs;
    - ▪ 10% which will go to deferred maintenance of BLM lands in the state where the lands are sold;
    - ▪ Any funds that States are owed under existing law.
    - ▪ The rest of the receipts go to the Treasury to reduce the deficit.
- Will this proposal upend existing land use practices?
  - o No. Land with valid existing rights or uses, like grazing permits, cannot be sold.
- Do States, counties and Tribes have a seat at the table?
  - o The proposal creates a process for interested parties, including States and units of local governments to nominate land for disposal to meet housing and community needs. It includes consultation with Governors, local governments, and Indian Tribes and allows States or units of local government to have a right of first refusal to purchase land.
- Will this impact hunting and fishing opportunities on federal lands?
  - o No. This proposal leaves 99.5% of BLM land untouched and prioritizes disposal of lands that are suitable for development. All of the land to be disposed of will be within 5 miles of a population center.
- Does this proposal require careful analysis and a thorough process?
  - o Yes. There is an extensive process for interested parties like States and local governments to nominate land for disposal to meet housing and community needs. This process includes consultation with Governors and Indian Tribes and preserves environmental and cultural reviews.
- Will this proposal reduce the deficit?
  - o Yes. CBO estimates that this would proposal generate approximately $6 billion in the 2025-2034 period. The proposal requires the land to be sold for fair market value which will produce revenue.