

## A Bill Establishing Rural High-Speed Rail and Community Development Zones

BE IT ENACTED BY THE CONGRESS HERE ASSEMBLED THAT:

**SECTION 1.** The United States shall construct and maintain a high-speed rail system connecting rural regions to major metropolitan areas and establish development zones surrounding rail stations to improve housing access and quality, increase access to essential services, and renew rural infrastructure.

**SECTION 2.** “High-speed rail system” refers to passenger rail infrastructure with sustained speeds of at least 155 miles per hour. “Rural regions” refers to counties outside Metropolitan Statistical Areas, as defined by the U.S. Census Bureau. “Urban development zone” refers to the 10-mile radius surrounding any newly constructed high-speed rail station, designated for mixed-use commercial, residential, and community infrastructure.

**SECTION 3.** The Department of Housing and Urban Development (HUD) shall administer and enforce this legislation in coordination with the Department of Transportation (DOT).

A. HUD shall approve rail routes and designate surrounding urban development zones.

B. DOT shall construct rail lines, stations, and operating systems according to HUD-approved plans.

C. HUD shall oversee zoning adjustments and community development projects within designated zones.

D. HUD and DOT shall submit proposed routes and development zones to Congress within two years of enactment, with construction beginning the following fiscal year.

**SECTION 4.** Funding for this legislation shall total \$2 trillion, allocated as follows:

A. \$1 trillion for high-speed rail planning, construction, and related transportation infrastructure.

B. \$1 trillion for mixed-use urban development surrounding rail stations, including commercial areas, housing capacity, local transit links, and community services.

**SECTION 5.** This legislation will take effect in FY 2027. All laws in conflict with this legislation are hereby declared null and void.