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(Original Signature of Member)

114TH CONGRESS  
1ST SESSION

**H. R.** \_\_\_\_\_

To transform neighborhoods of extreme poverty by reforming the public housing demolition and disposition rules to require one-for-one replacement and tenant protections, and to provide public housing agencies with additional resources and flexibility to preserve public housing units, and for other purposes.

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IN THE HOUSE OF REPRESENTATIVES

Ms. MAXINE WATERS of California introduced the following bill; which was referred to the Committee on \_\_\_\_\_

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**A BILL**

To transform neighborhoods of extreme poverty by reforming the public housing demolition and disposition rules to require one-for-one replacement and tenant protections, and to provide public housing agencies with additional resources and flexibility to preserve public housing units, 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,*

1 **SECTION 1. SHORT TITLE AND TABLE OF CONTENTS.**

2 (a) **SHORT TITLE.**—This Act may be cited as the  
3 “Public Housing Tenant Protection and Reinvestment Act  
4 of 2015”.

5 (b) **TABLE OF CONTENTS.**—The table of contents for  
6 this Act is as follows:

- Sec. 1. Short title and table of contents.
- Sec. 2. Findings and purposes.

TITLE I—PUBLIC HOUSING ONE-FOR-ONE REPLACEMENT AND  
TENANT PROTECTION

- Sec. 101. Short title.
- Sec. 102. Demolition and disposition of public housing.
- Sec. 103. Authority to convert public housing to vouchers.
- Sec. 104. Required conversion of distressed public housing to tenant-based assistance.
- Sec. 105. Limitation of public housing dwelling units.
- Sec. 106. Regulations.

TITLE II—PUBLIC HOUSING PRESERVATION AND  
REHABILITATION

- Sec. 201. Short title.
- Sec. 202. Authorizations of appropriations for Capital and Operating Funds.
- Sec. 203. Leveraging of other assistance.
- Sec. 204. Capital Fund flexibility.

TITLE III—CHOICE NEIGHBORHOODS INITIATIVE

- Sec. 301. Short title.
- Sec. 302. Grant authority.
- Sec. 303. Eligible entities.
- Sec. 304. Eligible neighborhoods.
- Sec. 305. Authorized activities.
- Sec. 306. Submission and selection of transformation plans.
- Sec. 307. Right of residents to return; relocation.
- Sec. 308. One-for-One replacement of public and assisted housing dwelling units.
- Sec. 309. Other program requirements.
- Sec. 310. Demolition and disposition.
- Sec. 311. Phase-specific underwriting.
- Sec. 312. Administration by other entities.
- Sec. 313. Withdrawal of funding.
- Sec. 314. Annual report; public availability of grant information.
- Sec. 315. Definitions.
- Sec. 316. Funding.
- Sec. 317. Regulations.

TITLE IV—PILOT PROGRAM TO TRAIN PUBLIC HOUSING  
RESIDENTS TO PROVIDE HOME-BASED HEALTH SERVICES

Sec. 401. Short title.

Sec. 402. Pilot grant program to train public housing residents to provide covered home-based health services.

**1 SEC. 2. FINDINGS AND PURPOSES.**

2 (a) FINDINGS.—The Congress finds that—

3 (1) public housing is a critical public asset that  
4 has served an important role on the continuum of  
5 affordable housing since the 1930s, and is integral  
6 to our Nation’s social safety net, providing housing  
7 for 1.2 million families;

8 (2) the public housing program serves a popu-  
9 lation of “hard-to- house” people who face chal-  
10 lenges that often make it impossible for them to ob-  
11 tain adequate and affordable housing in the private  
12 market;

13 (3) public housing has been plagued by chronic  
14 underfunding, resulting in a backlog of capital needs  
15 of over \$26 billion, a large amount of severely dis-  
16 tressed public housing concentrated in neighbor-  
17 hoods of extreme poverty, and resident families fac-  
18 ing deteriorating living conditions;

19 (4) as a result of this disinvestment, the pro-  
20 gram has lost thousands of units due to demolition  
21 and disposition as well as due to previous revitaliza-  
22 tion programs’ failure to require one-for-one replace-

1       ment, and many more units are at risk of being lost;  
2       and

3           (5) a holistic approach is now needed to fully  
4       support the revitalization of public housing, includ-  
5       ing efforts to stop the loss of public housing units  
6       through full-funding, one-for-one replacement of  
7       units and robust tenant protections during the revi-  
8       talization process, and the creation of the financial  
9       tools necessary to transform neighborhoods of ex-  
10      treme poverty into communities that will improve  
11      the quality of life of current and future residents.

12      (b) PURPOSES.—The purposes of this Act are—

13           (1) to transform neighborhoods of extreme pov-  
14      erty by revitalizing severely distressed public housing  
15      while improving access to economic opportunities  
16      and investing and leveraging investments in sup-  
17      portive services, education programs, public assets,  
18      public transportation, and improved access to jobs;

19           (2) to require the one-for-one replacement of  
20      public and assisted housing dwelling units that are  
21      demolished or disposed of;

22           (3) to provide for increased tenant protections  
23      through the revitalization process;

24           (4) to ensure that current residents benefit  
25      from transformation by preserving affordable hous-

1 ing in the neighborhood and, to the maximum extent  
2 possible, providing residents the choice to stay in  
3 their communities or move to affordable housing in  
4 another neighborhood of opportunity;

5 (5) to protect public housing as a critical public  
6 asset;

7 (6) to restore robust funding for the public  
8 housing program; and

9 (7) to support public housing residents through  
10 job training to provide for increased earnings and  
11 positive life outcomes.

12 **TITLE I—PUBLIC HOUSING ONE-**  
13 **FOR-ONE REPLACEMENT AND**  
14 **TENANT PROTECTION**

15 **SEC. 101. SHORT TITLE.**

16 This title may be cited as the “Public Housing One-  
17 for-One Replacement and Tenant Protection Act of  
18 2015”.

19 **SEC. 102. DEMOLITION AND DISPOSITION OF PUBLIC HOUS-**  
20 **ING.**

21 (a) AMENDMENTS TO SECTION 18.—Section 18 of  
22 the United States Housing Act of 1937 (42 U.S.C. 1437p)  
23 is amended—

24 (1) by redesignating subsections (a) through (h)  
25 as subsections (b) through (i), respectively;

1           (2) by inserting before subsection (b) (as so re-  
2           designated by paragraph (1) of this subsection) the  
3           following new subsection:

4           “(a) **APPLICABILITY.**—Notwithstanding any other  
5           provision of law, this section shall apply to—

6           “(1) demolition, disposition, or demolition or  
7           disposition or both pursuant to conversion under  
8           section 22 or 33 of any public housing unit; and

9           “(2) the taking of public housing units, directly  
10          or indirectly, through the use of eminent domain.”;

11          (3) in subsection (b) (as so redesignated by  
12          paragraph (1) of this subsection)—

13                 (A) in the matter preceding paragraph

14                 (1)—

15                         (i) by striking “subsection (b)” and  
16                         inserting “subsection (c)”; and

17                         (ii) by striking “if the public housing  
18                         agency certifies” and inserting “only if the  
19                         Secretary determines that”;

20                 (B) in paragraph (2)(A)(ii), by striking  
21                 “low-income housing” and inserting “housing  
22                 for low-income, very-low income, and extremely  
23                 low-income families consistent with the needs  
24                 identified pursuant to section 5A(d)(1) in the  
25                 public housing agency plan for the agency and

1 with targeting requirements under section 16(a)  
2 for public housing”;

3 (C) by striking paragraph (4);

4 (D) in paragraph (5)(B)(ii), by striking  
5 “and” at the end;

6 (E) in paragraph (6), by striking “sub-  
7 section (c)” and inserting “subsection (d)”;

8 (F) by redesignating paragraphs (5) and  
9 (6) as paragraphs (4) and (5), respectively; and

10 (G) by inserting after paragraph (5) (as so  
11 redesignated) the following new paragraph:

12 “(6) that the public housing agency has ob-  
13 tained from each resident information pursuant to  
14 subsection (f)(3)(B) and has established a replace-  
15 ment housing preference for each such resident.”;

16 (4) in subsection (c) (as so redesignated by  
17 paragraph (1) of this subsection)—

18 (A) in the matter preceding paragraph (1),  
19 by striking “subsection (a)” and inserting “sub-  
20 section (b)”;

21 (B) in paragraph (1), by striking “or” at  
22 the end;

23 (C) in paragraph (2)(C), by striking the  
24 period at the end and inserting a semicolon;  
25 and

1 (D) by adding at the end the following new  
2 paragraphs:

3 “(3) the application does not provide for the ac-  
4 tive involvement and participation of, and consulta-  
5 tion with, residents, resident advisory boards, and  
6 resident councils of the public housing development  
7 that is subject to the application during the planning  
8 and implementation of the plan for demolition, relo-  
9 cation, and replacement of the units;

10 “(4) the proposed relocation, demolition, dis-  
11 position, demolition or disposition or both pursuant  
12 to conversion under section 22 or 33, or the provi-  
13 sion of replacement housing will not be carried out  
14 in a manner that affirmatively furthers fair housing,  
15 as described in section 808(e) of the Civil Rights Act  
16 of 1968 (42 U.S.C. 3608(e)), or that the measures  
17 proposed by the public housing agency to mitigate  
18 potential adverse impacts of the proposed relocation,  
19 demolition, disposition, demolition or disposition or  
20 both pursuant to conversion under section 22 or 33,  
21 or the provision of replacement housing on persons  
22 protected by section 804 of the Civil Rights Act of  
23 1968 (42 U.S.C. 3604), are clearly insufficient or  
24 inappropriate; or

1           “(5) the proposed plan for relocation, demoli-  
2           tion, disposition, demolition or disposition or both  
3           subsequent to conversion pursuant to section 22 or  
4           33, or the provision of replacement housing does  
5           not—

6                   “(A) comply with the requirements of sub-  
7                   section (e) of this section;

8                   “(B) include such certifications as the Sec-  
9                   retary shall require of compliance with the re-  
10                  quirements of subsection (f)(3); or

11                  “(C) include a relocation plan that meets  
12                  the requirements of subsection (h)(2).”;

13           (5) by striking subsection (e) (as so redesign-  
14           nated by paragraph (1) of this subsection) and in-  
15           serting the following new subsection:

16           “(e) REPLACEMENT UNITS.—

17                   “(1) REQUIREMENT TO REPLACE OR MAINTAIN  
18                   EACH UNIT.—

19                   “(A) REPLACEMENT.—Except for demoli-  
20                   tion pursuant to subsection (g) or as provided  
21                   in paragraph (2) of this subsection, each public  
22                   housing dwelling unit that undergoes demoli-  
23                   tion, disposition, or demolition or disposition or  
24                   both pursuant to conversion under section 22 or  
25                   33, or that is the subject of a taking, directly

1 or indirectly, through the use of eminent do-  
2 main, after the date of the enactment of the  
3 Public Housing Tenant Protection and Rein-  
4 vestment Act of 2015, shall be replaced with a  
5 newly constructed, rehabilitated, acquired, or  
6 converted rental unit that complies with all of  
7 the requirements of this subsection.

8 “(B) REQUIREMENTS APPLICABLE TO RE-  
9 PLACEMENT UNITS.—Such replacement or con-  
10 verted units shall be subject to the same re-  
11 quirements regarding eligibility for occupancy  
12 (including income eligibility), tenant contribu-  
13 tion toward rent (including tenant authority to  
14 select rental payment determination method),  
15 eviction protections and procedures, and afford-  
16 ability restrictions that are applicable to public  
17 housing dwelling units. Such requirements shall  
18 not terminate unless units are replaced with a  
19 comparable number of units that are subject to  
20 the same requirements.

21 “(C) TENANT PROTECTION VOUCHERS TO  
22 REPLACE DEMOLISHED, DISPOSED OF, OR CON-  
23 VERTED UNITS ON 1-FOR-1 BASIS.—Subject  
24 only to the availability of amounts provided in  
25 appropriation Acts, the Secretary shall provide

1 replacement vouchers for rental assistance  
2 under section 8 for all dwelling units in projects  
3 that are demolished or disposed of pursuant to  
4 this section or converted pursuant to section 22  
5 or 33.

6 “(D) INAPPLICABILITY OF CERTAIN  
7 PROJECT-BASED VOUCHER REQUIREMENTS.—  
8 Subparagraphs (B) and (D) of section 8(o)(13)  
9 of the United States Housing Act of 1936 (re-  
10 lating to percentage limitation and income mix-  
11 ing requirement of project-based assistance)  
12 shall not apply with respect to vouchers used to  
13 comply with the requirements of this para-  
14 graph.

15 “(2) WAIVER.—The requirement under para-  
16 graph (1) may be waived by the Secretary with re-  
17 spect to up to 10 percent of the total number of  
18 public housing units owned by a public housing  
19 agency in any 10-year period, if—

20 “(A) a judgment, consent decree, or other  
21 order of a court limits the ability of the appli-  
22 cant to comply with such requirements; or

23 “(B) the public housing agency dem-  
24 onstrates that there is an excess supply of af-  
25 fordable rental housing in areas of low poverty

1 and provides data showing that, in the area  
2 surrounding the project or projects in which  
3 such units are located—

4 “(i) at least 90 percent of vouchers  
5 issued under section 8(o) of the United  
6 States Housing Act of 1937 over the last  
7 24 months to comparable families were  
8 successfully used to lease a dwelling unit  
9 within 120 days of issuance or, if a suffi-  
10 cient number of comparable families have  
11 not received vouchers, an alternative meas-  
12 ure, as the Secretary shall design, is met;

13 “(ii) existing voucher holders are  
14 widely dispersed geographically in areas of  
15 low poverty with access to public transpor-  
16 tation, education, and other amenities, as  
17 determined by the Secretary, among the  
18 available private rental housing stock; and

19 “(iii) the applicant provides a market  
20 analysis demonstrating that—

21 “(I) there is a relatively high va-  
22 cancy rate among units that would  
23 meet or exceed housing quality stand-  
24 ards, as determined by the Secretary,  
25 within the market area with rent and

1 utility costs not exceeding the applica-  
2 ble payment standard under section  
3 8(o) of the United States Housing Act  
4 of 1937 (42 U.S.C. 1437f(o)); and

5 “(II) such high vacancy rate  
6 within the market area is expected to  
7 continue for the next 5 years or  
8 longer.

9 “(3) CONTINUATION OF USE RESTRICTIONS.—

10 In the event of a foreclosure or bankruptcy of an  
11 owner of such a property, notwithstanding any other  
12 provision of State or Federal law, such property  
13 shall remain subject to the requirements of any  
14 project-based rental assistance contract in existence  
15 at the time of the foreclosure or bankruptcy, the  
16 lease between the prior owner and tenants assisted  
17 under such contract, and any use agreement in ef-  
18 fect immediately before the foreclosure or bank-  
19 ruptcy filing, and a successor in interest in such  
20 property shall assume such contract, extensions,  
21 leases, and use agreement obligations, provided that  
22 the Secretary may modify this requirement if the  
23 Secretary determines that the converted units are  
24 not physically viable.

1           “(4) OTHER REQUIREMENTS.—Admission to,  
2           administration of, and eviction from replacement  
3           housing units that are not public housing dwelling  
4           units shall be subject to the following provisions to  
5           the same extent as public housing dwelling units:

6                   “(A) Section 578 of the Quality Housing  
7                   and Work Responsibility Act of 1998 (42  
8                   U.S.C. 13663; relating to ineligibility of dan-  
9                   gerous sex offenders).

10                   “(B) Section 16(f) of the United States  
11                   Housing Act of 1937 (42 U.S.C. 1437n(f); re-  
12                   lating to ineligibility of certain drug offenders).

13                   “(C) Sections 20 and 21 of the United  
14                   States Housing Act of 1937 (42 U.S.C. 1437r,  
15                   1437s; relating to resident management).

16                   “(D) Section 25 of the United States  
17                   Housing Act of 1937 (42 U.S.C. 1437w; relat-  
18                   ing to transfer of management at request of  
19                   residents).

20                   “(E) Section 6(k) of the United States  
21                   Housing Act of 1937 (42 U.S.C. 1437d(k); re-  
22                   lating to administrative grievance procedure).

23                   “(F) Section 6(f) of the United States  
24                   Housing Act of 1937 (42 U.S.C. 1437d(f); re-  
25                   lating to housing quality requirements).

1           “(G) Part 964 of title 24, Code of Federal  
2 regulations (relating to tenant participation and  
3 opportunities).

4           “(5) RETENTION OF RIGHTS.—Tenants occu-  
5 pying a replacement housing unit shall have all  
6 rights provided to tenants of public housing under  
7 this Act.

8           “(6) SIZE.—

9           “(A) IN GENERAL.—Replacement units  
10 shall be of comparable size, unless a market  
11 analysis shows a need for other sized units, in  
12 which case such need shall be addressed.

13           “(B) BEDROOMS.—The number of bed-  
14 rooms within each replacement unit shall be  
15 sufficient to serve families displaced as a result  
16 of the demolition or disposition.

17           “(7) LOCATION ON SITE AND IN NEIGHBOR-  
18 HOOD.—

19           “(A) ON-SITE REQUIREMENT RELATING TO  
20 DEMOLITION.—Subject to subparagraph (B), at  
21 least one-third of all replacement units for pub-  
22 lic housing units demolished shall be public  
23 housing units constructed on the original public  
24 housing location, unless the Secretary deter-  
25 mines that—

1           “(i) construction on such location  
2           would result in the violation of a consent  
3           decree; or

4           “(ii) the land on which the public  
5           housing is located is environmentally un-  
6           safe or geologically unstable.

7           “(B) TENANT CHOICE.—A public housing  
8           agency shall ensure that, in providing replace-  
9           ment units pursuant to paragraph (1), suffi-  
10          cient units are provided on the original location  
11          of any public housing demolished or in the same  
12          neighborhood of the public housing dwelling  
13          units being replaced to accommodate all tenants  
14          residing in the units demolished or disposed of  
15          at the time of such demolition or disposition  
16          who elect to remain in such location or neigh-  
17          borhood.”;

18          (6) in subsection (f) (as so redesignated by  
19          paragraph (1) of this subsection)—

20                 (A) by striking the subsection designation  
21                 and all that follow through “Nothing” and in-  
22                 serting the following:

23          “(f) TREATMENT OF OCCUPANCY.—

24                 “(1) CONSOLIDATION OF OCCUPANCY WITHIN  
25                 OR AMONG BUILDINGS.—Nothing”;

1 (B) by inserting before the period at the  
2 end the following: “, except that, a public hous-  
3 ing agency submitting an application for demo-  
4 lition or disposition pursuant to this section  
5 may not consolidate any units during the period  
6 that begins upon submission of such application  
7 and ends upon approval of the application by  
8 the Secretary, except in cases of an imminent  
9 and substantial threat to health or safety”; and

10 (C) by adding at the end the following new  
11 paragraphs:

12 “(2) DETERMINATION OF OCCUPANCY.—For  
13 purposes of this subsection, the number of public  
14 housing residents residing in a development shall be  
15 determined as of the date the initial public housing  
16 agency plan or a proposed amendment thereto indi-  
17 cating an intent to apply for a demolition application  
18 pursuant to subsection (b) of this section is or  
19 should have been presented to the resident advisory  
20 board for consideration, or in the case of a demoli-  
21 tion application due to a natural disaster, on the  
22 date of the natural disaster.

23 “(3) RESIDENT PREFERENCES.—A public hous-  
24 ing agency shall, not later than 90 days before sub-  
25 mitting an application to the Secretary for demoli-

1       tion, disposition, or demolition or disposition or both  
2       pursuant to conversion under section 22 or 33—

3               “(A) meet with and inform in writing all  
4       residents who occupied a public housing unit on  
5       the date determined in accordance with para-  
6       graph (2) of this subsection of—

7               “(i) the public housing agency’s intent  
8       to submit an application for demolition,  
9       disposition, or both;

10              “(ii) their right to return and reloca-  
11       tion housing options; and

12              “(iii) all planned replacement housing  
13       units; and

14              “(B) solicit from each resident information  
15       regarding the resident’s desire to return to the  
16       replacement housing units constructed upon the  
17       original public housing location or in the same  
18       neighborhood, interest in moving to other neigh-  
19       borhoods or communities, or interest in retain-  
20       ing a voucher for rental assistance.”; and

21       (7) by striking subsection (h) (as so redesign-  
22       nated by paragraph (1) of this subsection) and in-  
23       serting the following new subsection:

24       “(h) RELOCATION, NOTICE, APPLICATION FOR  
25       VOUCHERS, AND DATA.—In the case of all relocation ac-

1 tivities resulting from, or that will result from, demolition,  
2 disposition, or demolition or disposition or both pursuant  
3 to conversion under section 22 or 33 of this Act, of public  
4 housing dwelling units:

5           “(1) UNIFORM RELOCATION AND REAL PROP-  
6           ERTY ACQUISITION ACT.—The Uniform Relocation  
7           and Real Property Acquisition Policies Act of 1970  
8           (42 U.S.C. 4601 et seq.) shall apply. To the extent  
9           the provisions of this subsection and such Act con-  
10          flict, the provisions that provide greater protection  
11          to residents displaced by the demolition, disposition,  
12          or demolition and disposition, shall apply.

13          “(2) RELOCATION PLAN.—The public housing  
14          agency shall submit to the Secretary, together with  
15          the application for demolition or disposition, a relo-  
16          cation plan providing for the relocation of residents  
17          occupying the public housing for which the demoli-  
18          tion or disposition application is proposed, which  
19          shall include—

20                 “(A) a statement of the estimated number  
21                 of vouchers for rental assistance under section  
22                 8 that will be needed for such relocation;

23                 “(B) identification of the location of the  
24                 replacement dwelling units that will be made  
25                 available for permanent occupancy; and

1           “(C) a statement of whether any tem-  
2           porary, off-site relocation of any residents is  
3           necessary and a description of the plans for  
4           such relocation.

5           “(3) NOTICE UPON APPROVAL OF APPLICA-  
6           TION.—Within a reasonable time after notice to the  
7           public housing agency of the approval of an applica-  
8           tion for demolition or disposition, the public housing  
9           agency shall provide notice in writing, in plain and  
10          non-technical language, to the residents of the public  
11          housing subject to the approved application that—

12                 “(A) states that the application has been  
13                 approved;

14                 “(B) describes the process involved to relo-  
15                 cate the residents, including a statement that  
16                 the residents may not be relocated until the  
17                 conditions set forth in paragraph (10) have  
18                 been met;

19                 “(C) provides information regarding relo-  
20                 cation options;

21                 “(D) advises residents of the availability of  
22                 relocation counseling as required in paragraph  
23                 (8); and

24                 “(E) provides information on the location  
25                 of tenant-based vouchers issued by the agency.

1           “(4) NOTICE BEFORE RELOCATION.—Except in  
2 cases of a substantial and imminent threat to health  
3 or safety, not later than 90 days before the date on  
4 which residents will be relocated, the public housing  
5 agency shall provide notice in writing, in plain and  
6 non-technical language, to each family residing in a  
7 public housing project that is subject to an approved  
8 demolition or disposition application, and in accord-  
9 ance with such guidelines as the Secretary may issue  
10 governing such notifications, that—

11                   “(A) the public housing project will be de-  
12 molished or disposed of;

13                   “(B) the demolition of the building in  
14 which the family resides will not commence  
15 until each resident of the building is relocated;  
16 and

17                   “(C) if temporary, off-site relocation is  
18 necessary, each family displaced by such action  
19 shall be offered comparable housing—

20                           “(i) that meets housing quality stand-  
21 ards;

22                           “(ii) that is located in an area that is  
23 generally not less desirable than the loca-  
24 tion of the displaced family’s housing,  
25 which shall include at least one unit lo-

1 cated in an area of low-poverty and one  
2 unit located within the neighborhood of the  
3 original public housing site;

4 “(iii) that is identified and available  
5 to the family; and

6 “(iv) which shall include—

7 “(I) tenant-based assistance, ex-  
8 cept that the requirement under this  
9 subparagraph regarding offering of  
10 comparable housing shall be fulfilled  
11 by use of tenant-based assistance only  
12 upon the relocation of the family into  
13 such housing;

14 “(II) project-based assistance;

15 “(III) occupancy in a unit oper-  
16 ated or assisted by the public housing  
17 agency at a rental rate paid by the  
18 family that is comparable to the rent-  
19 al rate applicable to the unit from  
20 which the family is relocated; and

21 “(IV) other comparable housing.

22 “(5) SEARCH PERIOD.—Notwithstanding any  
23 other provision of law, in the case of a household  
24 that is provided tenant-based assistance for reloca-  
25 tion of the household under this section, the period

1 during which the household may lease a dwelling  
2 unit using such assistance shall not be shorter in du-  
3 ration than the 150-day period that begins at the  
4 time a comparable replacement unit is made avail-  
5 able to the family. If the household is unable to lease  
6 a dwelling unit using such assistance during such  
7 period, the public housing agency shall extend the  
8 period during which the household may lease a  
9 dwelling unit using such assistance, or at the ten-  
10 ant's request, shall provide the tenant with the next  
11 available comparable public housing unit or com-  
12 parable housing unit for which project-based assist-  
13 ance is provided.

14 “(6) PAYMENT OF RELOCATION EXPENSES.—  
15 The public housing agency shall provide for the pay-  
16 ment of the actual and reasonable relocation ex-  
17 penses, including security deposits, of each resident  
18 to be displaced and any other relocation expenses as  
19 are required by the Uniform Relocation Assistance  
20 and Real Property Acquisition Policies Act of 1970.

21 “(7) COMPARABLE HOUSING.—The public hous-  
22 ing agency shall ensure that each displaced resident  
23 is offered comparable housing in accordance with the  
24 notice under paragraph (4).

1           “(8) COMPREHENSIVE RELOCATION COUN-  
2           SELING.—The public housing agency shall provide  
3           all advisory programs and services as required by  
4           the Uniform Relocation Assistance and Real Prop-  
5           erty Acquisition Policies Act of 1970 and counseling  
6           for residents who are displaced that shall fully in-  
7           form residents to be displaced of all relocation op-  
8           tions, which may include relocating to housing in a  
9           neighborhood with a lower concentration of poverty  
10          than their current residence, a neighborhood where  
11          relocation will not increase racial segregation, or re-  
12          maining in the current neighborhood. Such coun-  
13          seling shall also include providing school options for  
14          children and comprehensive housing search assist-  
15          ance for household that receive a voucher for tenant-  
16          based assistance.

17          “(9) TIMING OF DEMOLITION OR DISPOSI-  
18          TION.—The public housing agency shall not com-  
19          mence demolition or complete disposition of a build-  
20          ing subject to the approved application until all resi-  
21          dents residing in the building are relocated.

22          “(10) AFFIRMATIVE FURTHERANCE OF FAIR  
23          HOUSING.—The public housing agency shall have ob-  
24          tained data regarding, and analyzed the potential  
25          impact of, the proposed demolition or disposition

1 and relocation on persons protected by section 804  
2 of the Civil Rights Act of 1968 (42 U.S.C. 3604),  
3 including the tenants residing in the public housing  
4 project, occupants of the surrounding neighborhood,  
5 and neighborhoods into which project tenants are  
6 likely to be relocated, and persons on the agency's  
7 waiting list, has described in the application for  
8 demolition or disposition actions that the public  
9 housing agency has taken or will take to mitigate  
10 those adverse impacts, and has certified in the pub-  
11 lic housing agency plan for the agency, with sup-  
12 porting information, that the proposed demolition or  
13 disposition, relocation, or replacement housing will  
14 be carried out in a manner that affirmatively fur-  
15 thers fair housing, as described in section 808(e) of  
16 the Civil Rights Act of 1968 (42 U.S.C. 3608(e)).

17 “(11) TIMING OF RELOCATION.—The public  
18 housing agency shall not commence relocation prior  
19 to approval by the Secretary of the application for  
20 demolition or disposition, except in the case of a  
21 substantial and imminent threat to health or safety.

22 “(12) APPLICATION FOR VOUCHERS.—The pub-  
23 lic housing agency shall submit to the Secretary an  
24 application for vouchers consistent with the obliga-  
25 tions in subsection (e) (relating to replacement

1 units) and the relocation obligations of this sub-  
2 section at the same time that the agency submits the  
3 application for demolition or disposition.”;

4 (8) in subsection (i) (as so redesignated by  
5 paragraph (1) of this subsection), by striking “may”  
6 and inserting “shall”; and

7 (9) by adding at the end the following new sub-  
8 sections:

9 “(j) RIGHT OF RETURN.—

10 “(1) RIGHT.—Any person who, on the date de-  
11 termined in accordance with subsection (f)(2), occu-  
12 pies a public housing unit that is the subject of an  
13 application for demolition, disposition, or demolition  
14 or disposition or both subsequent to conversion pur-  
15 suant to section 22 or 33, and whose tenancy or  
16 right of occupancy has not been validly terminated  
17 pursuant to section 6 or 8(o), shall be eligible to oc-  
18 cupy a replacement federally assisted housing unit  
19 or voucher.

20 “(2) REQUIREMENT TO ALLOW RETURN.—A  
21 public housing agency or any other manager of re-  
22 placement housing units shall not, through the appli-  
23 cation of any additional eligibility, screening, occu-  
24 pancy, or other policy or practice, prevent any per-  
25 son otherwise eligible under paragraph (1) from oc-



1 (1) in subsection (b), by striking paragraph (3);

2 (2) by adding at the end the following new sub-  
3 section:

4 “(g) ADMINISTRATION.—

5 “(1) IN GENERAL.—The Secretary may require  
6 a public housing agency to provide to the Secretary  
7 or to public housing residents such information as  
8 the Secretary considers to be necessary for the ad-  
9 ministration of this section.

10 “(2) APPLICABILITY OF SECTION 18.—Section  
11 18 shall apply to the subsequent demolition or dis-  
12 position of public housing dwelling units removed  
13 from the inventory of the public housing agency pur-  
14 suant to this section.”; and

15 (3) in subsection (d)(5), by striking “section  
16 18(a)(5)” and inserting “section 18(b)(5)”.

17 **SEC. 104. REQUIRED CONVERSION OF DISTRESSED PUBLIC**  
18 **HOUSING TO TENANT-BASED ASSISTANCE.**

19 Section 33(h)(2) of the United States Housing Act  
20 of 1937 (42 U.S.C. 1437z–5(h)(2)) is amended by striking  
21 “shall not apply to the demolition of public housing  
22 projects” and inserting “shall apply to the subsequent  
23 demolition or disposition of public housing dwelling units”.

1 **SEC. 105. LIMITATION OF PUBLIC HOUSING DWELLING**  
2 **UNITS.**

3 Notwithstanding any other provision of law, section  
4 85.31 of the regulations of the Secretary of Housing and  
5 Urban Development (24 C.F.R. 85.31) and any regula-  
6 tions implementing subpart B of part 970 of the Sec-  
7 retary's proposed regulations published in the Federal  
8 Register on October 16, 2014 (79 Fed. Reg. 62250; Dock-  
9 et No. FR-5399-P-01) or any substantially similar regu-  
10 lations shall not apply to real property that includes any  
11 dwelling units in public housing.

12 **SEC. 106. REGULATIONS.**

13 Not later than the expiration of the 120-day period  
14 beginning on the date of the enactment of this Act, the  
15 Secretary of Housing and Urban Development shall issue  
16 regulations to carry out this title and the amendments  
17 made by this title.

18 **TITLE II—PUBLIC HOUSING**  
19 **PRESERVATION AND REHA-**  
20 **BILITATION**

21 **SEC. 201. SHORT TITLE.**

22 This title may be cited as the “Public Housing Pres-  
23 ervation and Rehabilitation Act of 2015”.

1 **SEC. 202. AUTHORIZATIONS OF APPROPRIATIONS FOR CAP-**  
2 **ITAL AND OPERATING FUNDS.**

3 Paragraph (2) of section 9(c) of the United States  
4 Housing Act of 1937 (42 U.S.C. 1437g(c)(2)) is amended  
5 to read as follows:

6 “(2) FUNDING.—There is authorized to be ap-  
7 propriated for assistance under this section for pub-  
8 lic housing agencies the following amounts:

9 “(A) CAPITAL FUND.—For each of fiscal  
10 years 2016 through 2025, for allocations of as-  
11 sistance from the Capital Fund—

12 “(i) such sums as may be necessary to  
13 fully fund for each such year the estimated  
14 need of public housing agencies for assist-  
15 ance from such Fund; and

16 “(ii) \$5,000,000,000 for each such  
17 year for addressing backlogged need for as-  
18 sistance from such Fund.

19 “(B) OPERATING FUND.—For each of fis-  
20 cal years 2016 through 2025, for allocations of  
21 assistance from the Operating Fund, such sums  
22 as may be necessary to fully fund for each such  
23 year the estimated need of public housing agen-  
24 cies for assistance from such Fund.”.

1 **SEC. 203. LEVERAGING OF OTHER ASSISTANCE.**

2 (a) CAPITAL FUND LOAN GUARANTEES.—Subsection  
3 (d) of section 9 of the United States Housing Act of 1937  
4 (42 U.S.C. 1437g(d)) is amended by adding at the end  
5 the following new paragraph:

6 “(4) LOAN GUARANTEES.—

7 “(A) AUTHORITY.—The Secretary may,  
8 upon such terms and conditions as the Sec-  
9 retary may prescribe, guarantee and make com-  
10 mitments to guarantee notes or other obliga-  
11 tions issued by public housing agencies for the  
12 purposes of financing—

13 “(i) the rehabilitation of public hous-  
14 ing owned by the agency;

15 “(ii) the modernization, through en-  
16 ergy efficiency improvements, of public  
17 housing units owned by the agency; or

18 “(iii) the construction, rehabilitation,  
19 purchase, or conversion of units to replace  
20 public housing units that are demolished or  
21 disposed of pursuant to section 18 or con-  
22 verted pursuant to section 22 or 33.

23 “(B) TERMS.—Notes or other obligations  
24 guaranteed pursuant to this paragraph shall be  
25 in such form and denominations, have such ma-  
26 turities, and be subject to such conditions as

1           may be prescribed by regulations issued by the  
2           Secretary. The term of such loan guarantee  
3           shall not exceed 20 years.

4           “(C) LIMITATION ON PERCENTAGE.—A  
5           guarantee made pursuant to this paragraph  
6           shall guarantee repayment of 95 percent of the  
7           unpaid principal and interest due on the notes  
8           or other obligations guaranteed.

9           “(D) USE OF CAPITAL AND OPERATING  
10          FUNDS.—Funds allocated to an issuer pursuant  
11          to this subsection or subsection (e) may be used  
12          for payment of principal and interest due (in-  
13          cluding such servicing, underwriting, or other  
14          costs as may be specified in regulations of the  
15          Secretary) on notes or other obligations guaran-  
16          teed pursuant to this paragraph.

17          “(E) REPAYMENT.—

18                 “(i) CONTRACT; PLEDGE.—To ensure  
19                 the repayment of notes or other obligations  
20                 guaranteed under this paragraph and  
21                 charges incurred under this paragraph and  
22                 as a condition for receiving such guaran-  
23                 tees, the Secretary shall require the issuer  
24                 of any such note or obligation to—

1                   “(I) enter into a contract, in a  
2                   form acceptable to the Secretary, for  
3                   repayment of notes or other obliga-  
4                   tions so guaranteed; and

5                   “(II) pledge any grant or alloca-  
6                   tion for which the issuer is or may be-  
7                   come eligible under this subsection or  
8                   subsection (e) for the repayment of  
9                   notes or other obligations so guaran-  
10                  teed.

11                  “(ii) CREDITING OF GRANTS.—The  
12                  Secretary may, notwithstanding any other  
13                  provision of this Act, apply grants pledged  
14                  pursuant to clause (i)(II) of this subpara-  
15                  graph to any repayments due the United  
16                  States as a result of such guarantees.

17                  “(F) FULL FAITH AND CREDIT.—The full  
18                  faith and credit of the United States is pledged  
19                  to the payment of all guarantees made under  
20                  this paragraph. Any such guarantee made by  
21                  the Secretary shall be conclusive evidence of the  
22                  eligibility of the obligations for such guarantee  
23                  with respect to principal and interest, and the  
24                  validity of any such guarantee so made shall be

1           incontestable in the hands of a holder of the  
2           guaranteed obligations.

3                   “(G) AMOUNT.—Subject only to the ab-  
4           sence of qualified requests for guarantees and  
5           to the availability of amounts to cover the costs  
6           (as such term is defined in section 502 of the  
7           Federal Credit Reform Act of 1990 (2 U.S.C.  
8           661a)), as are provided in advance in appro-  
9           priation Acts, the Secretary shall enter into  
10          commitments to guarantee notes and obliga-  
11          tions under this paragraph having an aggregate  
12          principal amount of \$500,000,000 each for fis-  
13          cal years 2016, 2017, and 2018.”.

14          (b) REQUIREMENTS FOR PROPERTIES WITH HOUS-  
15          ING TAX CREDITS.—Section 9 of the United States Hous-  
16          ing Act of 1937 (42 U.S.C. 1437g) is amended by adding  
17          at the end the following new subsection:

18                   “(n) REQUIREMENTS FOR PROPERTIES WITH HOUS-  
19          ING TAX CREDITS.—A public housing agency that utilizes  
20          tax credits under section 42 of the Internal Revenue Code  
21          of 1986 for rental housing units that are currently or for-  
22          merly assisted under subsection (d) or (e) shall ensure,  
23          with respect to such units, that—

24                   “(1) all significant tenant and applicants rights  
25          are continued and enforceable ;

1           “(2) the agency retains its interest in the prop-  
2           erty to the maximum extent possible, including  
3           through the use of a ground lease when feasible;

4           “(3) the agency maintains an active role in  
5           property management decisions and operations of  
6           such housing sufficient to guarantee access to rel-  
7           evant information and public accountability;

8           “(4) long-term affordability protections are en-  
9           forced, including such protections applicable in the  
10          event of default or foreclosure; and

11          “(5) affected tenants are provided information  
12          about the proposal for use of the property, before  
13          submission of the proposal to the Secretary, and an  
14          opportunity to comment on such proposal, pursuant  
15          to processes and requirements that are substantially  
16          similar to the requirements for tenant notice and  
17          comment under section 18.”.

18   **SEC. 204. CAPITAL FUND FLEXIBILITY.**

19          Subsection (g) of section 9 of the United States  
20          Housing Act of 1937 (42 U.S.C. 1437g(g)) is amended  
21          by striking paragraph (3).

1                   **TITLE III—CHOICE**  
2                   **NEIGHBORHOODS INITIATIVE**

3   **SEC. 301. SHORT TITLE.**

4           This title may be cited as the “Choice Neighborhoods  
5 Initiative Act of 2015”.

6   **SEC. 302. GRANT AUTHORITY.**

7           The Secretary of Housing and Urban Development  
8 may make competitive grants to eligible entities that sub-  
9 mit transformation plans for eligible neighborhoods that  
10 will further the purposes of this title in such neighbor-  
11 hoods.

12   **SEC. 303. ELIGIBLE ENTITIES.**

13           (a) PRIMARY APPLICANTS.—A grant under this title  
14 may be made only to a unit of local government, a public  
15 housing agency, or a nonprofit entity that owns a major  
16 housing project that is proposed to be assisted under a  
17 grant under this title, either as a sole applicant or as a  
18 co-applicant with another unit of local government or pub-  
19 lic housing agency or with an entity specified in subsection  
20 (b). A nonprofit entity may be a sole applicant only if the  
21 application has the support of a local government.

22           (b) CO-APPLICANTS.—

23           (1) COMMUNITY DEVELOPMENT CORPORA-  
24 TIONS.—A community development corporation (as  
25 such term is defined in section 204(b) of the Depart-

1       ments of Veterans Affairs and Housing and Urban  
2       Development, and Independent Agencies Appropria-  
3       tions Act, 1997 (12 U.S.C. 1715z–11a(b))) may, at  
4       the request of an entity specified in subsection (a),  
5       be a co-applicant for a grant under this title.

6           (2) FOR-PROFIT ENTITIES.—A for-profit entity  
7       that owns a major housing project that is proposed  
8       to be assisted under a grant under this title made  
9       in fiscal year 2016 or thereafter and that has an es-  
10      tablished presence in the community may be a co-ap-  
11      plicant for a grant under this title.

12          (3) REQUIRED CO-APPLICANTS.—A grant under  
13      this title may not be made for an application that  
14      will involve transformation of a major public housing  
15      project unless the public housing agency having ju-  
16      risdiction with respect to such project is the sole ap-  
17      plicant or a co-applicant for such application.

18          (c) PARTNERS.—Nothing in this section may be con-  
19      strued to limit the ability of an applicant to partner with  
20      any entity in carrying out activities with a grant under  
21      this title.

22      **SEC. 304. ELIGIBLE NEIGHBORHOODS.**

23          A grant under this title may be made only for activi-  
24      ties to be conducted in neighborhoods that have—

1           (1) a concentration of extreme poverty (as such  
2           term is defined in section 315); and

3           (2) housing that is severely distressed housing  
4           (as such term is defined in section 315).

5 **SEC. 305. AUTHORIZED ACTIVITIES.**

6           (a) **IN GENERAL.**—Amounts from a grant under this  
7 title may be used only for transformational programs and  
8 activities in accordance with a transformation plan ap-  
9 proved under section 306 that will further the purposes  
10 of this title.

11          (b) **REQUIRED ACTIVITIES.**—Each transformation  
12 plan submitted pursuant to section 306 and implemented  
13 by a grantee under this title shall include the following  
14 activities:

15           (1) The transformation of housing through re-  
16 habilitation, preservation, or demolition and replace-  
17 ment of severely distressed housing projects, expan-  
18 sion of affordable housing opportunities, or any com-  
19 bination thereof, which may incorporate energy-effi-  
20 cient design principles.

21           (2) The one-for-one replacement of any public  
22 and assisted housing units demolished or disposed of  
23 in accordance with the requirements under section  
24 308.

1           (3) Activities that promote economic self-suffi-  
2           ciency of residents of the revitalized housing and of  
3           the surrounding neighborhood.

4           (4) Activities that preserve affordable housing  
5           in the neighborhood and other activities necessary to  
6           ensure that existing public and assisted housing resi-  
7           dents have access to the benefits of the neighbor-  
8           hood transformation.

9           (5) Activities that demonstrate that each resi-  
10          dent of housing assisted by the grant who is dis-  
11          placed by the transformation plan and who wishes to  
12          return to the revitalized on-site housing in the neigh-  
13          borhood or to replacement housing outside of the  
14          neighborhood, can return, and shall be provided a  
15          preference in accordance with the program require-  
16          ments under section 307.

17          (6) Activities that meet the program require-  
18          ments for replacement of housing units under sec-  
19          tion 308.

20          (7) Activities that meet the fair housing pro-  
21          gram requirements under section 309(a) and the ac-  
22          cessibility requirements under section 309(b).

23          (8) Appropriate service coordination and sup-  
24          portive services.

1           (9) Resident involvement, as described in sec-  
2           tion 307, in planning and implementation of the  
3           transformation plan, including reasonable steps to  
4           help ensure meaningful participation for residents  
5           who, as a result of their national origin, are limited  
6           in their English language proficiency.

7           (10) Monitoring, under section 307(g), of resi-  
8           dents relocated during redevelopment throughout the  
9           term of the grant or until full occupancy of replace-  
10          ment housing, whichever is completed later.

11          (11) Relocation assistance, including tenant-  
12          based rental assistance renewable under section 8 of  
13          the United States Housing Act of 1937 (42 U.S.C.  
14          1437f), mobility or relocation counseling over mul-  
15          tiple years, reasonable moving costs, and security de-  
16          posits.

17          (12) Establishment of links to local education  
18          efforts, as described in subsection (c)(3) of this sec-  
19          tion.

20          (13) Activities to comply with section 3 of the  
21          Housing and Urban Development Act of 1968 (12  
22          U.S.C. 1701u).

23          (c) ELIGIBLE ACTIVITIES.—Amounts from a grant  
24          under this title may be used for the following activities:

1           (1) Construction, acquisition, or rehabilitation  
2 of affordable housing (as such term is defined in  
3 section 315), which may include energy efficiency  
4 improvements and sustainable design features for  
5 such housing.

6           (2) Acquisition or disposition of residential  
7 properties, including properties subject to a mort-  
8 gage previously insured, and foreclosed upon, by the  
9 Federal Housing Administration, and demolition.

10          (3) Outreach to local educators, and engaging  
11 in local community planning, to help increase access  
12 to educational opportunities, a continuum of effec-  
13 tive community services, and strong family supports,  
14 and to improve the educational and life outcomes  
15 which have a significant benefit to residents of hous-  
16 ing assisted under this title, including children and  
17 youth and, as appropriate, for adult residents, in-  
18 cluding the elderly or persons with disabilities.

19          (4) Providing supportive services (as such term  
20 is defined in section 315) which have a significant  
21 benefit to residents of housing assisted under this  
22 title, primarily focused on services described in sub-  
23 paragraphs (B) and (C) of section 315(14).

24          (5) Rehabilitation and physical improvement of  
25 community facilities that are primarily intended to

1 facilitate the delivery of community and supportive  
2 services which have a significant benefit to residents  
3 of housing assisted by the grant and residents of off-  
4 site replacement housing.

5 (6) Work incentives designed to help low-income  
6 residents assisted by the housing under this title ac-  
7 cess jobs and move toward self-sufficiency.

8 (7) Partnering with employers and for-profit  
9 and nonprofit organizations to create jobs and job  
10 training opportunities which have a significant ben-  
11 efit to residents of housing assisted under this title.

12 (8) Activities that promote sustainable housing  
13 by incorporating principles of sustainable design and  
14 development, including energy efficiency.

15 (9) Critical community improvements (as such  
16 term is defined in section 315 of this title) under-  
17 taken at sites that are adjacent to, or in the imme-  
18 diate vicinity of, housing assisted under this title.

19 (10) Loss reserves to protect residents of hous-  
20 ing assisted by the grant and continue the project in  
21 the case of default, foreclosure, or any other adverse  
22 financial event.

23 The Secretary shall require any grantee under this title  
24 that will provide benefits under paragraph (3), (4), (5),  
25 or (7) to any residents who are not living in housing as-

1 sisted with a grant under this title, to submit to the Sec-  
2 retary a plan identifying how such services will be pro-  
3 vided.

4 (d) ELIGIBLE METHODS OF SUPPORT.—Activities  
5 carried out with amounts from a grant under this title  
6 may be carried out through—

7 (1) endowments or revolving loan funds; or

8 (2) land assembly, land banking, and other ac-  
9 tivities, except that no amounts made available for  
10 use under this title may be used to acquire any  
11 property by means of the exercise of the power of  
12 eminent domain.

13 (e) FUNDING LIMITATIONS.—

14 (1) SCHOOL BUILDINGS.—No amounts from a  
15 grant under this title may be used for construction  
16 or rehabilitation of an elementary school or sec-  
17 ondary school (as such terms are defined in section  
18 9101 of the Elementary and Secondary Education  
19 Act of 1965 (20 U.S.C. 7801)) or an institution of  
20 higher education (as such term is defined in section  
21 102 of the Higher Education Act of 1965 (20  
22 U.S.C. 1002)), except that such amounts may be  
23 used to construct common infrastructure that is  
24 shared by such a school or institution and by hous-  
25 ing assisted under this title, or community facilities

1 authorized under subsection (c)(5), but only if costs  
2 are shared on a pro rata basis and the grantee cer-  
3 tifies, and the Secretary determines, that such use  
4 of funds will not promote or further segregation.

5 (2) NON-HOUSING ACTIVITIES AND SUPPORTIVE  
6 SERVICES.—For each grant under this title, the  
7 grantee shall comply with each of the following re-  
8 quirements:

9 (A) Of the amount of the grant, not more  
10 than 25 percent may be used for eligible activi-  
11 ties under paragraphs (3) through (9) of sub-  
12 section (c).

13 (B) Of the amount of the grant, not more  
14 than 5 percent may be used for eligible activi-  
15 ties under paragraphs (8) and (9) of subsection  
16 (c).

17 (3) CONSULTATION.—With respect to activities  
18 assisted pursuant to paragraph (2), the Secretary  
19 shall consult with the Secretary of Labor, the Sec-  
20 retary of Health and Human Services, the Secretary  
21 of Energy, the Secretary of Transportation, the Sec-  
22 retary of Education, and the Attorney General in  
23 identifying funding resources that may be provided  
24 to supplement amounts from grants under this title.

1 **SEC. 306. SUBMISSION AND SELECTION OF TRANS-**  
2 **FORMATION PLANS.**

3 (a) TRANSFORMATION PLAN REQUIREMENTS.—To  
4 be eligible for a grant under this title, an eligible entity  
5 shall submit to the Secretary, at such time in accordance  
6 with procedures as the Secretary shall prescribe, an appli-  
7 cation in the form of a transformation plan that—

8 (1) demonstrates how the transformation plan  
9 will achieve the desired priority outcomes of trans-  
10 forming a distressed neighborhood of extreme pov-  
11 erty into a mixed-income neighborhood with high-  
12 quality, safe, and affordable housing (including the  
13 one-for-one replacement of any public or assisted  
14 housing units demolished or disposed of under the  
15 transformation plan), economic opportunities, well-  
16 functioning services, public assets, access to jobs,  
17 public transportation, and effective education pro-  
18 grams and public schools, including charter schools  
19 and other autonomous public schools;

20 (2) demonstrates how the required activities  
21 under section 305(b) will be carried out, including a  
22 detailed description of the housing transformation  
23 activities under paragraphs (1) and (2) of such sec-  
24 tion;

1           (3) describes the other eligible activities under  
2           section 305(c) that will be carried out in support of  
3           the housing transformation;

4           (4) defines desired outcomes of the strategy,  
5           how residents of housing assisted under this title will  
6           benefit, describes the challenges they face, and the  
7           evidence base that informs the proposed strategies  
8           that will result in the desired outcomes for the com-  
9           munity and residents;

10          (5) includes a long-term affordability plan, de-  
11          veloped in collaboration with residents of the public  
12          and assisted housing assisted under this title, that  
13          describes how the grantee will maintain affordable  
14          housing in the neighborhood over the next 50 years  
15          or longer, including affordability provisions relating  
16          to dwelling units provided using assistance under the  
17          grant under this title, and an agreement by the ap-  
18          plicant to update such plan every 5 years during  
19          such period; and

20          (6) includes such other information as the Sec-  
21          retary shall, by regulation, prescribe.

22          (b) SELECTION CRITERIA.—The Secretary shall es-  
23          tablish criteria for the award of grants under this title,  
24          with the greatest consideration given to applicant and  
25          neighborhood need as identified in section 304, and which

1 shall include the extent to which the transformation  
2 plan—

3           (1) demonstrates the ability of the plan to fur-  
4           ther the purposes of this title;

5           (2) demonstrates inclusive local planning with  
6           input from units of local government, housing own-  
7           ers and providers, educators, residents of housing  
8           assisted under this title, local community organiza-  
9           tions, public schools, early learning in programs,  
10          health service organizations, and community stake-  
11          holders in the development and implementation of a  
12          sustainable revitalization program;

13          (3) includes efforts to coordinate multiple fund-  
14          ing resources, including public, private, and philan-  
15          thropic funding, and emphasizes collaboration be-  
16          tween the units of local government, early learning  
17          programs and public schools, or a public housing  
18          agency, or all three;

19          (4) includes current data showing that the  
20          neighborhood targeted for revitalization is in need of  
21          and can benefit from the authorized activities de-  
22          scribed in section 305 and proposed in the trans-  
23          formation plan;

24          (5) demonstrates the capability and record of  
25          the applicant and its partners for managing housing

1 redevelopment or modernization projects, success-  
2 fully working with public and assisted housing resi-  
3 dents during the planning and redesign process, and  
4 meeting performance benchmarks;

5 (6) demonstrates that sustainable building and  
6 energy efficient design principles are incorporated or  
7 will be incorporated in the activities conducted pur-  
8 suant to the plan;

9 (7) demonstrates that the applicant has plans  
10 to have, within a reasonable time, improved access  
11 to public transportation in the neighborhood that  
12 provides access to economic opportunities and com-  
13 mercial and public services;

14 (8) demonstrates that the residents of revital-  
15 ized housing developments will have, to the extent  
16 possible, improved access to high-quality educational  
17 opportunities, including early learning and effective  
18 elementary and secondary public schools, in or out-  
19 side of the neighborhood;

20 (9) demonstrates that the transformation plan  
21 includes the provision of appropriate supportive serv-  
22 ices and activities that promote economic self-suffi-  
23 ciency of residents of housing assisted under the  
24 grant, and a plan to sustain such services;

1           (10) demonstrates that the transformation plan  
2 provides support for residents displaced as a result  
3 of the revitalization of the project, including assist-  
4 ance in obtaining housing in areas with low con-  
5 centrations of poverty in a manner that does not in-  
6 crease racial segregation;

7           (11) demonstrates that sufficient housing op-  
8 portunities are available in the neighborhood to be  
9 revitalized and in low-poverty areas to accommodate  
10 displaced residents, in a manner that does not in-  
11 crease racial segregation;

12           (12) includes a well-documented assessment of  
13 the number of households with special needs for on-  
14 going supportive services residing in the public or  
15 assisted housing properties that are the target of the  
16 grant and an effective plan to address such needs;

17           (13) demonstrates the compliance with the re-  
18 quirements of section 308, regarding one-for-one re-  
19 placement of public and assisted housing units;

20           (14) demonstrates how the applicant will use  
21 indicators of housing redevelopment, neighborhood  
22 quality, resident well-being, and other outcomes to  
23 measure success, manage program implementation,  
24 and engage stakeholders, consistent with require-  
25 ments established by the Secretary;

1           (15) demonstrates, if feasible, phased redevelop-  
2           ment that provides for demolition and construction  
3           of dwelling units in phases, to limit disruptions to  
4           residents;

5           (16) demonstrates that the neighborhood will  
6           improve its long-term viability through the revitaliza-  
7           tion of severely distressed housing, improved access  
8           to economic opportunities, improved investment and  
9           leveraging in well-functioning services, and improved  
10          education programs, public assets, public transpor-  
11          tation and access to jobs; and

12          (17) demonstrates compliance with any other  
13          factors and priorities that further the purposes of  
14          this title, as the Secretary may, by regulation, pre-  
15          scribe.

16 **SEC. 307. RIGHT OF RESIDENTS TO RETURN; RELOCATION.**

17          (a) DETERMINATION OF RESIDENT PREF-  
18          ERENCES.—An applicant shall, not later than 30 days be-  
19          fore submitting an application to the Secretary for a grant  
20          under this title—

21               (1) hold a community meeting and provide in-  
22               formation to all residents who occupy a dwelling unit  
23               in public housing or assisted housing subject to the  
24               transformation plan of—

1 (A) the applicant's intent to submit an ap-  
2 plication for a grant under this title;

3 (B) their right to return and relocation  
4 housing options; and

5 (C) all planned replacement housing units;  
6 and

7 (2) solicit from each resident information re-  
8 garding the resident's desire to return to the re-  
9 placement housing units constructed upon the origi-  
10 nal public or assisted housing location, interest in  
11 moving to other neighborhoods or communities, or  
12 interest in retaining a voucher for rental assistance.

13 (b) RESIDENT INVOLVEMENT.—

14 (1) IN GENERAL.—Each transformation plan  
15 assisted under this title shall provide opportunities  
16 for the active involvement and participation of, and  
17 consultation with, residents of the public and as-  
18 sisted housing that is subject to the transformation  
19 plan during the planning process for the trans-  
20 formation plan, including prior to submission of the  
21 application, and during all phases of the planning  
22 and implementation. Such opportunities for partici-  
23 pation may include participation of members of any  
24 resident council or tenant organization, but may not  
25 be limited to such members, and shall include all

1 segments of the population of residents of the public  
2 and assisted housing that is subject to the revitaliza-  
3 tion plan, including single parent-headed households,  
4 the elderly, young employed and unemployed adults,  
5 teenage youth, and disabled persons. Such opportu-  
6 nities shall include a process that provides oppor-  
7 tunity for comment on specific proposals for redevelop-  
8 ment, any demolition and disposition involved, and  
9 any proposed significant amendments or changes to  
10 the transformation plan.

11 (2) PUBLIC MEETING.—The Secretary may not  
12 make a grant under this title to an applicant unless  
13 the applicant has convened and conducted a public  
14 meeting regarding the transformation plan, includ-  
15 ing the one-for-one replacement to occur under the  
16 plan, not later than 30 days before submission of the  
17 application for the grant under this section for such  
18 plan, at a time and location that is convenient for  
19 residents of the public and assisted housing subject  
20 to the plan.

21 (3) SIGNIFICANT AMENDMENTS OR CHANGES  
22 TO PLAN.—An applicant may not carry out any sig-  
23 nificant amendment or change to a transformation  
24 plan unless—

1           (A) the applicant has convened and con-  
2           ducted a public meeting regarding the signifi-  
3           cant amendment or change at a time and loca-  
4           tion that is convenient for residents of the pub-  
5           lic and assisted housing subject to the plan and  
6           has provided each household occupying a dwell-  
7           ing unit in such public and assisted housing  
8           with written notice of such meeting not less  
9           than 10 days before such meeting;

10           (B) after such meeting, the applicant  
11           consults with the households occupying dwelling  
12           units in the public and assisted housing that  
13           are subject to, or to be subject to the plan, and  
14           the agency submits a report to the Secretary  
15           describing the results of such consultation; and

16           (C) the Secretary approves the significant  
17           amendment or change.

18           (c) RIGHT TO RETURN.—The Secretary may not ap-  
19           prove a transformation plan under this title unless the  
20           plan provides that each resident of public or assisted hous-  
21           ing displaced by activities under the transformation plan  
22           who wishes to return to the on-site or off-site replacement  
23           housing provided under the plan may return if the resi-  
24           dent—

1 (1) was in compliance with the lease at the time  
2 of departure from the housing subject to rehabilita-  
3 tion or demolition; and

4 (2) would be eligible, as of the time of such re-  
5 turn, for occupancy under the eligibility, screening,  
6 and occupancy standards, policies, or practices appli-  
7 cable to the housing from which the resident was  
8 displaced, as in effect at such time of displacement.

9 (d) RELOCATION, NOTICE, APPLICATION FOR  
10 VOUCHERS, AND DATA.—All relocation activities resulting  
11 from, or that will result from, demolition, disposition, or  
12 both demolition and disposition, to be carried out under  
13 a transformation plan relating to a grant under this title  
14 shall be subject to the following requirements:

15 (1) UNIFORM RELOCATION AND REAL PROP-  
16 erty ACQUISITION ACT.—The Uniform Relocation  
17 and Real Property Acquisition Policies Act of 1970  
18 (42 U.S.C. 4601 et seq.) shall apply. To the extent  
19 the provisions of this subsection and such Act con-  
20 flict, the provisions that provide greater protection  
21 to residents displaced by the demolition, disposition,  
22 or demolition and disposition, shall apply.

23 (2) RELOCATION PLAN.—The applicant shall  
24 submit to the Secretary, together with the applica-  
25 tion for a grant under this title, a relocation plan

1 providing for the relocation of residents occupying  
2 the public or assisted housing for which the demoli-  
3 tion or disposition is proposed, which shall include—

4 (A) a statement of the estimated number  
5 of vouchers for rental assistance under section  
6 307 that will be needed for such relocation;

7 (B) identification of the location of the re-  
8 placement dwelling units that will be made  
9 available for permanent occupancy; and

10 (C) a statement of whether any temporary,  
11 off-site relocation of any residents is necessary  
12 and a description of the plans for such reloca-  
13 tion.

14 (3) NOTICE UPON APPROVAL OF APPLICA-  
15 TION.—Within a reasonable time after notice to the  
16 applicant of the approval of an application for a  
17 grant under this section, the applicant shall provide  
18 notice in writing, in plain and non-technical lan-  
19 guage, to the residents of the public and assisted  
20 housing subject to the approved transformation plan  
21 that—

22 (A) states that the application and trans-  
23 formation plan has been approved;

24 (B) describes the process involved to relo-  
25 cate the residents, including a statement that

1 the residents may not be relocated until the  
2 conditions set forth in section 309 have been  
3 met;

4 (C) provides information regarding reloca-  
5 tion options; and

6 (D) advises residents of the availability of  
7 relocation counseling as required in paragraph  
8 (7).

9 (4) NOTICE BEFORE RELOCATION.—Except in  
10 cases of a substantial and imminent threat to health  
11 or safety, not later than 90 days before the date on  
12 which residents will be relocated, the grantee shall  
13 provide notice in writing, in plain and non-technical  
14 language, to each family residing in a public or as-  
15 sisted housing project that is subject to an approved  
16 transformation plan, and in accordance with such  
17 guidelines as the Secretary may issue governing such  
18 notifications, that—

19 (A) the public or assisted housing project  
20 will be demolished or disposed of;

21 (B) the demolition of the building in which  
22 the family resides will not commence until each  
23 resident of the building is relocated; and

1           (C) if temporary, off-site relocation is nec-  
2           essary, each family displaced by such action  
3           shall be offered comparable housing—

4                   (i) that meets housing quality stand-  
5                   ards;

6                   (ii) that is located in an area that is  
7                   generally not less desirable than the loca-  
8                   tion of the displaced family's housing,  
9                   which shall include at least one unit lo-  
10                  cated in an area of low-poverty or one unit  
11                  located within the neighborhood of the  
12                  original public or assisted housing site;

13                  (iii) that is identified and available to  
14                  the family; and

15                  (iv) which shall include—

16                           (I) tenant-based assistance, ex-  
17                           cept that the requirement under this  
18                           subparagraph regarding offering of  
19                           comparable housing shall be fulfilled  
20                           by use of tenant-based assistance only  
21                           upon the relocation of the family into  
22                           such housing;

23                           (II) project-based assistance;

24                           (III) occupancy in a unit oper-  
25                           ated or assisted by the public housing

1 agency or the owner of the assisted  
2 project demolished or disposed of  
3 under this section, at a rental rate  
4 paid by the family that is comparable  
5 to the rental rate applicable to the  
6 unit from which the family is relo-  
7 cated; or

8 (IV) other comparable housing.

9 (5) SEARCH PERIOD.—Notwithstanding any  
10 other provision of law, in the case of a household  
11 that is provided tenant-based assistance for reloca-  
12 tion of the household under this section, the period  
13 during which the household may lease a dwelling  
14 unit using such assistance shall not be shorter in du-  
15 ration than the 150-day period that begins at the  
16 time a comparable replacement unit is made avail-  
17 able to the family. If the household is unable to lease  
18 a dwelling unit using such assistance during such  
19 period, the grantee shall extend the period during  
20 which the household may lease a dwelling unit using  
21 such assistance, or at the resident's request, shall  
22 provide the resident with the next available com-  
23 parable public housing unit or comparable housing  
24 unit for which project-based assistance is provided.

1           (6) PAYMENT OF RELOCATION EXPENSES.—

2           The grantee shall provide for the payment of the ac-  
3           tual and reasonable relocation expenses, including  
4           security deposits, of each resident to be displaced  
5           and any other relocation expenses as are required by  
6           the Uniform Relocation Assistance and Real Prop-  
7           erty Acquisition Policies Act of 1970.

8           (7) COMPREHENSIVE RELOCATION COUN-

9           SELING.—The grantee shall provide all advisory pro-  
10          grams and services as required by the Uniform Relo-  
11          cation Assistance and Real Property Acquisition  
12          Policies Act of 1970 and counseling for residents  
13          who are displaced that shall fully inform residents to  
14          be displaced of all relocation options, which may in-  
15          clude relocating to housing in a neighborhood with  
16          a lower concentration of poverty than their current  
17          residence, a neighborhood where relocation will not  
18          increase racial segregation, or remaining in the cur-  
19          rent neighborhood. Such counseling shall also in-  
20          clude providing school options for children and com-  
21          prehensive housing search assistance for household  
22          that receive a voucher for tenant-based assistance.

23          (8) TIMING OF DEMOLITION OR DISPOSITION.—

24          The grantee shall not commence demolition or com-  
25          plete disposition of a building subject to the ap-

1       proved transformation plan until all residents resid-  
2       ing in the building are relocated.

3           (9) TIMING OF RELOCATION.—The applicant  
4       shall not commence relocation before approval by the  
5       Secretary of the transformation plan providing for  
6       the demolition or disposition, unless the applicant  
7       generally relocates residents in accordance with this  
8       section, as determined by the Secretary, except in  
9       the case of a substantial and imminent threat to  
10      health or safety.

11      (e) MONITORING OF DISPLACED HOUSEHOLDS.—

12           (1) GRANTEE RESPONSIBILITIES.—To facilitate  
13      compliance with the requirement under subsection  
14      (a) (relating to right of residents to return), the Sec-  
15      retary shall, by regulation, require each grantee of  
16      a grant under this section, during the period of the  
17      transformation plan assisted with the grant and  
18      until all funding under the grant has been ex-  
19      pended—

20           (A) to maintain a current address of resi-  
21      dence and contact information for each house-  
22      hold affected by the transformation plan who  
23      was occupying a dwelling unit in the housing  
24      that is subject to the plan; and

1 (B) to provide such updated information to  
2 the Secretary on at least a quarterly basis.

3 (2) CERTIFICATION.—The Secretary may not  
4 close out any grant made under this section before  
5 the grantee has certified to the Secretary that the  
6 agency has complied with subsection (a) (relating to  
7 right of residents to return) with respect to each  
8 resident displaced as a result of the transformation  
9 plan, including providing occupancy in a replacement  
10 dwelling unit for each resident who requested such  
11 a unit in accordance with such subsection.

12 (f) PREFERENCE.—A returning resident shall be pro-  
13 vided a preference for occupancy of on-site or off-site re-  
14 placement units before such units are made available for  
15 occupancy by any other eligible households, or the resident  
16 may choose to retain tenant-based voucher assistance pro-  
17 vided under section 8(o) of the United States Housing Act  
18 of 1937 (42 U.S.C. 1437f(o)) for relocation from the prop-  
19 erties revitalized under a transformation plan assisted  
20 with a grant under this title.

21 (g) PROHIBITION ON RE-SCREENING.—A public  
22 housing agency or any other manager of on-site or off-  
23 site replacement housing shall not, through the application  
24 of any additional eligibility, screening, occupancy, or other  
25 policy or practice, prevent any person otherwise eligible

1 under subsection (a) from occupying a replacement hous-  
2 ing unit.

3 **SEC. 308. ONE-FOR-ONE REPLACEMENT OF PUBLIC AND AS-**  
4 **SISTED HOUSING DWELLING UNITS.**

5 (a) ONE-FOR-ONE REPLACEMENT OF PUBLIC OR AS-  
6 SISTED HOUSING UNITS.—The Secretary may not ap-  
7 prove a transformation plan that provides for dwelling  
8 units to be demolished or disposed of unless the plan pro-  
9 vides as follows:

10 (1) REQUIREMENT TO REPLACE EACH UNIT.—

11 One hundred percent of the public and assisted  
12 housing dwelling units and units described in section  
13 315(1)(E) that are demolished or disposed of pursu-  
14 ant to the transformation plan shall be replaced with  
15 a newly constructed, rehabilitated, or purchased pub-  
16 lic or assisted housing unit or with a newly con-  
17 structed, rehabilitated, or purchased unit (including  
18 through project-based assistance) that is subject to  
19 requirements regarding eligibility for occupancy, ten-  
20 ant contribution toward rent, and long-term afford-  
21 ability restrictions that are consistent with such re-  
22 quirements for public and assisted housing dwelling  
23 units or for State units, as applicable, except that  
24 subparagraphs (B) and (D) of section 8(o)(13) of  
25 the United States Housing Act of 1936 (relating to

1 percentage limitation and income mixing require-  
2 ment of project-based assistance) shall not apply  
3 with respect to vouchers used to comply with the re-  
4 quirements of this paragraph.

5 (2) OTHER REQUIREMENTS.—Admission to, ad-  
6 ministration of, and eviction from replacement hous-  
7 ing units that replaced public housing units, but  
8 that are not public housing dwelling units, shall be  
9 subject to the following provisions to the same ex-  
10 tent as public housing dwelling units:

11 (A) Section 578 of the Quality Housing  
12 and Work Responsibility Act of 1998 (42  
13 U.S.C. 13663; relating to ineligibility of dan-  
14 gerous sex offenders).

15 (B) Section 16(f) of the United States  
16 Housing Act of 1937 (42 U.S.C. 1437n(f); re-  
17 lating to ineligibility of certain drug offenders).

18 (C) Sections 20 and 21 of the United  
19 States Housing Act of 1937 (42 U.S.C. 1437r,  
20 1437s; relating to resident management).

21 (D) Section 25 of the United States Hous-  
22 ing Act of 1937 (42 U.S.C. 1437w; relating to  
23 transfer of management at request of resi-  
24 dents).

1 (E) Section 6(k) of the United States  
2 Housing Act of 1937 (42 U.S.C. 1437d(k); re-  
3 lating to administrative grievance procedure).

4 (F) Section 6(f) of the United States  
5 Housing Act of 1937 (42 U.S.C. 1437d(f); re-  
6 lating to housing quality requirements).

7 (G) Part 964 of title 24, Code of Federal  
8 regulations (relating to tenant participation and  
9 opportunities).

10 (3) RETENTION OF RIGHTS.—Tenants occu-  
11 pying a replacement housing unit shall have all  
12 rights provided to tenants of the housing from which  
13 the tenants were relocated.

14 (4) SIZE.—

15 (A) IN GENERAL.—Replacement units shall  
16 be of comparable size, unless a market analysis  
17 shows a need for other-sized units, in which  
18 case such need shall be addressed.

19 (B) BEDROOMS.—The number of bed-  
20 rooms within each replacement unit shall be  
21 sufficient to serve families displaced as a result  
22 of the demolition or disposition.

23 (5) LOCATION ON SITE.—At least one-third of  
24 all replacement units for public and assisted housing  
25 units demolished shall be public or assisted housing

1 units constructed within the immediate area of the  
2 original public or assisted housing location, unless  
3 the Secretary determines that—

4 (A) construction on such location would re-  
5 sult in the violation of a consent decree; or

6 (B) the land on which the public and as-  
7 sisted housing is located is environmentally un-  
8 safe or geologically unstable.

9 (6) LOCATION IN THE NEIGHBORHOOD.—Any  
10 replacement housing units provided in addition to  
11 dwelling units provided pursuant to paragraph (5)  
12 shall—

13 (A) be provided in areas within the neigh-  
14 borhood, except that if rebuilding the units  
15 within the neighborhood is not feasible, units  
16 shall be provided within the jurisdiction of the  
17 public housing agency—

18 (i) in a manner that furthers the eco-  
19 nomic and educational opportunities for  
20 residents; and

21 (ii) in areas offering access to public  
22 transportation; and

23 (B) have access to social, recreational, edu-  
24 cational, commercial, and health facilities and  
25 services, including municipal services and facili-

1           ties, that are comparable to services provided to  
2           the revitalized neighborhood from which resi-  
3           dents were displaced.

4           (7) LOCATION OUTSIDE OF JURISDICTION.—If  
5           rebuilding replacement housing units within the ju-  
6           risdiction, in a manner that complies with the re-  
7           quirements of clauses (i) through (iv) of subpara-  
8           graph (A) and subparagraph (B) of paragraph (6)  
9           is not feasible, units may be provided outside of the  
10          jurisdiction of the public housing agency, but within  
11          the metropolitan area of such jurisdiction, provided  
12          the grantee requests, and the public housing agency  
13          or unit of local government in which such units shall  
14          be located, agrees to such transfer of units. All such  
15          units shall comply with the requirements of clauses  
16          (i) through (iv) of subparagraph (A) and subpara-  
17          graph (B) of paragraph (6).

18          (b) WAIVER.—

19           (1) AUTHORITY.—Upon the written request of  
20          an applicant for a grant under this title submitted  
21          as part of the transformation plan pursuant to sec-  
22          tion 306, the Secretary may reduce the percentage  
23          applicable under subsection (a)(1) to the trans-  
24          formation plan of the applicant to not less than 90  
25          percent, but only if—

1 (A) a judgment, consent decree, or other  
2 order of a court limits the ability of the appli-  
3 cant to comply with such requirements; or

4 (B) the applicant demonstrates that there  
5 is an excess supply of affordable rental housing  
6 in areas of low poverty and provides data show-  
7 ing that, in the area surrounding the revitalized  
8 neighborhood—

9 (i) at least 90 percent of vouchers  
10 issued under section 8(o) of the United  
11 States Housing Act of 1937 over the last  
12 24 months to comparable families were  
13 successfully used to lease a dwelling unit  
14 within 120 days of issuance or, if a suffi-  
15 cient number of comparable families have  
16 not received vouchers, an alternative meas-  
17 ure, as the Secretary shall design, is met;

18 (ii) existing voucher holders are widely  
19 dispersed geographically in areas of low  
20 poverty with access to public transpor-  
21 tation, education, and other amenities, as  
22 determined by the Secretary, among the  
23 available private rental housing stock; and

24 (iii) the applicant provides a market  
25 analysis demonstrating that—

1 (I) there is a relatively high va-  
2 cancy rate among units that would  
3 meet or exceed housing quality stand-  
4 ards, as determined by the Secretary,  
5 within the market area with rent and  
6 utility costs not exceeding the applica-  
7 ble payment standard under section  
8 8(o) of the United States Housing Act  
9 of 1937 (42 U.S.C. 1437f(o)); and

10 (II) such high vacancy rate with-  
11 in the market area is expected to con-  
12 tinue for the next 5 years or longer.

13 **SEC. 309. OTHER PROGRAM REQUIREMENTS.**

14 (a) FAIR HOUSING.—The demolition or disposition,  
15 relocation, replacement, and re-occupancy of housing units  
16 in connection with a grant under this title shall be carried  
17 out in a manner that affirmatively furthers fair housing,  
18 as required by section 808 of the Civil Rights Act of 1968  
19 (42 U.S.C. 3608(e)). Grantees shall adopt affirmative  
20 marketing procedures, and require affirmative marketing  
21 activities of project owners and managers. Such special  
22 outreach efforts shall be targeted to those who are least  
23 likely to apply for the housing, to ensure that all persons  
24 regardless of their race, color, national origin, religion,  
25 sex, disability, or familial status are aware of the housing

1 opportunities in each project funded with a grant under  
2 this title.

3 (b) ACCESSIBILITY REQUIREMENTS.—All new con-  
4 struction and alterations of existing buildings carried out  
5 in connection with a grant under this title shall comply  
6 with the requirements of the section 504 of Rehabilitation  
7 Act of 1973 (29 U.S.C. 794), the Accessibility Standards  
8 for Design, Construction, and Alteration of Publicly  
9 Owned Residential Structures of the Department of Hous-  
10 ing and Urban Development (24 C.F.R. part 40), the Fair  
11 Housing Act (42 U.S.C. 3601 et seq.), and any other re-  
12 quirements as determined by the Secretary.

13 (c) AFFORDABILITY REQUIREMENT.—Amounts from  
14 a grant under this title may not be used for assistance  
15 for any housing property unless the owner of the property  
16 assisted agrees to a period of affordability for the property  
17 which shall be not shorter than the period of affordability  
18 to which the property is already subject and remains sub-  
19 ject, or 20 years, whichever is longer.

20 (d) COST LIMITS.—Subject to the provisions of this  
21 title, the Secretary shall establish cost limits on eligible  
22 activities under this title sufficient to provide for effective  
23 transformation programs.

24 (e) ENVIRONMENTAL REVIEW.—For purposes of en-  
25 vironmental review, assistance and projects under this title

1 shall be treated as assistance for special projects that are  
2 subject to section 305(c) of the Multifamily Housing Prop-  
3 erty Disposition Reform Act of 1994 (42 U.S.C. 3547),  
4 and shall be subject to the regulations issued by the Sec-  
5 retary to implement such section.

6 (f) GRANTEE REPORTING.—The Secretary shall re-  
7 quire grantees under this title to report the sources and  
8 uses of all amounts expended and other information for  
9 transformation plans for the Secretary's annual report to  
10 Congress or other purposes as determined by the Sec-  
11 retary.

12 **SEC. 310. DEMOLITION AND DISPOSITION.**

13 (a) INAPPLICABILITY OF PUBLIC HOUSING DEMOLI-  
14 TION AND DISPOSITION REQUIREMENTS TO TRANS-  
15 FORMATION PLAN.—The demolition or disposition of se-  
16 verely distressed public housing pursuant to a trans-  
17 formation plan approved under this title shall exempt from  
18 the provisions of section 18 of the United States Housing  
19 Act of 1937 (42 U.S.C. 1437p).

20 (b) APPLICABILITY OF PUBLIC HOUSING DEMOLI-  
21 TION AND DISPOSITION REQUIREMENTS TO REPLACE-  
22 MENT PUBLIC HOUSING.—Nothing in this title may be  
23 construed to exempt any replacement public housing  
24 dwelling units provided under a transformation plan in ac-  
25 cordance with the requirements under section 308 (relat-

1 ing to one-for-one replacement of public housing dwelling  
2 units) from the provisions of section 18 of the United  
3 States Housing Act of 1937.

4 **SEC. 311. PHASE-SPECIFIC UNDERWRITING.**

5 To the extent that a transformation plan provides for  
6 different phases of activities, the Secretary may allow for  
7 the various phases of such plan to be underwritten on a  
8 separate basis.

9 **SEC. 312. ADMINISTRATION BY OTHER ENTITIES.**

10 The Secretary may require a grantee under this title  
11 to make arrangements satisfactory to the Secretary for  
12 use of an entity other than the original grantee to carry  
13 out activities assisted under the transformation plan of the  
14 grantee, if—

15 (1) the original grantee has failed to meet per-  
16 formance benchmarks relating to implementation of  
17 the transformation plan; and

18 (2) the Secretary determines that such action  
19 will help to effectuate the purposes of this title.

20 **SEC. 313. WITHDRAWAL OF FUNDING.**

21 If a grantee under this title does not proceed within  
22 a reasonable timeframe in implementing its trans-  
23 formation plan or does not otherwise comply with the re-  
24 quirements of this title and the grant agreement, as deter-  
25 mined by the Secretary, the Secretary may withdraw any

1 grant amounts under this title that have not been obli-  
2 gated by the grantee. The Secretary may redistribute any  
3 withdrawn amounts to one or more other eligible entities  
4 capable of proceeding expeditiously in the same locality in  
5 carrying out the transformation plan of the original grant-  
6 ee, or as such plan may be modified and approved by the  
7 Secretary, or, if that is not feasible, to one or more other  
8 applicants that has already received assistance under this  
9 title.

10 **SEC. 314. ANNUAL REPORT; PUBLIC AVAILABILITY OF**  
11 **GRANT INFORMATION.**

12 (a) ANNUAL REPORT.—Not less than 90 days before  
13 the conclusion of each fiscal year, the Secretary shall sub-  
14 mit to Committee on Financial Services of the House of  
15 Representatives and the Committee on Banking, Housing,  
16 and Urban Affairs of the Senate a report on the imple-  
17 mentation and status of grants awarded under this title,  
18 which shall include—

19 (1) the number, type, and cost of affordable  
20 housing units revitalized pursuant to this title;

21 (2) the amount and type of financial assistance  
22 provided under and in conjunction with this title, in-  
23 cluding a specification of the amount and type of as-  
24 sistance provided for educational opportunities, serv-

1       ices, public assets, public transportation, and access  
2       to jobs;

3           (3) the impact of grants made under this title  
4       on the original residents, the target neighborhoods,  
5       and the larger communities within which they are lo-  
6       cated;

7           (4) all information submitted to the Secretary  
8       pursuant to section 307(e)(1) by all grantees and  
9       summaries of the extent of compliance by grantees  
10      with the requirements under subsections (a) and (g)  
11      of section 307; and

12          (5) any information related to grantees imple-  
13      mentation of the requirements under section 308  
14      (relating to one-for-one replacement of public hous-  
15      ing dwelling units) and the efforts of the Secretary  
16      to coordinate funding pursuant to section 305(e)(3).

17      (b) PUBLIC AVAILABILITY OF GRANT INFORMA-  
18      TION.—To the extent not inconsistent with any other pro-  
19      visions of law, the Secretary shall make publicly available  
20      through a World Wide Web site of the Department of  
21      Housing and Urban Development all documents of, or  
22      filed with, the Department relating to the program under  
23      this title, including applications, grant agreements, plans,  
24      budgets, reports, and amendments to such documents; ex-  
25      cept that in carrying out this subsection, the Secretary

1 shall take such actions as may be necessary to protect the  
2 privacy of any residents and households displaced from  
3 public or assisted housing as a result of a transformation  
4 plan assisted under a grant under this title.

5 **SEC. 315. DEFINITIONS.**

6 For purposes of this title, the following definitions  
7 shall apply:

8 (1) AFFORDABLE HOUSING.—The term “afford-  
9 able housing” includes—

10 (A) public housing assisted under section 9  
11 of the United States Housing Act of 1937 (42  
12 U.S.C. 1437g);

13 (B) assisted housing (as such term is de-  
14 fined in this section);

15 (C) housing assisted under an affordable  
16 housing program administered by the Secretary  
17 of Agriculture through Rural Housing Service;

18 (D) rental housing that utilizes tax credits  
19 under section 42 or the Internal Revenue Code  
20 of 1986;

21 (E) affordable rental housing owned, devel-  
22 oped, or assisted through a State or local gov-  
23 ernment or State housing finance agency, in-  
24 cluding State-assisted public housing, which is  
25 subject to a long-term affordability restriction

1           requiring occupancy by low-income households;  
2           and

3           (F) private housing for low- and moderate-  
4           income households and for which the Secretary  
5           requires the owner or purchaser of the project  
6           to maintain affordability for no fewer than 20  
7           years in accordance with use restrictions under  
8           regulations issued by the Secretary, which re-  
9           strictions shall be—

10                   (i) contained in a legally enforceable  
11                   document recorded in the appropriate  
12                   records; and

13                   (ii) consistent with the long-term via-  
14                   bility of the project as rental or homeown-  
15                   ership housing.

16           (2) APPLICANT.—The term “applicant” means  
17           an eligible entity under section 303(a) that submits  
18           an application for a grant under this title pursuant  
19           to section 306.

20           (3) ASSISTED HOUSING.—The term “assisted  
21           housing” means rental housing assisted under—

22                   (A) section 8 of the United States Housing  
23                   Act of 1937 (42 U.S.C. 1437f, 1437g);

1 (B) section 221(d)(3) or 236 of the Na-  
2 tional Housing Act (12 U.S.C. 1715l, 1715z-  
3 1);

4 (C) section 202 of the Housing Act of  
5 1959 (12 U.S.C. 1701q); or

6 (D) section 811 of Cranston-Gonzalez Na-  
7 tional Affordable Housing Act (42 U.S.C.  
8 8013).

9 (4) CRITICAL COMMUNITY IMPROVEMENTS.—  
10 The term “critical community improvements”  
11 means—

12 (A) development or improvement of com-  
13 munity facilities to promote upward mobility,  
14 self-sufficiency, or improved quality of life for  
15 residents of the neighborhood, such as construc-  
16 tion or rehabilitation of parks and community  
17 gardens, environmental improvements, or site  
18 remediation at affected sites; or

19 (B) activities to promote economic develop-  
20 ment, such as development or improvement of  
21 transit, retail, community financial institutions,  
22 public services, facilities, assets, or other com-  
23 munity resources.

1           (5) EXTREME POVERTY.—The term “extreme  
2 poverty” means, with respect to a neighborhood,  
3 that the neighborhood—

4           (A) has a high percentage of residents who  
5 are—

6           (i) estimated to be in poverty; or

7           (ii) have extremely low incomes based  
8 on the most recent data collected by the  
9 United States Census Bureau; and

10          (B) is experiencing distress related to one  
11 or more of the following:

12           (i) Per capita crime rates over 3 or  
13 more years that are significantly higher  
14 than the per capita crime rates of the city  
15 or county in which the neighborhood is lo-  
16 cated.

17           (ii) High rates of vacant, abandoned,  
18 or substandard homes relative to the city  
19 or county as a whole.

20           (iii) A low-performing public school.

21           (iv) Other such factors as determined  
22 by the Secretary that further the purposes  
23 of this title.

24          (6) FAMILIES.—The term “families” has the  
25 meaning given such term in section 3(b) of the

1 United States Housing Act of 1937 (42 U.S.C.  
2 1437a(b)).

3 (7) GRANTEE.—The term “grantee” means an  
4 eligible entity under section 303 that is awarded a  
5 grant under this title, pursuant to selection under  
6 section 306.

7 (8) LONG-TERM VIABILITY.—The term “long-  
8 term viability” means, with respect to a neighbor-  
9 hood, that the neighborhood is sustainable on an  
10 economic, education, and environmental basis.

11 (9) NEIGHBORHOOD.—The term “neighbor-  
12 hood” means an area that—

13 (A) has distinguishing characteristics;

14 (B) represents the geographical distribu-  
15 tion of targeted populations; and

16 (C) is not exclusive of areas that are inte-  
17 grally related to the composition of the commu-  
18 nity.

19 (10) PUBLIC HOUSING; PUBLIC HOUSING AGEN-  
20 CY.—The terms “public housing” and “public hous-  
21 ing agency” have the meanings given such terms in  
22 section 3(b) of the United States Housing Act of  
23 1937 (42 U.S.C. 1437a(b)).

1           (11) SECRETARY.—The term “Secretary”  
2 means the Secretary of Housing and Urban Develop-  
3 ment.

4           (12) SEVERELY DISTRESSED HOUSING.—The  
5 term “severely distressed housing” means a public  
6 or assisted housing project (or building in a project)  
7 that—

8                   (A)(i) has been certified, by an engineer or  
9 architect licensed by a State licensing board, as  
10 meeting criteria for physical distress that indi-  
11 cate that the project requires major redesign,  
12 reconstruction, or redevelopment, or partial or  
13 total demolition, to correct serious deficiencies  
14 in the original design (including inappropriately  
15 high-population density), deferred maintenance,  
16 physical deterioration or obsolescence of major  
17 systems, and other deficiencies in the physical  
18 plant of the project; and

19                   (ii) is a significant contributing factor to  
20 the physical decline of and disinvestment by  
21 public and private entities in the surrounding  
22 neighborhood, as documented by evidence of  
23 non-physical distress, such as extreme poverty,  
24 including census data and past surveys of  
25 neighborhood stability conducted by an appli-

1           cant or co-applicant or their qualified designee;  
2           or

3           (B) was a project described in subpara-  
4           graph (A) that has been legally vacated or de-  
5           molished, but for which the Secretary has not  
6           yet provided replacement housing assistance  
7           other than tenant-based assistance.

8           (13) SIGNIFICANT AMENDMENT OR CHANGE.—  
9           The term “significant” means, with respect to an  
10          amendment or change to a transformation plan, that  
11          the amendment or change—

12                 (A) changes the use of 20 percent or more  
13                 of the total amount of the grant provided under  
14                 this title from use for one activity to use for an-  
15                 other;

16                 (B) eliminates an activity that is a re-  
17                 quired activity that, notwithstanding the  
18                 change, would otherwise be carried out under  
19                 the plan; or

20                 (C) significantly changes the scope, loca-  
21                 tion, or beneficiaries of the project carried out  
22                 under the plan.

23           (14) SUPPORTIVE SERVICES.—The term “sup-  
24          portive services” includes all activities that will pro-

1       mote upward mobility, self-sufficiency, or improved  
2       quality of life, including—

3               (A) such activities as literacy training, re-  
4               medial and continuing education, job training,  
5               financial literacy instruction, daycare, youth  
6               services, aging-in-place, physical and mental  
7               health services, and other programs for which  
8               such residents demonstrate need;

9               (B) case management and service coordi-  
10              nation services, including providing coordinators  
11              for the Family Self-Sufficiency program under  
12              section 23 of the United States Housing Act of  
13              1937 (42 U.S.C. 1437u) and the Resident Op-  
14              portunity and Supportive Services program  
15              under section 34 of such Act (42 U.S.C.  
16              1437z–6); and

17              (C) technical assistance to enable residents  
18              to access programs from other key agencies and  
19              local service providers in order to help residents  
20              be stably housed, improve outcomes for chil-  
21              dren, and enhance adults' capacity for self-suf-  
22              ficiency and economic security, and services for  
23              the elderly and persons with disabilities to  
24              maintain independence.

1 **SEC. 316. FUNDING.**

2 There are authorized to be appropriated the following  
3 amounts:

4 (1) GRANTS.—\$1,000,000,000 for fiscal year  
5 2016 and such sums as may be necessary in each of  
6 fiscal years 2017, 2018, 2019, and 2020, for grants  
7 under this title, of which, in any fiscal year—

8 (A) up to 10 percent of such amount au-  
9 thorized may be used for planning grants, ex-  
10 cept that in awarding planning grants, the Sec-  
11 retary may elect to base selection on a subset  
12 of the required provisions of this title;

13 (B) up to 5 percent of the amount author-  
14 ized may be used for technical assistance and  
15 program evaluation efforts related to grants  
16 awarded under this title, or under predecessor  
17 programs; and

18 (C) not less than 80 percent shall be used  
19 for, or 80 percent of the number of housing  
20 units assisted under this title shall be, public  
21 housing units, subject to de minimis variations  
22 as may result from the grantee selection proc-  
23 ess.

24 (2) RENTAL ASSISTANCE.—Such sums as may  
25 be necessary for each of fiscal years 2016 through  
26 2020 for providing tenant-based assistance for relo-

1 cation and for rental assistance under section 8 of  
2 the United States Housing Act of 1937 for the pur-  
3 poses of complying with section 307(c) of this title,  
4 but not to exceed the amount of assistance for the  
5 number of units demolished or disposed of under  
6 section 307(c)(1).

7 **SEC. 317. REGULATIONS.**

8 Not later than the expiration of the 180-day period  
9 beginning on the date of the enactment of this Act, the  
10 Secretary shall issue regulations to carry out the following  
11 provisions of this title:

12 (1) Subsections (c) and (e) of section 305.

13 (2) Section 308(b).

14 (3) Paragraphs (4), (5), (8), (9), and (12) of  
15 section 315.

16 **TITLE IV—PILOT PROGRAM TO**  
17 **TRAIN PUBLIC HOUSING**  
18 **RESIDENTS TO PROVIDE**  
19 **HOME-BASED HEALTH SERV-**  
20 **ICES**

21 **SEC. 401. SHORT TITLE.**

22 This title may be cited as the “Together We Care  
23 Act of 2015”.

1 **SEC. 402. PILOT GRANT PROGRAM TO TRAIN PUBLIC HOUS-**  
2 **ING RESIDENTS TO PROVIDE COVERED**  
3 **HOME-BASED HEALTH SERVICES.**

4 Section 34 of the United States Housing Act of 1937  
5 (42 U.S.C. 1437z-6) is amended by adding at the end  
6 the following new subsections:

7 “(f) PILOT GRANT PROGRAM TO TRAIN PUBLIC  
8 HOUSING RESIDENTS TO PROVIDE COVERED HOME-  
9 BASED HEALTH SERVICES.—

10 “(1) ESTABLISHMENT OF PILOT GRANT PRO-  
11 GRAM.—The Secretary, in consultation with the Sec-  
12 retary of Health and Human Services, shall estab-  
13 lish a competitive grant program to make grants to  
14 eligible entities under paragraph (2) for use for the  
15 training of public housing residents as home health  
16 aides and as providers of home-based health services  
17 (including as personal and home care aides) to en-  
18 able such residents to provide covered home-based  
19 health services to—

20 “(A) residents of public housing who are  
21 elderly or disabled, or both (including elderly  
22 and disabled veterans who are residents of pub-  
23 lic housing); and

24 “(B) subject to the criteria set forth pur-  
25 suant to paragraph (3), residents of federally-

1           assisted rental housing who are elderly or dis-  
2           abled, or both.

3           “(2) ELIGIBLE ENTITIES.—A grant under this  
4           subsection may be made only to an entity that—

5                   “(A) is a public housing agency or other  
6                   unit of State or local government (including an  
7                   agency of such unit), community health center,  
8                   home care provider organization, faith-based or-  
9                   ganization, labor organization, or other organi-  
10                  zation determined to be qualified by the Sec-  
11                  retary; and

12                   “(B) demonstrates to the satisfaction of  
13                  the Secretary that it has established, or pro-  
14                  vides such assurances that it will establish, an  
15                  employment training program to train public  
16                  housing residents to provide covered home-  
17                  based health services that complies with regula-  
18                  tions that the Secretary shall issue.

19           “(3) RESIDENTS OF FEDERALLY-ASSISTED  
20           RENTAL HOUSING.—The Secretary may set forth  
21           criteria under which an entity receiving funding  
22           under this subsection may train public housing resi-  
23           dents to provide covered home-based health services  
24           to elderly and disabled residents of federally-assisted  
25           rental housing.

1           “(4) APPLICATION.—To be eligible for a grant  
2           under this subsection an eligible entity under para-  
3           graph (2) shall submit to the Secretary an applica-  
4           tion at such time, in such manner, and containing  
5           such information as the Secretary shall require.

6           “(5) COMPETITIVE GRANT AWARDS.—

7           “(A) GENERAL CRITERIA FOR SELEC-  
8           TION.—The Secretary shall establish policies  
9           and procedures for reviewing and approving  
10          funding for eligible entities through a competi-  
11          tive process taking into consideration—

12                 “(i) with respect to the service area in  
13                 which public housing residents trained  
14                 under an employment training program de-  
15                 scribed in paragraph (2)(B) will provide  
16                 covered home-based health services—

17                         “(I) the percentage of residents  
18                         age 62 and older;

19                         “(II) the percentage of disabled  
20                         residents; and

21                         “(III) the percentage of unem-  
22                         ployed or underemployed residents;

23                 “(ii) the ability of an eligible entity to  
24                 provide training that leads to the provision  
25                 of quality care;

1 “(iii) the record of the quality of care  
2 of an eligible entity; and

3 “(iv) such other criteria as determined  
4 by the Secretary.

5 “(B) GEOGRAPHIC CONSIDERATION.—In  
6 awarding grants, the Secretary shall consider a  
7 geographic mix of a variety of eligible entities  
8 so that the grant program will include at  
9 least—

10 “(i) one employment training program  
11 described in paragraph (2)(B) that pri-  
12 marily serves an urban population;

13 “(ii) one employment training pro-  
14 gram described in paragraph (2)(B) that  
15 primarily serves a rural population;

16 “(iii) one employment training pro-  
17 gram described in paragraph (2)(B) that  
18 primarily serves an Indian population; and

19 “(iv) one employment training pro-  
20 gram described in paragraph (2)(B) that  
21 primarily serves a population in the Com-  
22 monwealth of Puerto Rico, the United  
23 States Virgin Islands, Guam, American  
24 Samoa, or the Commonwealth of the  
25 Northern Mariana Islands.

1           “(6) USE OF GRANT FUNDS.—An entity receiv-  
2           ing funding under this subsection may use such  
3           funds—

4                   “(A) to establish (or maintain) and carry-  
5                   out an employment training program to train  
6                   public housing residents to provide covered  
7                   home-based health care services to elderly and  
8                   disabled public housing residents and elderly  
9                   and disabled residents of federally-assisted rent-  
10                  al housing;

11                   “(B) for the transportation expenses of  
12                   public housing residents in training under such  
13                   an employment training program;

14                   “(C) for the child care expenses of public  
15                   housing residents in training under such an em-  
16                   ployment training program;

17                   “(D) for the administrative expenses of  
18                   carrying out such an employment training pro-  
19                   gram; and

20                   “(E) for any other activity the Secretary  
21                   determines appropriate.

22           “(7) REPORT TO CONGRESS.—Not later than  
23           24 months after the date of the enactment of the  
24           Together We Care Act of 2015, the Secretary shall  
25           submit to Congress a report on the use and impact

1 of the grant program established by this subsection.

2 The report shall include—

3 “(A) a review of the effectiveness of the  
4 program in—

5 “(i) providing jobs for public housing  
6 residents;

7 “(ii) meeting the unmet health and  
8 long-term care needs of elderly and dis-  
9 abled residents of public housing and elder-  
10 ly and disabled residents of federally-as-  
11 sisted rental housing; and

12 “(iii) enabling the provision of quality  
13 care; and

14 “(B) any recommendations the Secretary  
15 determines appropriate regarding the grant pro-  
16 gram.

17 “(8) DEFINITIONS.—As used in this subsection,  
18 subsection (g), and subsection (h):

19 “(A) HOME-BASED HEALTH SERVICES.—  
20 The term ‘home-based health services’ means  
21 health care and long-term services provided to  
22 an individual in a place of residence used as  
23 such individual’s home and includes—

1 “(i) home health services described in  
2 section 1861(m) of the Social Security Act  
3 (42 U.S.C. 1395x(m));

4 “(ii) personal care services described  
5 in section 1905(a)(24) of such Act (42  
6 U.S.C. 1396d(a)(24)); and

7 “(iii) home-based services which may  
8 be covered under a waiver under subsection  
9 (c) or (d) of section 1915 of such Act (42  
10 U.S.C. 1396n).

11 “(B) HOME HEALTH AIDE.—The term  
12 ‘home health aide’ has the meaning given the  
13 term in section 1891(a)(3)(E) of the Social Se-  
14 curity Act (42 U.S.C. 1395bbb(a)(3)(E)).

15 “(C) COVERED.—The term ‘covered’  
16 means, with respect to home-based health serv-  
17 ices, such services—

18 “(i) for which medical assistance is  
19 available under a State plan under title  
20 XIX of the Social Security Act; or

21 “(ii) for which financial assistance is  
22 available under subsection (g).

23 “(D) FEDERALLY-ASSISTED RENTAL  
24 HOUSING.—The term ‘federally-assisted rental  
25 housing’ means—

1 “(i) housing assisted under section  
2 202 of the Housing Act of 1959 (12  
3 U.S.C. 1701q);

4 “(ii) housing assisted under section  
5 515 of the Housing Act of 1949 (42  
6 U.S.C. 1485);

7 “(iii) housing assisted under section 8  
8 of the United States Housing Act of 1937  
9 (42 U.S.C. 1437f) (including project-based  
10 and tenant-based assistance);

11 “(iv) housing assisted under the block  
12 grant program under the Native American  
13 Housing Assistance and Self-Determina-  
14 tion Act of 1996 (25 U.S.C. 4101 et seq.);

15 “(v) housing financed by a mortgage  
16 insured under section 221(d)(3) of the Na-  
17 tional Housing Act (12 U.S.C.  
18 1715l(d)(3)) or held by the Secretary, a  
19 State, or State agency; and

20 “(vi) housing assisted under section  
21 811 of the Cranston-Gonzalez National Af-  
22 fordable Housing Act (42 U.S.C. 8013).

23 “(9) INAPPLICABILITY OF PREVIOUS SUB-  
24 SECTIONS.—Subsections (a) through (e) shall not

1 apply to this subsection, subsection (g), and sub-  
2 section (h).

3 “(10) RULE OF CONSTRUCTION.—This sub-  
4 section and subsection (g) may not be construed as  
5 affecting any requirement under State law for train-  
6 ing, licensure, or any other certification as a home  
7 health aide or as a provider of any home-based  
8 health service under this subsection and subsection  
9 (g).

10 “(11) REGULATIONS.—Not later than 6 months  
11 after the date of enactment of the Together We Care  
12 Act of 2015, the Secretary shall issue regulations to  
13 carry out this subsection.

14 “(12) AUTHORIZATION OF APPROPRIATIONS.—  
15 There are authorized to be appropriated \$2,500,000  
16 for each of the fiscal years 2016, 2017, and 2018,  
17 for grants under this subsection.

18 “(g) FINANCIAL ASSISTANCE FOR HOME-BASED  
19 HEALTH SERVICES IN CERTAIN JURISDICTIONS.—

20 “(1) FINANCIAL ASSISTANCE.—The Secretary,  
21 in consultation with the Secretary of Health and  
22 Human Services, may provide financial assistance  
23 under this subsection to entities receiving grant  
24 funds under the pilot program established under  
25 subsection (f) that provide training for public hous-

1       ing residents as home health aides and as providers  
2       of home-based health services and provide (or pay  
3       for) such services for use only for their costs in pro-  
4       viding (or paying for) such services to—

5               “(A) residents of public housing who are  
6               elderly or disabled, or both (including elderly or  
7               disabled veterans who are residents of public  
8               housing); or

9               “(B) at the discretion of the Secretary,  
10              residents of federally-assisted rental housing  
11              who are elderly or disabled, or both.

12             “(2) REQUIREMENTS.—

13               “(A) LOCATION.—Assistance under para-  
14               graph (1) may be provided only for services fur-  
15               nished in locations in which medical assistance  
16               for home-based health services is not available  
17               under a State plan under title XIX of the So-  
18               cial Security Act.

19               “(B) TRAINED PUBLIC HOUSING RESI-  
20               DENTS.—Assistance under paragraph (1) may  
21               be used only for costs of services described in  
22               paragraph (1) that are provided by public hous-  
23               ing residents trained by an entity receiving  
24               grant funds under the pilot program established  
25               under subsection (f).

1           “(3) ELIGIBILITY.—To be eligible for financial  
2 assistance under this subsection an entity shall—

3           “(A) provide such assurances as the Sec-  
4 retary shall require that it will use the funds  
5 only as provided in paragraphs (1) and (2);

6           “(B) submit to the Secretary an applica-  
7 tion at such time, in such manner, and con-  
8 taining such information as the Secretary re-  
9 quires; and

10           “(C) comply with such other terms and  
11 conditions as the Secretary shall establish to  
12 carry out this subsection.

13           “(4) AUTHORIZATION OF APPROPRIATIONS.—  
14 There are authorized to be appropriated \$2,500,000  
15 for each of the fiscal years 2016, 2017, and 2018,  
16 for financial assistance under this subsection.

17           “(h) IMPACT OF INCOME ON ELIGIBILITY FOR HOUS-  
18 ING BENEFITS.—For any resident of public housing who  
19 is trained as a home health aide or as a provider of home-  
20 based health services pursuant to the program under sub-  
21 section (f), any income received by such resident for pro-  
22 viding covered home-based health services shall apply to-  
23 wards eligibility for benefits under Federal housing pro-  
24 grams as follows:

1           “(1) No income received shall apply for the 12  
2           months after the completion of the training of such  
3           resident.

4           “(2) Twenty-five percent of income received  
5           shall apply for the period that is 12 to 24 months  
6           after the completion of the training of such resident.

7           “(3) Fifty percent of income received shall  
8           apply for the period that is 24 to 36 months after  
9           the completion of the training of such resident.

10          “(4) One hundred percent of income received  
11          shall apply for any period that begins after 36  
12          months after the completion of the training of such  
13          resident.”.