

105TH CONGRESS
1ST SESSION

H. R. 973

To amend the United States Housing Act of 1937 to require the Secretary of Housing and Urban Development to administer a program of construction and revitalization of public housing, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

MARCH 6, 1997

Mr. CONYERS (for himself, Mr. DELLUMS, Mr. EVANS, Mrs. MEEK of Florida, and Ms. WATERS) introduced the following bill; which was referred to the Committee on Banking and Financial Services

A BILL

To amend the United States Housing Act of 1937 to require the Secretary of Housing and Urban Development to administer a program of construction and revitalization of public housing, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Jesse Gray Housing
5 Act”.

6 **SEC. 2. FINDINGS AND PURPOSES.**

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

1 (1) the number of rental dwelling units avail-
2 able for lower income families is insufficient, and the
3 physical condition of a substantial portion of such
4 dwelling units is inadequate;

5 (2) Federal housing assistance programs, such
6 as rent subsidies, vouchers, and other rental and
7 mortgage assistance, too frequently assist middle
8 and higher income families and do not meet the de-
9 mand for housing by lower income families;

10 (3) such Federal housing assistance programs
11 are not cost-effective, due to a lack of suitable rental
12 dwelling units available for lower income families;
13 and

14 (4) a significant number of families are paying
15 more than 25 percent of their monthly income for
16 rent.

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

18 (1) to ensure that all families in the United
19 States have access to rental dwelling units at rents
20 that are not more than 25 percent of their monthly
21 income, and that such rental dwelling units are de-
22 cent, safe, and sanitary;

23 (2) to ensure that all funds for housing assist-
24 ance by the Federal Government benefit lower in-
25 come families by requiring the Secretary of Housing

1 and Urban Development to propose that Federal
2 housing assistance be limited to lower income fami-
3 lies; and

4 (3) to encourage the establishment of a public
5 housing system that consists of—

6 (A) projects located throughout metropoli-
7 tan and rural areas;

8 (B) low-density projects, to the extent
9 practicable; and

10 (C) dwelling units that are visually indis-
11 tinguishable from comparable privately owned
12 dwelling units.

13 **SEC. 3. CONSTRUCTION OF PUBLIC HOUSING.**

14 Section 5 of the United States Housing Act of 1937
15 (42 U.S.C. 1437e) is amended by adding at the end the
16 following new subsection:

17 “(m)(1) The Secretary shall carry out a program for
18 the construction of 500,000 new dwelling units in public
19 housing during each of the fiscal years 1998 through
20 2007.

21 “(2) There are authorized to be appropriated to carry
22 out this subsection such sums as may be necessary for
23 each of the fiscal years 1998 through 2007. Any amount
24 appropriated under this paragraph shall remain available
25 until expended.”.

1 **SEC. 4. REVITALIZATION OF PUBLIC HOUSING.**

2 Section 14(b) of the United States Housing Act of
3 1937 (42 U.S.C. 1437l(b)) is amended by adding at the
4 end the following new paragraph:

5 “(3)(A) To the extent approved in appropriation Acts
6 and subject to subparagraph (B), the Secretary shall make
7 available and contract to make available financial assist-
8 ance under this subsection, in addition to financial assist-
9 ance made available under paragraphs (1) and (2). In
10 making assistance available under this paragraph, the Sec-
11 retary shall give particular preference to public housing
12 agencies requesting such assistance for public housing
13 projects that the Secretary determines would likely have
14 been subject to demolition or disposition under section 18,
15 as such section was in effect before the date of the enact-
16 ment of the Jesse Gray Housing Act.

17 “(B) For purposes of this paragraph, the aggregate
18 amount of budget authority that may be obligated for con-
19 tracts for annual contributions is increased on October 1
20 of each of the years 1997 through 2006 by the amount
21 necessary to provide for the revitalization of 100,000
22 dwelling units in public housing during each of the fiscal
23 years 1998 through 2007, respectively.”.

1 **SEC. 5. PROHIBITION OF DEMOLITION AND DISPOSITION**
2 **OF PUBLIC HOUSING.**

3 (a) IN GENERAL.—Section 18(a) of the United
4 States Housing Act of 1937 (42 U.S.C. 1437p(a)) is
5 amended by striking “The Secretary” and all that follows
6 and inserting the following: “The Secretary may not au-
7 thorize any public housing agency to demolish or dispose
8 of any public housing project or any portion of a public
9 housing project.”.

10 (b) CONFORMING AMENDMENTS.—Section 18 of the
11 United States Housing Act of 1937 is amended—

12 (1) by striking subsections (b), (c), (e), and (f);

13 (2) in subsection (d), by striking “without ob-
14 taining the approval of the Secretary and satisfying
15 the conditions specified in subsections (a) and (b)”;
16 and

17 (3) by redesignating subsections (d) and (g) as
18 subsections (b) and (c), respectively.

19 **SEC. 6. TENANT RENT CONTRIBUTIONS.**

20 (a) LOWER INCOME HOUSING UNDER THE UNITED
21 STATES HOUSING ACT OF 1937.—The United States
22 Housing Act of 1937 is amended—

23 (1) in section 3(a)(1)(A) (42 U.S.C.
24 1437a(a)(1)(A)), by striking “30” and inserting
25 “25”;

1 (2) in section 8(o) (42 U.S.C. 1437f(o)), by
2 striking “30” each place it appears and inserting
3 “25”;

4 (3) in section 8(u)(2) (42 U.S.C. 1437f(u)(2)),
5 by striking “30” and inserting “25”;

6 (4) in section 8(y)(2)(A) (42 U.S.C.
7 1437f(y)(2)(A)), by striking “30” and inserting
8 “25”;

9 (5) in section 16(d)(1) (42 U.S.C.
10 1437n(d)(1)), by striking “30” and inserting “25”;

11 (6) in section 23(d) (42 U.S.C. 1437u(d)), by
12 striking “30” each place it appears and inserting
13 “25”; and

14 (7) in section 304(b) (42 U.S.C. 1437aaa-
15 3(b)), by striking “30” and inserting “25”.

16 (b) PUBLIC HOUSING MIXED INCOME NEW COMMU-
17 NITIES STRATEGY DEMONSTRATION.—Section 521(e)(4)
18 of the Cranston-Gonzalez National Affordable Housing
19 Act (42 U.S.C. 1437f note) is amended by striking “30”
20 and inserting “25”.

21 (c) SUPPORTIVE HOUSING FOR THE ELDERLY.—Sec-
22 tion 202(e)(3) of the Housing Act of 1959 (12 U.S.C.
23 1701q(c)(3)) is amended by striking “30” and inserting
24 “25”.

1 (d) SUPPORTIVE HOUSING FOR PERSONS WITH DIS-
2 ABILITIES.—Section 811(d)(3) of the Cranston-Gonzalez
3 National Affordable Housing Act (42 U.S.C. 8013(d)(3))
4 is amended by striking “30” and inserting “25”.

5 (e) HOME PROGRAM.—Section 215(a) of the Cran-
6 ston-Gonzalez National Affordable Housing Act (42
7 U.S.C. 12745(a)) is amended by striking “30” each place
8 it appears and inserting “25”.

9 (f) RENT SUPPLEMENTS.—Section 101(d) of the
10 Housing and Urban Development Act of 1965 (12 U.S.C.
11 1701s(d)) is amended by striking “30” and inserting
12 “25”.

13 (g) RENTAL AND COOPERATIVE HOUSING FOR
14 LOWER INCOME FAMILIES.—Section 236(f) of the Na-
15 tional Housing Act (12 U.S.C. 1715z–1(f)) is amended—

16 (1) in paragraphs (1), (2), and (5)(A)(i), by
17 striking “30” each place it appears and inserting
18 “25”; and

19 (2) in paragraph (1)(ii), by striking “25” and
20 inserting “20”.

21 (h) MULTIFAMILY PROPERTY DISPOSITION.—Section
22 203 of the Housing and Community Development Amend-
23 ments of 1978 (12 U.S.C. 1701z–11) is amended by strik-
24 ing “30” each place it appears in subsections (b)(5) and
25 (g) and inserting “25”.

1 (i) TRANSITIONAL PROVISIONS.—Section 206(d)(6)
2 of the Housing and Urban-Rural Recovery Act of 1983
3 (42 U.S.C. 1437a note) is amended by striking “30” and
4 inserting “25”.

5 (j) LOW-INCOME HOUSING PRESERVATION AND
6 RESIDENT HOMEOWNERSHIP ACT OF 1990.—The Low-
7 Income Housing Preservation and Resident Homeowner-
8 ship Act of 1990 is amended—

9 (1) in section 218(a)(1)(A) (12 U.S.C.
10 4108(a)(1)(A)), by striking “30” and inserting
11 “25”; and

12 (2) in subparagraphs (D) and (E)(iii) of section
13 222(a)(2) (12 U.S.C. 4112(a)(2)), by striking “30”
14 each place it appears and inserting “25”.

15 (k) STATE PRESERVATION PROJECT ASSISTANCE.—
16 Section 613(b)(2) of the Cranston-Gonzalez National Af-
17 fordable Housing Act (12 U.S.C. 4125(b)(2)) is amended
18 by striking “30” and inserting “25”.

19 (l) PRESERVING EXISTING HOUSING INVESTMENT.—
20 The item relating to “HOUSING PROGRAMS—PRESERVING
21 EXISTING HOUSING INVESTMENT” in title II of the De-
22 partments of Veterans Affairs and Housing and Urban
23 Development, and Independent Agencies Appropriations
24 Act, 1997 (12 U.S.C. 4101 note) is amended by striking
25 “30” and inserting “25”.

1 (m) EMERGENCY LOW INCOME HOUSING PRESERVA-
2 TION ACT OF 1987.—In carrying out the provisions of the
3 Emergency Low Income Housing Preservation Act of
4 1987 (12 U.S.C. 1715l note) pursuant to section 604 of
5 the Cranston-Gonzalez National Affordable Housing Act,
6 each reference in such provisions to 30 percent of adjusted
7 income shall be considered to refer to 25 percent of ad-
8 justed income.

9 (n) HOPE HOMEOWNERSHIP PROGRAMS.—Sections
10 424(b) and 444(b) of the Cranston-Gonzalez National Af-
11 fordable Housing Act (42 U.S.C. 12874(b), 12894(b)) are
12 each amended by striking “30” and inserting “25”.

13 (o) NATIVE AMERICAN HOUSING ASSISTANCE.—Sec-
14 tion 203(a)(2) of the Native American Housing Assistance
15 and Self-Determination Act of 1996 (25 U.S.C.
16 4133(a)(2)) is amended by striking “30” and inserting
17 “25”.

18 (p) FHA-INSURED ASSISTED HOUSING.—Section
19 221 of the National Housing Act (12 U.S.C. 1715l) is
20 amended by striking “30” and inserting “25” in each of
21 the following provisions:

22 (1) Subparagraph (A) of the last undesignated
23 paragraph of subsection (f).

24 (2) Subsection (l)(1).

1 (q) AFFORDABLE HOUSING GOALS FOR FEDERAL
2 HOUSING ENTERPRISES.—Sections 1332(c)(2) and
3 1333(c)(2) of the Housing and Community Development
4 Act of 1992 (12 U.S.C. 4562(c)(2), 4563(c)(2)) are each
5 amended by striking “30” and inserting “15”.

6 (r) RURAL HOUSING FOR LOWER INCOME FAMI-
7 LIES.—The Housing Act of 1949 (42 U.S.C. 1471 et seq.)
8 is amended by striking “30” and inserting “25” each
9 place it appears in each of the following sections:

10 (1) Section 521(a).

11 (2) Section 530.

12 (3) Section 542(a).

13 (s) FEDERAL HOME LOAN BANK ACT.—The Federal
14 Home Loan Bank Act is amended by striking “30” and
15 inserting “25” in each of the following sections:

16 (1) Section 10(j)(13)(D) (12 U.S.C.
17 140(j)(13)(D)).

18 (2) Section 21A(c) (12 U.S.C. 1441a(c))—

19 (A) in paragraph (4)(A); and

20 (B) in paragraph (14)(G).

21 (t) FEDERAL DEPOSIT INSURANCE ACT.—Section 40
22 of the Federal Deposit Insurance Act (12 U.S.C. 1831q)
23 is amended by striking “30” and inserting “25” in each
24 of the following subsections:

25 (1) Subsection (e)(1).

1 (2) Subsection (n)(7).

2 (u) COMMUNITY DEVELOPMENT BLOCK GRANTS.—
3 Section 104(d)(2)(A)(iii)(I) of the Housing and Commu-
4 nity Development Act of 1974 (42 U.S.C.
5 5304(d)(2)(A)(iii)(I)) is amended by striking “30” and in-
6 serting “25”.

7 (v) NEW TOWNS EMERGENCY RELIEF DEMONSTRA-
8 TION.—Sections 1103(c)(4) and 1106(d)(1)(A)(iii)(I) of
9 the Housing and Community Development Act of 1992
10 (42 U.S.C. 5318 note) are each amended by striking “30”
11 and inserting “25”.

12 (w) EXCLUSION OF CERTAIN INCOME.—Notwith-
13 standing any other provision of law, for purposes of deter-
14 mining the monthly contribution to be made by a family
15 under the provisions amended by this section, the adjusted
16 income of a family shall exclude any income attributable
17 to any cost-of-living adjustment made after the effective
18 date of this section in—

19 (1) any welfare assistance received by such fam-
20 ily from a public agency; or

21 (2) any benefits received by such family under
22 the Social Security Act.

23 (x) EFFECTIVE DATE.—The provisions of, and
24 amendments made by, this section shall take effect on Oc-
25 tober 1, 1997.

1 **SEC. 7. REPORT REGARDING FEDERAL HOUSING ASSIST-**
2 **ANCE.**

3 The Secretary of Housing and Urban Development,
4 following consultation with public housing agencies, shall
5 prepare and submit to the Congress a comprehensive re-
6 port setting forth a proposal to limit Federal housing as-
7 sistance to assistance for public housing in order to ensure
8 that all funds for housing assistance provided by the Fed-
9 eral Government benefit lower income families.

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