

109TH CONGRESS
2^D SESSION

H. R. 5561

To provide housing assistance for very low-income veterans.

IN THE HOUSE OF REPRESENTATIVES

JUNE 8, 2006

Mr. ANDREWS (for himself and Mr. RENZI) introduced the following bill; which was referred to the Committee on Financial Services, and in addition to the Committees on Veterans' Affairs and Ways and Means, for a period to be subsequently determined by the Speaker, in each case for consideration of such provisions as fall within the jurisdiction of the committee concerned

A BILL

To provide housing assistance for very low-income veterans.

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 “Homes for Heroes
5 Act”.

6 **SEC. 2. SUPPORTIVE HOUSING FOR VERY LOW-INCOME**
7 **VETERAN FAMILIES.**

8 (a) PURPOSE.—The purposes of this section are—

9 (1) to expand the supply of permanent housing
10 for very low-income veteran families; and

1 (2) to provide supportive services through such
2 housing to support the needs of such veteran fami-
3 lies.

4 (b) **AUTHORITY.**—The Secretary of Housing and
5 Urban Development shall, to the extent amounts are made
6 available for assistance under this section and the Sec-
7 retary receives approvable applications for such assistance,
8 provide assistance to private nonprofit organizations and
9 consumer cooperatives to expand the supply of supportive
10 housing for very low-income veteran families. Such assist-
11 ance shall be available for use to plan for and finance the
12 construction, reconstruction, or moderate or substantial
13 rehabilitation of a structure or a portion of a structure,
14 or the acquisition of a structure, to be used as supportive
15 housing for very low-income veteran families in accordance
16 with this section. Assistance may also cover the cost of
17 real property acquisition, site improvement, conversion,
18 demolition, relocation, and other expenses that the Sec-
19 retary determines are necessary to expand the supply of
20 supportive housing for very low-income veteran families.

21 (c) **FORMS OF ASSISTANCE.**—Assistance under this
22 section shall be made available in the following forms:

23 (1) **PLANNING GRANTS.**—Assistance may be
24 provided as a grant for costs of planning a project

1 to be used as supportive housing for very low-income
2 veteran families.

3 (2) CAPITAL ADVANCES.—Assistance may be
4 provided as capital advance under this paragraph for
5 a project, which shall—

6 (A) bear no interest;

7 (B) not be required to be repaid so long as
8 the housing remains available for occupancy by
9 very low-income veteran families in accordance
10 with this section; and

11 (C) be in an amount calculated in accord-
12 ance with the development cost limitation estab-
13 lished pursuant to subsection (h).

14 (3) PROJECT RENTAL ASSISTANCE.—Assistance
15 may be provided as project rental assistance, under
16 an annual contract that—

17 (A) obligates the Secretary to make
18 monthly payments to cover any part of the
19 costs attributed to units occupied (or, as ap-
20 proved by the Secretary, held for occupancy) by
21 very low-income veteran families that is not met
22 from project income;

23 (B) provides for the project not more than
24 the sum of the initial annual project rentals for
25 all units so occupied and any initial utility al-

1 lowances for such units, as approved by the
2 Secretary;

3 (C) any contract amounts not used by a
4 project in any year shall remain available to the
5 project until the expiration of the contract;

6 (D) provides that the Secretary shall, to
7 the extent appropriations for such purpose are
8 available, adjust the annual contract amount if
9 the sum of the project income and the amount
10 of assistance payments available under this
11 paragraph are inadequate to provide for reason-
12 able project costs.

13 (d) TENANT RENT CONTRIBUTION.—A very low-in-
14 come veteran family shall pay as rent for a dwelling unit
15 assisted under this section the highest of the following
16 amounts, rounded to the nearest dollar:

17 (1) 30 percent of the veteran family's adjusted
18 monthly income.

19 (2) 10 percent of the veteran family's monthly
20 income.

21 (3) If the veteran family is receiving payments
22 for welfare assistance from a public agency and a
23 part of such payments, adjusted in accordance with
24 the veteran family's actual housing costs, is specifi-
25 cally designated by such agency to meet the veteran

1 family's housing costs, the portion of such payments
2 which is so designated.

3 (e) TERM OF COMMITMENT.—

4 (1) USE LIMITATIONS.—All units in housing as-
5 sisted under this section shall be made available for
6 occupancy by very low-income veteran families for
7 not less than 15 years.

8 (2) CONTRACT TERMS.—The initial term of a
9 contract entered into under subsection (c)(2) shall
10 be 60 months. The Secretary shall, to the extent ap-
11 proved in appropriation Acts, extend any expiring
12 contract for a term of not less than 12 months. In
13 order to facilitate the orderly extension of expiring
14 contracts, the Secretary may make commitments to
15 extend expiring contracts during the year prior to
16 the date of expiration.

17 (f) APPLICATIONS.—Amounts made available under
18 this section shall be allocated by the Secretary among ap-
19 provable applications submitted by private nonprofit orga-
20 nizations and consumer cooperatives. Applications for as-
21 sistance under this section shall be submitted by an appli-
22 cant in such form and in accordance with such procedures
23 as the Secretary shall establish. Such applications shall
24 contain—

25 (1) a description of the proposed housing;

1 (2) a description of the assistance the applicant
2 seeks under this section;

3 (3) a description of (A) the supportive services
4 to be provided to the persons occupying such hous-
5 ing; (B) the manner in which such services will be
6 provided to such persons, including, in the case of
7 frail elderly persons (as such term is defined in sec-
8 tion 202 of the Housing Act of 1959 (12 U.S.C.
9 1701q)), evidence of such residential supervision as
10 the Secretary determines is necessary to facilitate
11 the adequate provision of such services; and (C) the
12 public or private sources of assistance that can rea-
13 sonably be expected to fund or provide such services;

14 (4) a certification from the public official re-
15 sponsible for submitting a housing strategy for the
16 jurisdiction to be served in accordance with section
17 105 of the Cranston-Gonzalez National Affordable
18 Housing Act that the proposed project is consistent
19 with the approved housing strategy; and

20 (5) such other information or certifications that
21 the Secretary determines to be necessary or appro-
22 priate to achieve the purposes of this section.

23 The Secretary shall not reject an application on technical
24 grounds without giving notice of that rejection and the

1 basis therefor to the applicant and affording the applicant
2 an opportunity to respond.

3 (g) SELECTION CRITERIA.—The Secretary shall es-
4 tablish selection criteria for assistance under this section,
5 which shall include—

6 (1) criteria based upon—

7 (A) the ability of the applicant to develop
8 and operate the proposed housing;

9 (B) the need for supportive housing for
10 very low-income veteran families in the area to
11 be served;

12 (C) the extent to which the proposed size
13 and unit mix of the housing will enable the ap-
14 plicant to manage and operate the housing effi-
15 ciently and ensure that the provision of sup-
16 portive services will be accomplished in an eco-
17 nomical fashion;

18 (D) the extent to which the proposed de-
19 sign of the housing will meet the physical needs
20 of very low-income veteran families;

21 (E) the extent to which the applicant has
22 demonstrated that the supportive services iden-
23 tified pursuant to subsection (f)(4) will be pro-
24 vided on a consistent, long-term basis;

1 (F) the extent to which the proposed de-
2 sign of the housing will accommodate the provi-
3 sion of supportive services that are expected to
4 be needed, either initially or over the useful life
5 of the housing, by the very low-income veterans
6 the housing is intended to serve; and

7 (G) such other factors as the Secretary de-
8 termines to be appropriate to ensure that funds
9 made available under this section are used ef-
10 fectively;

11 (2) a preference in such selection for applica-
12 tions proposing housing to be reserved for occupancy
13 by very low-income veteran families who are home-
14 less (as such term is defined in section 103 of the
15 McKinney-Vento Homeless Assistance Act (42
16 U.S.C. 11302); and

17 (3) criteria appropriate to consider the need for
18 supportive housing for very low-income veteran fami-
19 lies in nonmetropolitan areas and by Indian tribes.

20 (h) PROVISION OF SUPPORTIVE SERVICES TO VET-
21 ERAN FAMILIES.—

22 (1) IN GENERAL.—In carrying out the provi-
23 sions of this section, the Secretary shall ensure that
24 housing assisted under this section provides a range
25 of services tailored to the needs of the very low-in-

1 come veteran families occupying such housing, which
2 may include services for—

3 (A) outreach;

4 (B) health (including counseling, mental
5 health, substance abuse, and post-traumatic
6 stress disorder) diagnosis and treatment;

7 (C) habilitation and rehabilitation;

8 (D) case management;

9 (E) daily living;

10 (F) personal financial planning;

11 (G) transportation;

12 (H) vocation;

13 (I) employment and training;

14 (J) education;

15 (K) assistance in obtaining veterans bene-
16 fits and public benefits, including health and
17 medical care provided by the Department of
18 Veterans Affairs;

19 (L) assistance in obtaining income support;

20 (M) assistance in obtaining health insur-
21 ance;

22 (N) fiduciary and representative payee;

23 (O) legal aid;

24 (P) child care;

25 (Q) housing counseling;

1 (R) service coordination; and

2 (S) other services necessary for maintain-
3 ing independent living.

4 (2) LOCAL COORDINATION OF SERVICES.—The
5 Secretary shall ensure that owners of housing as-
6 sisted under this section have the managerial capac-
7 ity to—

8 (A) assess on an ongoing basis the service
9 needs of residents;

10 (B) coordinate the provision of supportive
11 services and tailor such services to the indi-
12 vidual needs of residents; and

13 (C) seek on a continuous basis new sources
14 of assistance to ensure the long-term provision
15 of supportive services.

16 Any cost associated with this subsection shall be an
17 eligible cost under subsections (c)(3) and (i).

18 (i) FINANCIAL ASSISTANCE FOR SERVICES.—

19 (1) IN GENERAL.—The Secretary of Veterans
20 Affairs shall, to the extent amounts are available for
21 assistance under this subsection pursuant to sub-
22 section (o)(2), provide financial assistance for the
23 provision of supportive services, and for coordinating
24 the provision of such services, to very low-income
25 veteran families occupying housing assisted under

1 this section. Such assistance shall be made through
2 payments to owners of such housing for each resi-
3 dent of the housing based on the formula established
4 under paragraph (2).

5 (2) FORMULA.—The Secretary of Veterans Af-
6 fairs shall establish a formula to determine the rate
7 of the payments to be provided under this sub-
8 section. The formula shall determine a rate for each
9 resident of the housing assisted under this section
10 (which shall be adjusted not less than annually to
11 take into consideration changes in the cost of living).

12 (j) DEVELOPMENT COST LIMITATIONS.—

13 (1) IN GENERAL.—The Secretary shall periodi-
14 cally establish development cost limitations by mar-
15 ket area for various types and sizes of supportive
16 housing for very low-income veteran families by pub-
17 lishing a notice of the cost limitations in the Federal
18 Register. The cost limitations shall reflect—

19 (A) the cost of construction, reconstruc-
20 tion, or moderate or substantial rehabilitation
21 of supportive housing for very low-income vet-
22 eran families that meets applicable State and
23 local housing and building codes;

1 (B) the cost of movables necessary to the
2 basic operation of the housing, as determined
3 by the Secretary;

4 (C) the cost of special design features nec-
5 essary to make the housing accessible to very
6 low-income veteran families;

7 (D) the cost of congregate space necessary
8 to accommodate the provision of supportive
9 services to veteran families;

10 (E) if the housing is newly constructed, the
11 cost of meeting the energy efficiency standards
12 promulgated by the Secretary in accordance
13 with section 109 of the Cranston-Gonzalez Na-
14 tional Affordable Housing Act; and

15 (F) the cost of land, including necessary
16 site improvement.

17 In establishing development cost limitations for a
18 given market area under this subsection, the Sec-
19 retary shall use data that reflect currently prevailing
20 costs of construction, reconstruction, or moderate or
21 substantial rehabilitation, and land acquisition in the
22 area. For purposes of this paragraph, the term
23 “congregate space” shall include space for cafeterias
24 or dining halls, community rooms or buildings, child
25 care centers, workshops, adult day health facilities,

1 or other outpatient health facilities, or other essen-
2 tial service facilities. Neither this section nor any
3 other provision of law may be construed as prohib-
4 iting or preventing the location and operation, in a
5 project assisted under this section, of commercial fa-
6 cilities for the benefit of residents of the project and
7 the community in which the project is located, ex-
8 cept that assistance made available under this sec-
9 tion may not be used to subsidize any such commer-
10 cial facility.

11 (2) ACQUISITION.—In the case of existing hous-
12 ing and related facilities to be acquired, the cost lim-
13 itations shall include—

14 (A) the cost of acquiring such housing,

15 (B) the cost of rehabilitation, alteration,
16 conversion, or improvement, including the mod-
17 erate or substantial rehabilitation thereof, and

18 (C) the cost of the land on which the hous-
19 ing and related facilities are located.

20 (3) ANNUAL ADJUSTMENTS.—The Secretary
21 shall adjust the cost limitation not less than annu-
22 ally to reflect changes in the general level of con-
23 struction, reconstruction, and moderate and substan-
24 tial rehabilitation costs.

25 (4) INCENTIVES FOR SAVINGS.—

1 (A) SPECIAL HOUSING ACCOUNT.—The
2 Secretary shall use the development cost limita-
3 tions established under paragraph (1) or (2) to
4 calculate the amount of financing to be made
5 available to individual owners. Owners which
6 incur actual development costs that are less
7 than the amount of financing shall be entitled
8 to retain 50 percent of the savings in a special
9 housing account. Such percentage shall be in-
10 creased to 75 percent for owners which add en-
11 ergy efficiency features which—

12 (i) exceed the energy efficiency stand-
13 ards promulgated by the Secretary in ac-
14 cordance with section 109 of the Cranston-
15 Gonzalez National Affordable Housing Act;

16 (ii) substantially reduce the life-cycle
17 cost of the housing;

18 (iii) reduce gross rent requirements;

19 and

20 (iv) enhance tenant comfort and con-
21 venience.

22 (B) USES.—The special housing account
23 established under subparagraph (A) may be
24 used (i) to provide services to residents of the
25 housing or funds set aside for replacement re-

1 serves, or (ii) for such other purposes as deter-
2 mined by the Secretary.

3 (5) DESIGN FLEXIBILITY.—The Secretary shall,
4 to the extent practicable, give owners the flexibility
5 to design housing appropriate to their location and
6 proposed resident population within broadly defined
7 parameters.

8 (6) USE OF FUNDS FROM OTHER SOURCES.—
9 An owner shall be permitted voluntarily to provide
10 funds from sources other than this section for amen-
11 ities and other features of appropriate design and
12 construction suitable for supportive housing under
13 this section if the cost of such amenities is (A) not
14 financed with the advance, and (B) is not taken into
15 account in determining the amount of Federal as-
16 sistance or of the rent contribution of tenants. Not-
17 withstanding any other provision of law, assistance
18 amounts provided under this section may be treated
19 as amounts not derived from a Federal grant.

20 (k) TENANT SELECTION.—

21 (1) IN GENERAL.—An owner shall adopt writ-
22 ten tenant selection procedures that are satisfactory
23 to the Secretary as (A) consistent with the purpose
24 of improving housing opportunities for very low-in-
25 come veteran families; and (B) reasonably related to

1 program eligibility and an applicant's ability to per-
2 form the obligations of the lease. Such tenant selec-
3 tion procedures shall comply with subtitle C of title
4 VI of the Housing and Community Development Act
5 of 1992 and any regulations issued under such sub-
6 title. Owners shall promptly notify in writing any re-
7 jected applicant of the grounds for any rejection.

8 (2) INFORMATION REGARDING HOUSING.—The
9 Secretary shall provide, to the Secretary of Veterans
10 Affairs and the Secretary of Labor, information re-
11 garding the availability of the housing assisted under
12 this section. Within 30 days of receipt of the infor-
13 mation, the Secretary of Veterans Affairs and Sec-
14 retary of Labor shall provide such information to
15 agencies in the area of the housing that receive as-
16 sistance from the Department of Veterans Affairs
17 and the Department of Labor for providing medical
18 care, housing, supportive services or employment
19 and training services to homeless veterans.

20 (1) MISCELLANEOUS PROVISIONS.—

21 (1) TECHNICAL ASSISTANCE.—The Secretary
22 shall make available appropriate technical assistance
23 to ensure that prospective applicants and owners are
24 able to participate more fully in the program carried
25 out under this section.

1 (2) CIVIL RIGHTS COMPLIANCE.—Each owner
2 shall certify, to the satisfaction of the Secretary,
3 that assistance made available under this section will
4 be conducted and administered in conformity with
5 title VI of the Civil Rights Act of 1964, the Fair
6 Housing Act, and other Federal, State, and local
7 laws prohibiting discrimination and promoting equal
8 opportunity.

9 (3) OWNER DEPOSIT.—

10 (A) IN GENERAL.—The Secretary shall re-
11 quire an owner of housing assisted under this
12 section to deposit an amount not to exceed
13 \$15,000 in a special escrow account to ensure
14 the owner's commitment to the housing.

15 (B) REDUCTION OF REQUIREMENT.—The
16 Secretary may reduce or waive the owner de-
17 posit specified under paragraph (3) for indi-
18 vidual applicants if the Secretary finds that
19 such waiver or reduction is necessary to achieve
20 the purposes of this section and the applicant
21 demonstrates to the satisfaction of the Sec-
22 retary that it has the capacity to manage and
23 maintain the housing in accordance with this
24 section. The Secretary shall reduce or waive the
25 requirement of the owner deposit under para-

1 graph (3) in the case of a nonprofit applicant
2 that is not affiliated with a national sponsor, as
3 determined by the Secretary.

4 (4) NOTICE OF APPEAL.—The Secretary shall
5 notify an owner not less than 30 days prior to can-
6 celing any reservation of assistance provided under
7 this section. During the 30-day period following the
8 receipt of a notice under the preceding sentence, an
9 owner may appeal the proposed cancellation. Such
10 appeal, including review by the Secretary, shall be
11 completed not later than 45 days after the appeal is
12 filed.

13 (5) LABOR.—

14 (A) IN GENERAL.—The Secretary shall
15 take such action as may be necessary to ensure
16 that all laborers and mechanics employed by
17 contractors and subcontractors in the construc-
18 tion of housing with 12 or more units assisted
19 under this section shall be paid wages at rates
20 not less than the rates prevailing in the locality
21 involved for the corresponding classes of labor-
22 ers and mechanics employed on construction of
23 a similar character, as determined by the Sec-
24 retary of Labor in accordance with subchapter

1 IV of chapter 31 of title 40, United States
2 Code.

3 (B) EXEMPTION.—Subparagraph (A) shall
4 not apply to any individual who—

5 (i) performs services for which the in-
6 dividual volunteered;

7 (ii)(I) does not receive compensation
8 for such services; or

9 (II) is paid expenses, reasonable bene-
10 fits, or a nominal fee for such services; and

11 (iii) is not otherwise employed at any
12 time in the construction work.

13 (6) ACCESS TO RESIDUAL RECEIPTS.—The Sec-
14 retary shall authorize the owner of a housing project
15 assisted under this section to use any residual re-
16 ceipts held for the project in excess of \$500 per unit
17 (or in excess of such other amount prescribed by the
18 Secretary based on the needs of the project) for ac-
19 tivities to retrofit and renovate the project described
20 under section 802(d)(3) of the Cranston-Gonzalez
21 National Affordable Housing Act (42 U.S.C.
22 8011(d)(3)) or to provide supportive services to resi-
23 dents of the project. Any owner that uses residual
24 receipts under this paragraph shall submit to the
25 Secretary a report, not less than annually, describ-

1 ing the uses of the residual receipts. In determining
2 the amount of project rental assistance to be pro-
3 vided to a project under subsection (c)(3) of this sec-
4 tion, the Secretary may take into consideration the
5 residual receipts held for the project only if, and to
6 the extent that, excess residual receipts are not used
7 under this paragraph.

8 (7) OCCUPANCY STANDARDS AND OBLIGA-
9 TIONS.—Each owner shall operate housing assisted
10 under this section in compliance with subtitle C of
11 title VI of the Housing and Community Develop-
12 ment Act of 1992 (relating to standards and obliga-
13 tions of residency) and any regulations issued under
14 such subtitle.

15 (8) USE OF PROJECT RESERVES.—Amounts for
16 project reserves for a project assisted under this sec-
17 tion may be used for costs, subject to reasonable
18 limitations as the Secretary determines appropriate,
19 for reducing the number of dwelling units in the
20 project. Such use shall be subject to the approval of
21 the Secretary to ensure that the use is designed to
22 retrofit units that are currently obsolete or unmar-
23 ketable.

24 (m) DEFINITIONS.—

1 (1) CONSUMER COOPERATIVE.—The term “con-
2 sumer cooperative” has the same meaning given
3 such term for purposes of the supportive housing for
4 the elderly program under section 202 of the Hous-
5 ing Act of 1959 (12 U.S.C. 1701q).

6 (2) VERY LOW-INCOME VETERAN FAMILY.—The
7 term “very low-income veteran family” means a vet-
8 eran family whose income does not exceed 50 per-
9 cent of the median income for the area, as deter-
10 mined by the Secretary with adjustments for smaller
11 and larger families, except that the Secretary may
12 establish income ceiling higher or lower than 50 per-
13 cent of the median for the area on the basis of the
14 Secretary’s findings that such variations are nec-
15 essary because of prevailing levels of construction
16 costs or fair market rents (as determined under sec-
17 tion 8 of the United States Housing Act of 1937 (42
18 U.S.C. 1437f), or unusually high or low family in-
19 comes.

20 (3) OWNER.—The term “owner” means a pri-
21 vate nonprofit organization or consumer cooperative
22 that receives assistance under this section to develop
23 and operate supportive housing for very low-income
24 veteran families.

1 (4) PRIVATE NONPROFIT ORGANIZATION.—The
2 term “private nonprofit organization” means—

3 (A) any incorporated private institution or
4 foundation—

5 (i) no part of the net earnings of
6 which inures to the benefit of any member,
7 founder, contributor, or individual;

8 (ii) which has a governing board that
9 is responsible for the operation of the
10 housing assisted under this section; and

11 (iii) which is approved by the Sec-
12 retary as to financial responsibility;

13 (B) a for-profit limited partnership the
14 sole general partner of which is an organization
15 meeting the requirements under clauses (i), (ii),
16 and (iii) of subparagraph (A);

17 (C) a corporation wholly owned and con-
18 trolled by an organization meeting the require-
19 ments under clauses (i), (ii), and (iii) of sub-
20 paragraph (A); and

21 (D) a tribally designated housing entity, as
22 such term is defined in section 4 of the Native
23 American Housing Assistance and Self-Deter-
24 mination Act of 1996 (25 U.S.C. 4103).

1 (5) SECRETARY.—The term “Secretary” means
2 the Secretary of Housing and Urban Development,
3 except where specifically provided otherwise.

4 (6) STATE.—The term “State” includes the
5 several States, the District of Columbia, the Com-
6 monwealth of Puerto Rico, and the possessions of
7 the United States.

8 (7) SUPPORTIVE HOUSING FOR VERY LOW-IN-
9 COME VETERAN FAMILIES.—The term “supportive
10 housing for very low-income veteran families” means
11 housing that is designed to accommodate the provi-
12 sion of supportive services that are expected to be
13 needed, either initially or over the useful life of the
14 housing, by the veteran families that the housing is
15 intended to serve.

16 (8) VETERAN.—The term “veteran” has the
17 meaning given the term in section 101 of title 38,
18 United States Code.

19 (9) VETERAN FAMILY.—The term “veteran
20 family” includes a veteran who is a single person, a
21 family (including families with children) whose head
22 of household (or whose spouse) is a veteran, and one
23 or more veterans living together with one or more
24 persons.

1 (n) ALLOCATION OF FUNDS.—Of any amounts made
2 available for assistance under this section:

3 (1) PLANNING GRANTS.—Not more than 2.5
4 percent shall be made available for planning grants
5 in accordance with subsection (c)(1).

6 (2) CAPITAL ADVANCES.—Such sums as may be
7 necessary shall be made available for capital ad-
8 vances in accordance with subsection (c)(2).

9 (3) PROJECT RENTAL ASSISTANCE.—Such sums
10 as may be necessary shall be made available for
11 project rental assistance in accordance with sub-
12 section (c)(3).

13 (4) TECHNICAL ASSISTANCE.—Not more than 1
14 percent shall be made available for technical assist-
15 ance in accordance with subsection (l)(1).

16 (o) FUNDING.—

17 (1) AUTHORIZATION OF APPROPRIATIONS FOR
18 HOUSING ASSISTANCE.—There is authorized to be
19 appropriated for assistance under this section
20 \$200,000,000 (not including financial assistance
21 under subsection (i)) for fiscal year 2007 and such
22 sums as may be necessary for each fiscal year there-
23 after.

24 (2) SET ASIDE OF VETERANS MEDICAL SERV-
25 ICES AMOUNTS FOR SUPPORTIVE SERVICES.—Of any

1 amounts made available in appropriation Acts for
2 fiscal year 2007 and each fiscal year thereafter to
3 the Department of Veterans Affairs for medical
4 services for veterans, there shall be available for fi-
5 nancial assistance under subsection (i) of this sec-
6 tion in each such year such sums as may be nec-
7 essary to provide payments under subsection (i) for
8 such fiscal year, at the full rate under the formula
9 established pursuant to such subsection, for each
10 resident of each housing project assisted under this
11 section.

12 **SEC. 3. HOUSING CHOICE VOUCHERS FOR HOMELESS VET-**
13 **ERANS.**

14 Section 8(o) of the United States Housing Act of
15 1937 (42 U.S.C. 1437f(o)) is amended by striking para-
16 graph (19) and inserting the following new paragraph:

17 “(19) RENTAL VOUCHERS FOR HOMELESS VET-
18 ERANS.—

19 “(A) SET ASIDE.—Subject to subpara-
20 graph (C), the Secretary shall set aside and
21 transfer to the Secretary of Veterans Affairs,
22 from amounts made available for rental assist-
23 ance under this subsection, the amount speci-
24 fied in subparagraph (B) for use only for pro-
25 viding such assistance for homeless veterans.

1 “(B) AMOUNT.—The amount specified in
2 this subparagraph is, for each fiscal year, the
3 amount necessary to provide at least 20,000
4 vouchers for rental assistance under this sub-
5 section.

6 “(C) ADMINISTRATION OF VOUCHER PRO-
7 GRAM.—The Secretary of Veterans Affairs may
8 use amounts transferred under this paragraph
9 only for funding contracts for rental assistance
10 under this paragraph to be administered by en-
11 tities that receive grants under section 2011 or
12 2012 of title 38, United States Code. Subject
13 only to the availability of amounts for rental as-
14 sistance under this paragraph, the Secretary of
15 Veterans Affairs shall provide, under each such
16 contract for rental assistance with such an enti-
17 ty, funding for the entity to provide at least two
18 vouchers for rental assistance for each unit of
19 transitional housing being made available by
20 the entity at such time.

21 “(D) FUNDING.—The budget authority
22 made available under any other provisions of
23 law for rental assistance under this subsection
24 for fiscal year 2007 and each fiscal year there-
25 after is authorized to be increased in each such

1 fiscal year by such sums as may be necessary
2 to provide the number of vouchers specified in
3 subparagraph (B) for such fiscal year.”.

4 **SEC. 4. INCLUSION OF VETERANS IN HOUSING PLANNING.**

5 (a) PUBLIC HOUSING AGENCY PLANS.—Section
6 5A(d)(1) of the United States Housing Act of 1937 (42
7 U.S.C. 1437c–1(d)) is amended by striking “and disabled
8 families” and inserting “, disabled families, and veterans
9 (as such term is defined in section 101 of title 38, United
10 States Code)”.

11 (b) COMPREHENSIVE HOUSING AFFORDABILITY
12 STRATEGIES.—

13 (1) IN GENERAL.—Section 105 of the Cran-
14 ston-Gonzalez National Affordable Housing Act (42
15 U.S.C. 12705) is amended—

16 (A) in subsection (b)(1), by inserting “vet-
17 erans (as such term is defined in section 101 of
18 title 38, United States Code),” after “acquired
19 immunodeficiency syndrome,”;

20 (B) in subsection (b)(20), by striking “and
21 service” and inserting “veterans service and
22 other service”; and

23 (C) in subsection (e)(1), by inserting “vet-
24 erans (as such term is defined in section 101 of

1 title 38, United States Code),” after “homeless
2 persons,”.

3 (2) CONSOLIDATED PLANS.—The Secretary of
4 Housing and Urban Development shall revise the
5 regulations relating to submission of consolidated
6 plans (24 C.F.R. Part 91) in accordance with the
7 amendments made by paragraph (1) of this sub-
8 section to require inclusion of appropriate informa-
9 tion relating to veterans and veterans service agen-
10 cies in all such plans.

11 **SEC. 5. EXCLUSION OF VETERANS BENEFITS FROM AS-**
12 **SISTED HOUSING RENT CONSIDERATIONS.**

13 (a) IN GENERAL.—Notwithstanding any other provi-
14 sion of law, for purposes of determining the amount of
15 rent paid by a family for occupancy of a dwelling unit as-
16 sisted under a federally assisted housing program under
17 subsection (b) or in housing assisted under a federally as-
18 sisted housing program, the income and the adjusted in-
19 come of the family shall not be considered to include any
20 amounts received by any member of the family from the
21 Secretary of Veterans Affairs as—

22 (1) compensation, as defined in section 101(13)
23 of title 38, United States Code;

24 (2) dependency and indemnity compensation, as
25 defined in section 101(14) of such title; and

1 (3) pension, as defined in section 101(15) of
2 such title.

3 (b) **FEDERALLY ASSISTED HOUSING PROGRAM.**—

4 The federally assisted housing programs under this sub-
5 section are—

6 (1) the public housing program under the
7 United States Housing Act of 1937 (42 U.S.C. 1437
8 et seq.);

9 (2) the tenant-based rental assistance program
10 under section 8 of the United States Housing Act of
11 1937 (42 U.S.C. 1437f), including the program
12 under subsection (o)(19) of such section for housing
13 rental vouchers for low-income veteran families;

14 (3) the project-based rental assistance program
15 under section 8 of the United States Housing Act of
16 1937 (42 U.S.C. 1437f);

17 (4) the program for housing opportunities for
18 persons with AIDS under subtitle D of title VIII of
19 the Cranston-Gonzalez National Affordable Housing
20 Act (42 U.S.C. 12901 et seq.);

21 (5) the supportive housing for the elderly pro-
22 gram under section 202 of the Housing Act of 1959
23 (12 U.S.C. 1701q);

24 (6) the supportive housing for persons with dis-
25 abilities program under section 811 of the Cranston-

1 Gonzalez National Affordable Housing Act (42
2 U.S.C. 8013);

3 (7) the supportive housing for the homeless pro-
4 gram under subtitle C of title IV of the McKinney-
5 Vento Homeless Assistance Act (42 U.S.C. 11381 et
6 seq.);

7 (8) the program for moderate rehabilitation of
8 single room occupancy dwellings for occupancy by
9 the homeless under section 441 of the McKinney-
10 Vento Homeless Assistance Act (42 U.S.C. 11401);

11 (9) the shelter plus care for the homeless pro-
12 gram under subtitle F of title IV of the McKinney-
13 Vento Homeless Assistance Act (42 U.S.C. 11403 et
14 seq.);

15 (10) the supportive housing for very low-income
16 veteran families program under section 2 of this Act;

17 (11) the rental assistance payments program
18 under section 521(a)(2)(A) of the Housing Act of
19 1949 (42 U.S.C. 1490a(a)(2)(A));

20 (12) the rental assistance program under sec-
21 tion 236 of the National Housing Act (12 U.S.C.
22 1715z-1);

23 (13) the rural housing programs under section
24 515 and 538 of the Housing Act of 1949 (42 U.S.C.
25 1485, 1490p-2);

1 (14) the HOME investment partnerships pro-
2 gram under title II of the Cranston-Gonzalez Na-
3 tional Affordable Housing Act (42 U.S.C. 12721 et
4 seq.);

5 (15) the block grant programs for affordable
6 housing for Native Americans and Native Hawaiians
7 under titles I through IV and VIII of the Native
8 American Housing Assistance and Self-Determina-
9 tion Act of 1996 (25 U.S.C. 4111 et seq., 4221 et
10 seq.);

11 (16) the low-income housing tax credit program
12 under section 42 of the Internal Revenue Code of
13 1986 (26 U.S.C. 42); and

14 (17) any other program for housing assistance
15 administered by the Secretary of Housing and
16 Urban Development or the Secretary of Agriculture
17 under which eligibility for occupancy in the housing
18 assisted or for housing assistance is based upon in-
19 come.

20 **SEC. 6. TECHNICAL ASSISTANCE GRANTS FOR HOUSING AS-**
21 **SISTANCE FOR VETERANS.**

22 (a) IN GENERAL.—The Secretary of Housing and
23 Urban Development shall, to the extent amounts are made
24 available in appropriation Acts for grants under this sec-
25 tion, make grants to eligible entities under subsection (b)

1 to provide, to nonprofit organizations, technical assistance
2 appropriate to assist such organizations in—

3 (1) sponsoring housing projects for veterans as-
4 sisted under programs administered by the Depart-
5 ment of Housing and Urban Development;

6 (2) fulfilling the planning and application proc-
7 esses and requirements necessary under such pro-
8 grams administered by the Department; and

9 (3) assisting veterans in obtaining housing or
10 homeless assistance under programs administered by
11 the Department.

12 (b) ELIGIBLE ENTITIES.—An eligible entity under
13 this subsection is a nonprofit entity or organization having
14 such expertise as the Secretary shall require in providing
15 technical assistance to providers of services for veterans.

16 (c) SELECTION OF GRANT RECIPIENTS.—The Sec-
17 retary of Housing and Urban Development shall establish
18 criteria for selecting applicants for grants under this sec-
19 tion to receive such grants and shall select applicants
20 based upon such criteria.

21 (d) FUNDING.—Of any amounts made available in
22 fiscal year 2007 or any fiscal year thereafter to the De-
23 partment of Housing and Urban Development for salaries
24 and expenses, \$1,000,000 shall be available, and shall re-

1 main available until expended, for grants under this sec-
2 tion.

3 **SEC. 7. ANNUAL REPORT ON HOUSING ASSISTANCE TO VET-**
4 **ERANS.**

5 (a) IN GENERAL.—Not later than December 31 of
6 each year, the Secretary of Housing and Urban Develop-
7 ment shall submit to the Committees on Financial Serv-
8 ices, Veterans' Affairs, and Appropriations of the House
9 of Representatives and the Committees on Banking, Hous-
10 ing, and Urban Affairs, Veterans' Affairs, and Appropria-
11 tions of the Senate a report on the activities relating to
12 veterans of the Department of Housing and Urban Devel-
13 opment during such year.

14 (b) CONTENTS.—Each report required under sub-
15 section (a) shall include the following information with re-
16 spect to the year for which the report is submitted:

17 (1) The number of very low-income veteran
18 families provided assistance under the program of
19 supportive housing for very low-income veteran fami-
20 lies under section 2 of this Act, the socioeconomic
21 characteristics of such families, the types of assist-
22 ance provided such families, and the number, types,
23 and locations of owners of housing assisted under
24 such section.

1 (2) The number of homeless veterans provided
2 assistance under the program of housing choice
3 vouchers for homeless veterans under section
4 8(o)(19) of the United States Housing Act of 1937
5 (as added by section 3 of this Act), the socio-
6 economic characteristics of such homeless veterans,
7 and the number, types, and locations of entities con-
8 tracted under such section to administer the vouch-
9 ers.

10 (3) A summary description of the special con-
11 siderations made for veterans under public housing
12 agency plans submitted pursuant to section 5A of
13 the United States Housing Act of 1937 and under
14 comprehensive housing affordability strategies sub-
15 mitted pursuant to section 105 of the Cranston-Gon-
16 zalez National Affordable Housing Act.

17 (4) A description of the technical assistance
18 provided to organizations pursuant to grants under
19 section 6 of this Act.

20 (5) A description of the activities of the Special
21 Assistant for Veterans Affairs.

22 (6) A description of the efforts of the Depart-
23 ment of Housing and Urban Development to coordi-
24 nate the delivery of housing and services to veterans
25 with other Federal departments and agencies, in-

1 including the Department of Defense, Department of
2 Justice, Department of Labor, Department of
3 Health and Human Services, Department of Vet-
4 erans Affairs, Interagency Council on Homelessness,
5 and the Social Security Administration.

6 (7) The cost to the Department of Housing and
7 Urban Development of administering the programs
8 and activities relating to veterans.

9 (8) Any other information that the Secretary
10 considers relevant in assessing the programs and ac-
11 tivities relating to veterans of the Department of
12 Housing and Urban Development

13 (c) ASSESSMENT OF HOUSING NEEDS OF VERY LOW-
14 INCOME VETERAN FAMILIES.—

15 (1) IN GENERAL.—For the first report sub-
16 mitted pursuant to subsection (a) and every fifth re-
17 port thereafter, the Secretary of Housing and Urban
18 Development shall—

19 (A) conduct an assessment of the housing
20 needs of very low-income veteran families (as
21 such term is defined for purposes of section 2;
22 and

23 (B) shall include in each such report find-
24 ings regarding such assessment.

1 (2) CONTENT.—Each assessment under this
2 subsection shall include—

3 (A) conducting a survey of, and direct
4 interviews with, a representative sample of very
5 low-income veteran families (as such term is de-
6 fined for purposes of section 2) to determine
7 past and current—

8 (i) socioeconomic characteristics of
9 such veteran families;

10 (ii) barriers to such veteran families
11 obtaining safe, quality, and affordable
12 housing;

13 (iii) levels of homelessness among
14 such veteran families;

15 (iv) levels and circumstances of, and
16 barriers to, receipt by such veteran families
17 of rental housing and homeownership as-
18 sistance;

19 (B) such other information that the Sec-
20 retary determines, in consultation with the Sec-
21 retary of Veterans Affairs and national non-
22 governmental organizations concerned with vet-
23 erans, homelessness, and very low-income hous-
24 ing, may be useful to the assessment.

1 (3) CONDUCT.—If the Secretary contracts with
2 an entity other than the Department of Housing and
3 Urban Development to conduct the assessment
4 under this subsection, such entity shall be a non-
5 governmental organization determined by the Sec-
6 retary to have appropriate expertise in quantitative
7 and qualitative social science research.

8 (4) FUNDING.—Of any amounts made available
9 pursuant to section 501 of the Housing and Urban
10 Development Act of 1970 (42 U.S.C. 1701z–1) for
11 programs of research, studies, testing, or demonstra-
12 tion relating to the mission or programs of the De-
13 partment of Housing and Urban Development for
14 any fiscal year in which an assessment under this
15 subsection is required pursuant to paragraph (1) of
16 this subsection, \$1,000,000 shall be available until
17 expended for costs of the assessment under this sub-
18 section.

19 **SEC. 8. SPECIAL ASSISTANT FOR VETERANS AFFAIRS IN OF-**
20 **FICE OF SECRETARY OF HUD.**

21 (a) IN GENERAL.—Section 4 of the Department of
22 Housing and Urban Development Act (42 U.S.C. 3533)
23 is amended by adding at the end the following new sub-
24 section:

25 “(f) SPECIAL ASSISTANT FOR VETERANS AFFAIRS.—

1 “(1) ESTABLISHMENT.—There shall be in the
2 Department a Special Assistant for Veterans Af-
3 fairs, who shall be in the Office of the Secretary.

4 “(2) APPOINTMENT.—The Special Assistant for
5 Veterans Affairs shall be appointed based solely on
6 merit and shall be covered under the provisions of
7 title 5, United States Code, governing appointments
8 in the competitive service.

9 “(3) RESPONSIBILITIES.—The Special Assist-
10 ant for Veterans Affairs shall be responsible for—

11 “(A) ensuring veterans have access to
12 housing and homeless assistance under each
13 program of the Department providing either
14 such assistance;

15 “(B) coordinating all programs and activi-
16 ties of the Department relating to veterans;

17 “(C) serving as a liaison for the Depart-
18 ment, and establishing and maintaining rela-
19 tionships with, officials of State, local, regional,
20 and nongovernmental organizations concerned
21 with veterans;

22 “(D) providing information and advice re-
23 garding—

1 “(i) sponsoring housing projects for
2 veterans assisted under programs adminis-
3 tered by the Department; or

4 “(ii) assisting veterans in obtaining
5 housing or homeless assistance under pro-
6 grams administered by the Department;

7 “(E) administering the technical assistance
8 grants program under section 6 of the Homes
9 for Heroes Act;

10 “(F) preparing the annual report under
11 section 7 of such Act; and

12 “(G) carrying out such other duties as may
13 be assigned to the Special Assistant by the Sec-
14 retary or by law.”.

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