

109TH CONGRESS
2^D SESSION

S. 3475

To provide housing assistance for very low-income veterans.

IN THE SENATE OF THE UNITED STATES

JUNE 7, 2006

Mr. OBAMA introduced the following bill; which was read twice and referred to the Committee on Banking, Housing, and Urban Affairs

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 Act
5 of 2006”.

6 **SEC. 2. SPECIAL ASSISTANT FOR VETERANS AFFAIRS IN OF-**

7 **FICE OF SECRETARY OF HOUSING AND**

8 **URBAN DEVELOPMENT.**

9 Section 4 of the Department of Housing and Urban
10 Development Act (42 U.S.C. 3533) is amended by adding
11 at the end the following new subsection:

1 “(g) SPECIAL ASSISTANT FOR VETERANS AF-
2 FAIRS.—

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

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

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

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

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

19 “(C) serving as a liaison for the Depart-
20 ment with the Department of Veterans Affairs,
21 including establishing and maintaining relation-
22 ships with the Secretary of Veterans Affairs;

23 “(D) serving as a liaison for the Depart-
24 ment, and establishing and maintaining rela-
25 tionships with officials of State, local, regional,

1 and nongovernmental organizations concerned
2 with veterans;

3 “(E) providing information and advice re-
4 garding—

5 “(i) sponsoring housing projects for
6 veterans assisted under programs adminis-
7 tered by the Department; or

8 “(ii) assisting veterans in obtaining
9 housing or homeless assistance under pro-
10 grams administered by the Department;

11 “(F) administering the technical assistance
12 grants program under section 7 of the Homes
13 for Heroes Act of 2006;

14 “(G) preparing the annual report under
15 section 8 of such Act; and

16 “(H) carrying out such other duties as
17 may be assigned to the Special Assistant by the
18 Secretary or by law.”

19 **SEC. 3. SUPPORTIVE HOUSING FOR VERY LOW-INCOME**
20 **VETERAN FAMILIES.**

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

22 (1) to expand the supply of permanent housing
23 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.—

5 (1) IN GENERAL.—The Secretary of Housing
6 and Urban Development shall, to the extent amounts
7 are made available for assistance under this section
8 and the Secretary receives approvable applications
9 for such assistance, provide assistance to private
10 nonprofit organizations and consumer cooperatives
11 to expand the supply of supportive housing for very
12 low-income veteran families.

13 (2) NATURE OF ASSISTANCE.—Such assistance
14 shall be available for use to plan for and finance the
15 acquisition, construction, reconstruction, or mod-
16 erate or substantial rehabilitation of a structure or
17 a portion of a structure to be used as supportive
18 housing for very low-income veteran families in ac-
19 cordance with this section. Assistance may also cover
20 the cost of real property acquisition, site improve-
21 ment, conversion, demolition, relocation, and other
22 expenses that the Secretary determines are nec-
23 essary to expand the supply of supportive housing
24 for very low-income veteran families.

1 (3) CONSULTATION.—In meeting the require-
2 ment of paragraph (1), the Secretary shall consult
3 with the Secretary of Veterans Affairs and the Spe-
4 cial Assistant for Veterans Affairs, under section
5 4(g) of the Department of Housing and Urban De-
6 velopment Act (as amended by section 2).

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

9 (1) Assistance may be provided as a grant for
10 costs of planning a project to be used as supportive
11 housing for very low-income veteran families.

12 (2) Assistance may be provided as capital ad-
13 vance under this paragraph for a project, which
14 shall—

15 (A) bear no interest;

16 (B) not be required to be repaid so long as
17 the housing remains available for occupancy by
18 very low-income veteran families in accordance
19 with this section; and

20 (C) be in an amount calculated in accord-
21 ance with the development cost limitation estab-
22 lished pursuant to subsection (h).

23 (3) Assistance may be provided as project rent-
24 al assistance, under an annual contract that—

1 (A) obligates the Secretary to make
2 monthly payments to cover any part of the
3 costs attributed to units occupied (or, as ap-
4 proved by the Secretary, held for occupancy) by
5 very low-income veteran families that is not met
6 from project income;

7 (B) provides for the project not more than
8 the sum of the initial annual project rentals for
9 all units so occupied and any initial utility al-
10 lowances for such units, as approved by the
11 Secretary;

12 (C) any contract amounts not used by a
13 project in any year shall remain available to the
14 project until the expiration of the contract; and

15 (D) provides that the Secretary shall, to
16 the extent appropriations for such purpose are
17 available, adjust the annual contract amount if
18 the sum of the project income and the amount
19 of assistance payments available under this
20 paragraph are inadequate to provide for reason-
21 able project costs.

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

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

3 (2) 10 percent of the veteran family's monthly
4 income.

5 (3) If the veteran family is receiving payments
6 for welfare assistance from a public agency and a
7 part of such payments, adjusted in accordance with
8 the veteran family's actual housing costs, is specifi-
9 cally designated by such agency to meet the veteran
10 family's housing costs, the portion of such payments
11 which is so designated.

12 (e) TERM OF COMMITMENT.—

13 (1) USE LIMITATIONS.—All units in housing,
14 assisted under this section, shall be made available
15 for occupancy by very low-income veteran families
16 for not less than 15 years.

17 (2) CONTRACT TERMS.—The initial term of a
18 contract entered into under subsection (e)(2) shall
19 be 60 months. The Secretary shall, to the extent ap-
20 proved in appropriation Acts, extend any expiring
21 contract for a term of not less than 12 months. In
22 order to facilitate the orderly extension of expiring
23 contracts, the Secretary may make commitments to
24 extend expiring contracts during the year prior to
25 the date of expiration.

1 (f) APPLICATIONS.—

2 (1) IN GENERAL.—Amounts made available
3 under this section shall be allocated by the Secretary
4 among approvable applications submitted by private
5 nonprofit organizations and consumer cooperatives.
6 Applications for assistance under this section shall
7 be submitted by an applicant in such form and in
8 accordance with such procedures as the Secretary
9 shall establish. Such applications shall contain—

10 (A) a description of the proposed housing;

11 (B) a description of the assistance the ap-
12 plicant seeks under this section;

13 (C) a description of—

14 (i) the supportive services to be pro-
15 vided to the persons occupying such hous-
16 ing;

17 (ii) the manner in which such services
18 will be provided to such persons, including,
19 in the case of frail elderly persons (as such
20 term is defined in section 202 of the Hous-
21 ing Act of 1959 (12 U.S.C. 1701q)), evi-
22 dence of such residential supervision as the
23 Secretary determines is necessary to facili-
24 tate the adequate provision of such serv-
25 ices; and

1 (iii) the public or private sources of
2 assistance that can reasonably be expected
3 to fund or provide such services;

4 (D) a certification from the public official
5 responsible for submitting a housing strategy
6 for the jurisdiction to be served in accordance
7 with section 105 of the Cranston-Gonzalez Na-
8 tional Affordable Housing Act (42 U.S.C.
9 12705) that the proposed project is consistent
10 with the approved housing strategy; and

11 (E) such other information or certifications
12 that the Secretary determines to be necessary
13 or appropriate to achieve the purposes of this
14 section.

15 (2) REJECTION.—The Secretary shall not reject
16 an application on technical grounds without giving
17 notice of that rejection and the basis therefor to the
18 applicant.

19 (g) SELECTION CRITERIA.—The Secretary shall es-
20 tablish selection criteria for assistance under this section,
21 which shall include—

22 (1) criteria based upon—

23 (A) the ability of the applicant to develop
24 and operate the proposed housing;

1 (B) the need for supportive housing for
2 very low-income veteran families in the area to
3 be served;

4 (C) the extent to which the proposed size
5 and unit mix of the housing will enable the ap-
6 plicant to manage and operate the housing effi-
7 ciently and ensure that the provision of sup-
8 portive services will be accomplished in an eco-
9 nomical fashion;

10 (D) the extent to which the proposed de-
11 sign of the housing will meet the physical needs
12 of very low-income veteran families;

13 (E) the extent to which the applicant has
14 demonstrated that the supportive services iden-
15 tified pursuant to subsection (f)(1)(D) will be
16 provided on a consistent, long-term basis;

17 (F) the extent to which the proposed de-
18 sign of the housing will accommodate the provi-
19 sion of supportive services that are expected to
20 be needed, either initially or over the useful life
21 of the housing, by the very low-income veterans
22 the housing is intended to serve; and

23 (G) such other factors as the Secretary de-
24 termines to be appropriate to ensure that funds

1 made available under this section are used ef-
2 fectively;

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

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

12 (h) PROVISION OF SUPPORTIVE SERVICES TO VET-
13 ERAN FAMILIES.—

14 (1) IN GENERAL.—In carrying out the provi-
15 sions of this section, the Secretary shall ensure that
16 housing assisted under this section provides a range
17 of services tailored to the needs of the very low-in-
18 come veteran families occupying such housing, which
19 may include services for—

20 (A) outreach;

21 (B) health (including counseling, mental
22 health, substance abuse, and post-traumatic
23 stress disorder) diagnosis and treatment;

24 (C) habilitation and rehabilitation;

25 (D) case management;

- 1 (E) daily living;
- 2 (F) personal financial planning;
- 3 (G) transportation;
- 4 (H) vocation;
- 5 (I) employment and training;
- 6 (J) education;
- 7 (K) assistance in obtaining veterans bene-
- 8 fits and public benefits, including health and
- 9 medical care provided by the Department of
- 10 Veterans Affairs;
- 11 (L) assistance in obtaining income support;
- 12 (M) assistance in obtaining health insur-
- 13 ance;
- 14 (N) fiduciary and representative payee;
- 15 (O) legal aid;
- 16 (P) child care;
- 17 (Q) housing counseling;
- 18 (R) service coordination; and
- 19 (S) other services necessary for maintain-
- 20 ing independent living.

21 (2) LOCAL COORDINATION OF SERVICES.—

22 (A) IN GENERAL.—The Secretary shall en-

23 sure that owners of housing assisted under this

24 section have the managerial capacity to—

1 (i) assess on an ongoing basis the
2 service needs of residents;

3 (ii) coordinate the provision of sup-
4 portive services and tailor such services to
5 the individual needs of residents; and

6 (iii) seek on a continuous basis new
7 sources of assistance to ensure the long-
8 term provision of supportive services.

9 (B) CLASSIFICATION OF COSTS.—Any cost
10 associated with this subsection shall be an eligi-
11 ble cost under subsections (c)(3) and (i).

12 (i) FINANCIAL ASSISTANCE FOR SERVICES.—

13 (1) IN GENERAL.—The Secretary of Veterans
14 Affairs shall, to the extent amounts are available for
15 assistance under this subsection, provide financial
16 assistance for the provision of supportive services,
17 and for coordinating the provision of such services,
18 to very low-income veteran families occupying hous-
19 ing assisted under this section. Such assistance shall
20 be made through payments to owners of such hous-
21 ing for each resident of the housing based on the
22 formula established under paragraph (2).

23 (2) FORMULA.—The Secretary of Veterans Af-
24 fairs shall establish a formula to determine the rate
25 of the payments to be provided under this sub-

1 section. The formula shall determine a rate for each
2 resident of the housing assisted under this section
3 (which shall be adjusted not less than annually to
4 take into consideration changes in the cost of living).

5 (3) AUTHORIZATION OF APPROPRIATIONS.—

6 (A) IN GENERAL.—There is authorized to
7 be appropriated for the Department of Veterans
8 Affairs to carry out this subsection amounts as
9 follows:

10 (i) For fiscal year 2007, \$25,000,000.

11 (ii) For each fiscal year after fiscal
12 year 2007, such sums as may be necessary
13 for such fiscal year.

14 (B) AVAILABILITY.—Amounts authorized
15 to be appropriated by subparagraph (A) shall
16 remain available until expended.

17 (j) DEVELOPMENT COST LIMITATIONS.—

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

24 (A) the cost of construction, reconstruc-
25 tion, or moderate or substantial rehabilitation

1 of supportive housing for very low-income vet-
2 eran families that meets applicable State and
3 local housing and building codes;

4 (B) the cost of movables necessary to the
5 basic operation of the housing, as determined
6 by the Secretary;

7 (C) the cost of special design features nec-
8 essary to make the housing accessible to very
9 low-income veteran families;

10 (D) the cost of congregate space necessary
11 to accommodate the provision of supportive
12 services to veteran families;

13 (E) if the housing is newly constructed, the
14 cost of meeting the energy efficiency standards
15 promulgated by the Secretary in accordance
16 with section 109 of the Cranston-Gonzalez Na-
17 tional Affordable Housing Act (42 U.S.C.
18 12709); and

19 (F) the cost of land, including necessary
20 site improvement.

21 (2) USE OF DATA.—In establishing development
22 cost limitations for a given market area under this
23 subsection, the Secretary shall use data that reflect
24 currently prevailing costs of construction, recon-

1 struction, or moderate or substantial rehabilitation,
2 and land acquisition in the area.

3 (3) CONGREGATE SPACE.—For purposes of
4 paragraph (1), a congregate space shall include
5 space for cafeterias or dining halls, community
6 rooms or buildings, workshops, child care, adult day
7 health facilities or other outpatient health facilities,
8 or other essential service facilities.

9 (4) COMMERCIAL FACILITIES.—Neither this
10 section nor any other provision of law may be con-
11 strued as prohibiting or preventing the location and
12 operation, in a project assisted under this section, of
13 commercial facilities for the benefit of residents of
14 the project and the community in which the project
15 is located, except that assistance made available
16 under this section may not be used to subsidize any
17 such commercial facility.

18 (5) ACQUISITION.—In the case of existing hous-
19 ing and related facilities to be acquired, the cost lim-
20 itations shall include—

21 (A) the cost of acquiring such housing;

22 (B) the cost of rehabilitation, alteration,
23 conversion, or improvement, including the mod-
24 erate or substantial rehabilitation thereof; and

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

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

8 (7) INCENTIVES FOR SAVINGS.—

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

20 (i) exceed the energy efficiency stand-
21 ards promulgated by the Secretary in ac-
22 cordance with section 109 of the Cranston-
23 Gonzalez National Affordable Housing Act
24 (42 U.S.C. 12709);

1 (ii) substantially reduce the life-cycle
2 cost of the housing; and

3 (iii) reduce gross rent requirements.

4 (B) USES.—The special housing account
5 established under subparagraph (A) may be
6 used—

7 (i) to provide services to residents of
8 the housing or funds set aside for replace-
9 ment reserves; or

10 (ii) for such other purposes as deter-
11 mined by the Secretary.

12 (8) DESIGN FLEXIBILITY.—The Secretary shall,
13 to the extent practicable, give owners the flexibility
14 to design housing appropriate to their location and
15 proposed resident population within broadly defined
16 parameters.

17 (9) USE OF FUNDS FROM OTHER SOURCES.—
18 An owner shall be permitted voluntarily to provide
19 funds from sources other than this section for amen-
20 ities and other features of appropriate design and
21 construction suitable for supportive housing under
22 this section if the cost of such amenities is—

23 (A) not financed with the advance; and

1 (B) is not taken into account in deter-
2 mining the amount of Federal assistance or of
3 the rent contribution of tenants.

4 (k) TENANT SELECTION.—

5 (1) IN GENERAL.—An owner shall adopt writ-
6 ten tenant selection procedures that are—

7 (A) satisfactory to the Secretary as—

8 (i) consistent with the purpose of im-
9 proving housing opportunities for very low-
10 income veteran families; and

11 (ii) reasonably related to program eli-
12 gibility and an applicant's ability to per-
13 form the obligations of the lease; and

14 (B) compliant with subtitle C of title VI of
15 the Housing and Community Development Act
16 of 1992 (42 U.S.C. 13601 et seq.) and any reg-
17 ulations issued under such subtitle.

18 (2) NOTIFICATION OF REJECTION.—Owners
19 shall promptly notify in writing any rejected appli-
20 cant of the grounds for any rejection.

21 (3) INFORMATION REGARDING HOUSING.—The
22 Secretary shall provide, to the Secretary of Veterans
23 Affairs and the Secretary of Labor, information re-
24 garding the availability of the housing assisted under
25 this section. Within 30 days of receipt of the infor-

1 mation, the Secretary of Veterans Affairs and Sec-
2 retary of Labor shall provide such information to
3 agencies in the area of the housing that receive as-
4 sistance from the Department of Veterans Affairs
5 and the Department of Labor for providing medical
6 care, housing, supportive services or employment
7 and training services to homeless veterans.

8 (1) MISCELLANEOUS PROVISIONS.—

9 (1) TECHNICAL ASSISTANCE.—The Secretary
10 shall make available appropriate technical assistance
11 to ensure that prospective applicants are able to par-
12 ticipate more fully in the program carried out under
13 this section.

14 (2) CIVIL RIGHTS COMPLIANCE.—Each owner
15 shall certify, to the satisfaction of the Secretary,
16 that assistance made available under this section will
17 be conducted and administered in conformity with
18 title VI of the Civil Rights Act of 1964 (42 U.S.C.
19 2000a et seq.), the Fair Housing Act (42 U.S.C.
20 3601 et seq.), and other Federal, State, and local
21 laws prohibiting discrimination and promoting equal
22 opportunity.

23 (3) OWNER DEPOSIT.—

24 (A) IN GENERAL.—The Secretary shall re-
25 quire an owner of housing, assisted under this

1 section, to deposit an amount not to exceed
2 \$15,000 in a special escrow account to ensure
3 the owner's commitment to the housing.

4 (B) REDUCTION OF REQUIREMENT.—The
5 Secretary may reduce or waive the owner de-
6 posit specified under paragraph (3) for indi-
7 vidual applicants if the Secretary finds that
8 such waiver or reduction is necessary to achieve
9 the purposes of this section and the applicant
10 demonstrates to the satisfaction of the Sec-
11 retary that it has the capacity to manage and
12 maintain the housing in accordance with this
13 section. The Secretary may reduce or waive the
14 requirement of the owner deposit under para-
15 graph (3) in the case of a nonprofit applicant
16 that is not affiliated with a national sponsor, as
17 determined by the Secretary.

18 (4) NOTICE OF APPEAL.—The Secretary shall
19 notify an owner not less than 30 days prior to can-
20 celing any reservation of assistance provided under
21 this section. During the 30-day period following the
22 receipt of such notice, an owner may appeal the pro-
23 posed cancellation. Such appeal, including review by
24 the Secretary, shall be completed not later than 45
25 days after the appeal is filed.

1 (5) LABOR.—

2 (A) IN GENERAL.—The Secretary shall
3 take such action as may be necessary to ensure
4 that all laborers and mechanics employed by
5 contractors and subcontractors in the construc-
6 tion of housing with 12 or more units assisted
7 under this section shall be paid wages at rates
8 not less than the rates prevailing in the locality
9 involved for the corresponding classes of labor-
10 ers and mechanics employed on construction of
11 a similar character, as determined by the Sec-
12 retary of Labor in accordance with subchapter
13 IV of chapter 31 of title 40, United States
14 Code.

15 (B) EXEMPTION.—Subparagraph (A) shall
16 not apply to any individual who—

17 (i) performs services for which the in-
18 dividual volunteered;

19 (ii) does not receive compensation for
20 such services or is paid expenses, reason-
21 able benefits, or a nominal fee for such
22 services; and

23 (iii) is not otherwise employed at any
24 time in the construction work.

25 (6) ACCESS TO RESIDUAL RECEIPTS.—

1 (A) IN GENERAL.—The Secretary shall au-
2 thorize the owner of a housing project assisted
3 under this section to use any residual receipts
4 held for the project in excess of \$500 per unit
5 (or in excess of such other amount prescribed
6 by the Secretary based on the needs of the
7 project) for activities to retrofit and renovate
8 the project described under section 802(d)(3) of
9 the Cranston-Gonzalez National Affordable
10 Housing Act (42 U.S.C. 8011(d)(3)) or to pro-
11 vide supportive services to residents of the
12 project.

13 (B) REPORT.—Any owner that uses resid-
14 ual receipts under this paragraph shall submit
15 to the Secretary a report, not less than annu-
16 ally, describing the uses of the residual receipts.

17 (C) DETERMINATION OF AMOUNT.—In de-
18 termining the amount of project rental assist-
19 ance to be provided to a project under sub-
20 section (c)(3) of this section, the Secretary may
21 take into consideration the residual receipts
22 held for the project only if, and to the extent
23 that, excess residual receipts are not used under
24 this paragraph.

1 (7) OCCUPANCY STANDARDS AND OBLIGA-
2 TIONS.—Each owner shall operate housing, assisted
3 under this section, in compliance with subtitle C of
4 title VI of the Housing and Community Develop-
5 ment Act of 1992 (42 U.S.C. 13601 et seq.) and
6 any regulations issued under such subtitle.

7 (8) USE OF PROJECT RESERVES.—Amounts for
8 project reserves for a project assisted under this sec-
9 tion may be used for costs, subject to reasonable
10 limitations as the Secretary determines appropriate,
11 for reducing the number of dwelling units in the
12 project. Such use shall be subject to the approval of
13 the Secretary to ensure that the use is designed to
14 retrofit units that are currently obsolete or unmar-
15 ketable.

16 (m) DEFINITIONS.—

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

22 (2) VERY LOW-INCOME VETERAN FAMILY.—The
23 term “very low-income veteran family” means a vet-
24 eran family whose income does not exceed 50 per-
25 cent of the median income for the area, as deter-

1 mined by the Secretary with adjustments for smaller
2 and larger families, except that the Secretary may
3 establish income ceiling higher or lower than 50 per-
4 cent of the median for the area on the basis of the
5 Secretary's findings that such variations are nec-
6 essary because of prevailing levels of construction
7 costs or fair market rents (as determined under sec-
8 tion 8 of the United States Housing Act of 1937 (42
9 U.S.C. 1437f)), or unusually high or low family in-
10 comes.

11 (3) OWNER.—The term “owner” means a pri-
12 vate nonprofit organization or consumer cooperative
13 that receives assistance under this section to develop
14 and operate supportive housing for very low-income
15 veteran families.

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

18 (A) any incorporated private institution or
19 foundation—

20 (i) no part of the net earnings of
21 which inures to the benefit of any member,
22 founder, contributor, or individual;

23 (ii) which has a governing board that
24 is responsible for the operation of the
25 housing assisted under this section; and

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

3 (B) a for-profit limited partnership the
4 sole general partner of which is an organization
5 meeting the requirements under clauses (i), (ii),
6 and (iii) of subparagraph (A);

7 (C) a corporation wholly owned and con-
8 trolled by an organization meeting the require-
9 ments under clauses (i), (ii), and (iii) of sub-
10 paragraph (A); and

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

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

18 (6) STATE.—The term “State” includes the
19 several States, the District of Columbia, the Com-
20 monwealth of Puerto Rico, and the possessions of
21 the United States.

22 (7) SUPPORTIVE HOUSING FOR VERY LOW-IN-
23 COME VETERAN FAMILIES.—The term “supportive
24 housing for very low-income veteran families” means
25 housing that is designed to accommodate the provi-

1 sion of supportive services that are expected to be
2 needed, either initially or over the useful life of the
3 housing, by the veteran families that the housing is
4 intended to serve.

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

8 (9) VETERAN FAMILY.—The term “veteran
9 family” includes a veteran who is a single person, a
10 family (including families with children) whose head
11 of household (or whose spouse) is a veteran, and one
12 or more veterans living together with one or more
13 persons.

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

16 (1) PLANNING GRANTS.—Not more than 2.5
17 percent shall be available for planning grants in ac-
18 cordance with subsection (c)(1).

19 (2) CAPITAL ADVANCES.—Such sums as may be
20 necessary shall be available for capital advances in
21 accordance with subsection (c)(2).

22 (3) PROJECT RENTAL ASSISTANCE.—Such sums
23 as may be necessary shall be available for project
24 rental assistance in accordance with subsection
25 (c)(3).

1 (4) TECHNICAL ASSISTANCE.—Not more than 1
2 percent shall be available for technical assistance in
3 accordance with subsection (1)(1).

4 (o) AUTHORIZATION OF APPROPRIATIONS FOR HOUS-
5 ING ASSISTANCE.—There is authorized to be appropriated
6 for assistance under this section \$200,000,000 (not in-
7 cluding financial assistance under subsection (i)) for fiscal
8 year 2007 and such sums as may be necessary for each
9 fiscal year thereafter.

10 **SEC. 4. HOUSING CHOICE VOUCHERS FOR HOMELESS VET-**
11 **ERANS.**

12 Section 8(o)(19) of the United States Housing Act
13 of 1937 (42 U.S.C. 1437f(o)) is amended to read as fol-
14 lows:

15 “(19) RENTAL VOUCHERS FOR HOMELESS VET-
16 ERANS.—

17 “(A) ADDITIONAL VOUCHERS.—In addition
18 to any amount made available for rental assist-
19 ance under this subsection, the Secretary shall
20 make available the amount specified in subpara-
21 graph (B), for use only for providing rental as-
22 sistance for homeless veterans in conjunction
23 with the Secretary of Veterans Affairs.

24 “(B) AMOUNT.—The amount specified in
25 this subparagraph is, for each fiscal year, the

1 amount necessary to provide not fewer than
 2 20,000 vouchers for rental assistance under this
 3 subsection.

4 “(C) FUNDING.—The budget authority
 5 made available under any other provisions of
 6 law for rental assistance under this subsection
 7 for fiscal year 2007 and each fiscal year there-
 8 after is authorized to be increased in each such
 9 fiscal year by such sums as may be necessary
 10 to provide the number of vouchers specified in
 11 subparagraph (B) for such fiscal year.”.

12 **SEC. 5. INCLUSION OF VETERANS IN HOUSING PLANNING.**

13 (a) PUBLIC HOUSING AGENCY PLANS.—Section
 14 5A(d)(1) of the United States Housing Act of 1937 (42
 15 U.S.C. 1437c-1(d)(1)) is amended by striking “and dis-
 16 abled families” and inserting “, disabled families, and vet-
 17 erans (as such term is defined in section 101 of title 38,
 18 United States Code)”.

19 (b) COMPREHENSIVE HOUSING AFFORDABILITY
 20 STRATEGIES.—

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

24 (A) in subsection (b)(1), by inserting “vet-
 25 erans (as such term is defined in section 101 of

1 title 38, United States Code),” after “acquired
2 immunodeficiency syndrome,”;

3 (B) in subsection (b)(20), by striking “and
4 service” and inserting “veterans service, and
5 other service”; and

6 (C) in subsection (e)(1), by inserting “vet-
7 erans (as such term is defined in section 101 of
8 title 38, United States Code),” after “homeless
9 persons,”.

10 (2) CONSOLIDATED PLANS.—The Secretary of
11 Housing and Urban Development shall revise the
12 regulations relating to submission of consolidated
13 plans (part 91 of title 24, Code of Federal Regula-
14 tions) in accordance with the amendments made by
15 paragraph (1) of this subsection to require inclusion
16 of appropriate information relating to veterans and
17 veterans service agencies in all such plans.

18 **SEC. 6. EXCLUSION OF VETERANS BENEFITS FROM AS-**
19 **SISTED HOUSING RENT CONSIDERATIONS.**

20 (a) IN GENERAL.—Notwithstanding any other provi-
21 sion of law, for purposes of determining the amount of
22 rent paid by a family for occupancy of a dwelling unit as-
23 sisted under a federally assisted housing program under
24 subsection (b) or in housing assisted under a federally as-
25 sisted housing program, the income and the adjusted in-

1 come of the family shall not be considered to include any
2 amounts received by any member of the family from the
3 Secretary of Veterans Affairs as—

4 (1) compensation, as such term is defined in
5 section 101(13) of title 38, United States Code;

6 (2) dependency and indemnity compensation, as
7 such term is defined in section 101(14) of such title;
8 and

9 (3) pension, as such term is defined in section
10 101(15) of such title.

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

12 The federally assisted housing programs under this sub-
13 section are—

14 (1) the public housing program under the
15 United States Housing Act of 1937 (42 U.S.C. 1437
16 et seq.);

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

22 (3) the project-based rental assistance program
23 under section 8 of the United States Housing Act of
24 1937 (42 U.S.C. 1437f);

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

5 (5) the supportive housing for the elderly pro-
6 gram under section 202 of the Housing Act of 1959
7 (12 U.S.C. 1701q);

8 (6) the supportive housing for persons with dis-
9 abilities program under section 811 of the Cranston-
10 Gonzalez National Affordable Housing Act (42
11 U.S.C. 8013);

12 (7) the supportive housing for the homeless pro-
13 gram under subtitle C of title IV of the McKinney-
14 Vento Homeless Assistance Act (42 U.S.C. 11381 et
15 seq.);

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

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

24 (10) the supportive housing for very low-income
25 veteran families program under section 3 of this Act;

1 (11) the rental assistance payments program
2 under section 521(a)(2)(A) of the Housing Act of
3 1949 (42 U.S.C. 1490a(a)(2)(A);

4 (12) the rental assistance program under sec-
5 tion 236 of the National Housing Act (12 U.S.C.
6 1715z-1);

7 (13) the rural housing programs under section
8 515 and 538 of the Housing Act of 1949 (42 U.S.C.
9 1485, 1490p-2);

10 (14) the HOME investment partnerships pro-
11 gram under title II of the Cranston-Gonzalez Na-
12 tional Affordable Housing Act (42 U.S.C. 12721 et
13 seq.);

14 (15) the block grant programs for affordable
15 housing for Native Americans and Native Hawaiians
16 under titles I through IV and VIII of the Native
17 American Housing Assistance and Self-Determina-
18 tion Act of 1996 (25 U.S.C. 4111 et seq., 4221 et
19 seq.);

20 (16) the low-income housing tax credit program
21 under section 42 of the Internal Revenue Code of
22 1986; and

23 (17) any other program for housing assistance
24 administered by the Secretary of Housing and
25 Urban Development or the Secretary of Agriculture

1 under which eligibility for occupancy in the housing
2 assisted or for housing assistance is based upon in-
3 come.

4 **SEC. 7. TECHNICAL ASSISTANCE GRANTS FOR HOUSING AS-**
5 **SISTANCE FOR VETERANS.**

6 (a) IN GENERAL.—The Secretary of Housing and
7 Urban Development shall, to the extent amounts are made
8 available in appropriation Acts for grants under this sec-
9 tion, make grants to eligible entities under subsection (b)
10 to provide to nonprofit organizations technical assistance
11 appropriate to assist such organizations in—

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

15 (2) fulfilling the planning and application proc-
16 esses and requirements necessary under such pro-
17 grams administered by the Department; and

18 (3) assisting veterans in obtaining housing or
19 homeless assistance under programs administered by
20 the Department.

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

1 (c) SELECTION OF GRANT RECIPIENTS.—The Sec-
2 retary of Housing and Urban Development shall establish
3 criteria for selecting applicants for grants under this sec-
4 tion to receive such grants and shall select applicants
5 based upon such criteria.

6 (d) FUNDING.—Of any amounts made available in
7 fiscal year 2007 or any fiscal year thereafter to the De-
8 partment of Housing and Urban Development for salaries
9 and expenses, \$1,000,000 shall be available, and shall re-
10 main available until expended, for grants under this sec-
11 tion.

12 **SEC. 8. ANNUAL REPORT ON HOUSING ASSISTANCE TO VET-**
13 **ERANS.**

14 (a) IN GENERAL.—Not later than December 31 each
15 year, the Secretary of Housing and Urban Development
16 shall submit a report on the activities relating to veterans
17 of the Department of Housing and Urban Development
18 during such year to the following:

19 (1) The Committee on Banking, Housing, and
20 Urban Affairs of the Senate.

21 (2) The Committee on Veterans' Affairs of the
22 Senate.

23 (3) The Committee on Appropriations of the
24 Senate.

1 (4) The Committee on Financial Services of the
2 House of Representatives.

3 (5) The Committee on Veterans' Affairs of the
4 House of Representatives.

5 (6) The Committee on Appropriations of the
6 House of Representatives.

7 (7) The Secretary of Veterans Affairs.

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

11 (1) The number of very low-income veteran
12 families provided assistance under the program of
13 supportive housing for very low-income veteran fami-
14 lies under section 3 of this Act, the socioeconomic
15 characteristics of such families, the types of assist-
16 ance provided such families, and the number, types,
17 and locations of owners of housing assisted under
18 such section.

19 (2) The number of homeless veterans provided
20 assistance under the program of housing choice
21 vouchers for homeless veterans under section
22 8(o)(19) of the United States Housing Act of 1937
23 (42 U.S.C. 1437f(o)(19)) (as amended by section 4
24 of this Act), the socioeconomic characteristics of
25 such homeless veterans, and the number, types, and

1 locations of entities contracted under such section to
2 administer the vouchers.

3 (3) A summary description of the special con-
4 siderations made for veterans under public housing
5 agency plans submitted pursuant to section 5A of
6 the United States Housing Act of 1937 (42 U.S.C.
7 1437c-1) and under comprehensive housing afford-
8 ability strategies submitted pursuant to section 105
9 of the Cranston-Gonzalez National Affordable Hous-
10 ing Act (42 U.S.C. 12705).

11 (4) A description of the technical assistance
12 provided to organizations pursuant to grants under
13 section 7 of this Act.

14 (5) A description of the activities of the Special
15 Assistant for Veterans Affairs.

16 (6) A description of the efforts of the Depart-
17 ment of Housing and Urban Development to coordi-
18 nate the delivery of housing and services to veterans
19 with other Federal departments and agencies, in-
20 cluding the Department of Defense, Department of
21 Justice, Department of Labor, Department of
22 Health and Human Services, Department of Vet-
23 erans Affairs, Interagency Council on Homelessness,
24 and the Social Security Administration.

1 (7) The cost to the Department of Housing and
2 Urban Development of administering the programs
3 and activities relating to veterans.

4 (8) Any other information that the Secretary
5 considers relevant in assessing the programs and ac-
6 tivities relating to veterans of the Department of
7 Housing and Urban Development

8 (c) ASSESSMENT OF HOUSING NEEDS OF VERY LOW-
9 INCOME VETERAN FAMILIES.—

10 (1) IN GENERAL.—For the first report sub-
11 mitted pursuant to subsection (a) and every fifth re-
12 port thereafter, the Secretary of Housing and Urban
13 Development shall—

14 (A) conduct an assessment of the housing
15 needs of very low-income veteran families (as
16 such term is defined for purposes of section 3);
17 and

18 (B) shall include in each such report find-
19 ings regarding such assessment.

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

22 (A) conducting a survey of, and direct
23 interviews with, a representative sample of very
24 low-income veteran families (as such term is de-

1 fined for purposes of section 3) to determine
2 past and current—

3 (i) socioeconomic characteristics of
4 such veteran families;

5 (ii) barriers to such veteran families
6 obtaining safe, quality, and affordable
7 housing;

8 (iii) levels of homelessness among
9 such veteran families; and

10 (iv) levels and circumstances of, and
11 barriers to, receipt by such veteran families
12 of rental housing and homeownership as-
13 sistance; and

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

20 (3) CONDUCT.—If the Secretary contracts with
21 an entity other than the Department of Housing and
22 Urban Development to conduct the assessment
23 under this subsection, such entity shall be a non-
24 governmental organization determined by the Sec-

1 retary to have appropriate expertise in quantitative
2 and qualitative social science research.

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

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