

**AMENDMENT TO H.R. \_\_\_\_\_****OFFERED BY ~~MS~~ . *Waters of California*****[[Affordable Housing and Self-Sufficiency Improvement Act]]**

Strike section 113 (relating to housing assistance criteria simplification).

Strike title IV (relating to reform of moving to work program) and insert the following new title:

1                   **TITLE IV—HOUSING**  
2                   **INNOVATION PROGRAM**

3   **SEC. 401. HOUSING INNOVATION PROGRAM.**

4           (a) ESTABLISHMENT OF PROGRAM.—Title I of the  
5   United States Housing Act of 1937 (42 U.S.C. 1437 et  
6   seq.) is amended by adding at the end the following new  
7   section:

8   **“SEC. 37. HOUSING INNOVATION PROGRAM.**

9           “(a) PURPOSE.—The purpose of this section is to es-  
10   tablish a program under which public housing agencies are  
11   given the flexibility to design, and the Secretary is given  
12   the responsibility to evaluate, innovative approaches to  
13   providing housing assistance that—

14           “(1) increase housing opportunities for low-,  
15   very low-, and extremely low-income families, includ-

1 ing preserving, modernizing, rehabilitating, reconfig-  
2 uring, or replacing public housing at risk of physical  
3 deterioration or obsolescence, developing additional  
4 affordable housing, providing supportive housing,  
5 and increasing the number of families receiving ten-  
6 ant-based rental assistance;

7 “(2) provide financial incentives and other sup-  
8 port mechanisms to families to obtain employment  
9 and increase earned income, and achieve economic  
10 self-sufficiency, while protecting very low- and ex-  
11 tremely low-income families from increased rent bur-  
12 dens;

13 “(3) utilize funds in a more effective or cost-ef-  
14 ficient manner, including achieving energy, adminis-  
15 trative, and other cost savings;

16 “(4) leverage other Federal, State, and local  
17 funding sources, including the low-income housing  
18 tax credit program, to expand and preserve afford-  
19 able housing opportunities, including public housing;

20 “(5) test alternative rent-setting policies to de-  
21 termine whether rent determinations can be sim-  
22 plified and administrative cost savings can be real-  
23 ized while protecting extremely low- and very low-in-  
24 come families from increased rent burdens;

1           “(6) are subject to rigorous evaluation to test  
2           the effectiveness of such innovative approaches; and

3           “(7) are developed with the support of the local  
4           community and with the substantial participation of  
5           affected residents.

6           “(b) PROGRAM AUTHORITY.—

7           “(1) SCOPE.—

8           “(A) PRIORITY STRATEGY AGENCIES.—

9           The Secretary shall carry out a housing innova-  
10          tion program under this section under which  
11          the Secretary shall designate such number of  
12          public housing agencies, which shall not exceed  
13          60, to participate in the housing innovation pro-  
14          gram as may be necessary, in conjunction with  
15          agencies approved for continued program par-  
16          ticipation pursuant to subsection (c), to dem-  
17          onstrate the effectiveness of the priority strate-  
18          gies identified in subsection (d)(2).

19          “(B) ADDITIONAL PROGRAM AGENCIES.—

20          The Secretary shall also designate such number  
21          of additional agencies, which shall not exceed  
22          20, to participate in the program under the  
23          terms of subsection (i) as may be necessary to  
24          demonstrate other innovative strategies as the  
25          Secretary or applicants may propose.

1           “(C) TRANSFER OF EXISTING MTW AGEN-  
2           CIES.—The Secretary shall also approve and  
3           transfer into the program existing MTW agen-  
4           cies pursuant to subsection (c).

5           “(2) DURATION.—The Secretary may carry out  
6           the housing innovation program under this section  
7           only during the 10-year period beginning on the date  
8           of the enactment of the Section 8 Voucher Reform  
9           Act of 2011.

10          “(c) PARTICIPATION OF EXISTING MTW AGEN-  
11          CIES.—

12           “(1) IN GENERAL.—Subject to the require-  
13           ments of paragraph (2), all existing MTW agencies  
14           shall be designated to participate in the program.

15           “(2) CONDITIONS OF PARTICIPATION.—The  
16           Secretary shall approve and transfer into the hous-  
17           ing innovation program under this section each ex-  
18           isting MTW agency that the Secretary determines—

19                   “(A) is not in default under such agree-  
20                   ment;

21                   “(B) is meeting the goals and objectives of  
22                   its moving to work plan; and

23                   “(C) with respect to any agency that has  
24                   been audited by the Inspector General of the  
25                   Department of Housing and Urban Develop-



1           ment and that the Inspector General has deter-  
2           mined was not complying with program rules, is  
3           currently complying with such rules; the Sec-  
4           retary shall provide an agency that the Sec-  
5           retary determines is not in compliance a reason-  
6           able period of time to achieve such compliance.

7           “(3) TERMS OF PARTICIPATION.—Any agency  
8           approved for transfer into the housing innovation  
9           program may, at its option, be subject to the provi-  
10          sions of subsection (d)(3), in lieu of an agreement  
11          currently in place with the Secretary for participa-  
12          tion in the Moving to Work program. Each agency  
13          shall, within two years after the date of the enact-  
14          ment of the Section 8 Voucher Reform Act of 2011,  
15          make changes to its policies that were implemented  
16          before such date of enactment in order to comply  
17          with the requirements of this section. Existing MTW  
18          agencies shall not be required to comply with any re-  
19          quirements under subsection (d).

20          “(d) ADDITIONAL AGENCIES.—

21                 “(1) PROPOSALS; SELECTION PROCESS.—In ad-  
22                 dition to agencies participating in the program pur-  
23                 suant to subsection (c), the Secretary shall, within  
24                 12 months after such date of enactment, select pub-  
25                 lic housing agencies to participate in the program

1       pursuant to a competitive process that meets the fol-  
2       lowing requirements:

3               “(A) Any public housing agency may be se-  
4       lected to participate in the program, except that  
5       not more than 5 agencies that are near-troubled  
6       under the public housing assessment system  
7       and/or section 8 management assessment pro-  
8       gram may be selected, and except that any  
9       agency that is a troubled agency under either  
10      such assessment program or for which the Sec-  
11      retary has hired an alternative management en-  
12      tity for such agency or has taken possession of  
13      all or any part of such agency’s public housing  
14      program shall not be eligible for participation.  
15      Any near-troubled public housing agency par-  
16      ticipating in the program shall remain subject  
17      to the requirements of this Act governing ten-  
18      ant rent contributions, eligibility, and continued  
19      participation, and may not adopt policies de-  
20      scribed in subsection (e)(4) (relating to rents  
21      and requirements for continued occupation and  
22      participation).

23               “(B) The process provides, to the extent  
24      possible based on eligible agencies submitting  
25      applications and taking into account existing

1 MTW agencies participating pursuant to sub-  
2 section (c), for representation among agencies  
3 selected of agencies having various characteris-  
4 tics, including both large and small agencies,  
5 agencies serving urban, suburban, and rural  
6 areas, and agencies in various geographical re-  
7 gions throughout the United States, and which  
8 may include the selection of agencies that only  
9 administer the voucher program under section  
10 8(o).

11 “(C) Any agency submitting a proposal  
12 under this paragraph shall have provided notice  
13 to residents and the local community, not later  
14 than 30 days before the first of the two public  
15 meetings required under subparagraph (D).

16 “(D) The agency submitting a proposal  
17 shall hold two public meetings to receive com-  
18 ments on the agency’s proposed application, on  
19 the implications of changes under the proposal,  
20 and the possible impact on residents.

21 “(E) The process includes criteria for se-  
22 lection, as follows:

23 “(i) The extent to which—

24 “(I) if proposal is for the purpose  
25 of carrying out the priority strategy

1 under paragraph (2)(A) of this sub-  
2 section, the proposal is likely to  
3 achieve the purposes of increasing  
4 housing opportunities for low-, very  
5 low-, and extremely low-income fami-  
6 lies, including preserving, modern-  
7 izing, rehabilitating, reconfiguring, or  
8 replacing public housing at risk of  
9 physical deterioration or obsolescence,  
10 developing additional affordable hous-  
11 ing, providing supportive housing, or  
12 increasing the number of families re-  
13 ceiving tenant-based rental assistance,  
14 or a combination of these purposes;

15 “(II) if the proposal is for the  
16 purpose of carrying out the priority  
17 strategy under paragraph (2)(B) of  
18 this subsection, the proposal is likely  
19 to achieve the purposes of families ob-  
20 taining employment, increasing earned  
21 income, or achieving economic self-  
22 sufficiency, while protecting extremely  
23 low- and very low-income families  
24 from increased rent burdens;



1 “(III) if the proposal is for the  
2 purpose of carrying out an innovative  
3 strategy under paragraph (2)(C) of  
4 this subsection, the proposal is likely  
5 to utilize funds in a more effective or  
6 cost-efficient manner, including  
7 achieving energy, administrative, or  
8 other cost-savings; or

9 “(IV) if the proposal is for the  
10 purpose of carrying out an innovative  
11 strategy pursuant to subsection  
12 (b)(1)(B), the proposal is likely to  
13 achieve the goals and objectives of  
14 such strategy.

15 “(ii) The extent to which the proposal  
16 generally identifies statutory provisions  
17 and existing rules and regulations that im-  
18 pede achievement of the goals and objec-  
19 tives of the proposal and an explanation of  
20 why a waiver of such statutory provisions,  
21 rules, and regulations is necessary to  
22 achieve such goals and objectives.

23 “(iii) The extent to which the agency  
24 has a successful history of implementing or

1 has expertise in strategies similar to those  
2 set forth in the agency's proposal.

3 “(iv) The extent of commitment and  
4 funding for carrying out the proposal by  
5 local and State government agencies and  
6 nonprofit organizations, including the pro-  
7 vision of additional funding and other serv-  
8 ices, and the extent of support for the pro-  
9 posal by residents, resident advisory  
10 boards, and members of the local commu-  
11 nity.

12 “(v) Such other factors as the Sec-  
13 retary may establish, in consultation with  
14 participating agencies and agencies inter-  
15 ested in participating in the program, pro-  
16 gram stakeholders, and any entity con-  
17 ducting evaluations pursuant to subsection  
18 (f).

19 “(2) PRIORITY STRATEGIES.—For purposes of  
20 the first sentence of paragraph (b)(1), the following  
21 are priority strategies:

22 “(A) INCREASING HOUSING OPPORTUNI-  
23 TIES.—A strategy of development of increasing  
24 housing opportunities for low-, very low-, and  
25 extremely low-income families, including pre-

1 serving, modernizing, rehabilitating, reconfig-  
2 uring, or replacing public housing at risk of  
3 physical deterioration or obsolescence, devel-  
4 oping additional affordable housing, providing  
5 supportive housing, or increasing the number of  
6 families receiving tenant-based rental assist-  
7 ance, or a combination of these purposes, and  
8 which may include leveraging other Federal,  
9 State, and local funding sources.

10 “(B) RENT REFORMS AND FAMILY SELF-  
11 SUFFICIENCY.—A strategy to implement rent  
12 reforms and other self-sufficiency incentives or  
13 resources, which shall be designed to help fami-  
14 lies obtain employment, increase their earned  
15 income, or achieve economic self-sufficiency,  
16 while protecting extremely low- and very low-in-  
17 come families from increased rent burdens.

18 “(C) COST-EFFECTIVENESS.—A strategy  
19 to utilize funds in a more effective or cost-effi-  
20 cient manner, including achieving energy, ad-  
21 ministrative, or other cost-savings.

22 “(3) CONTRACT AMENDMENT.—After selecting  
23 agencies under this subsection, the Secretary shall  
24 promptly amend the applicable annual contributions  
25 contracts of such agencies to provide that—

1           “(A) subject to compliance with all pro-  
2           gram rules under this section, such agencies  
3           may implement any policies and activities that  
4           are not inconsistent with this section, without  
5           specifying such policies and activities in such  
6           amendment and without negotiating or entering  
7           into any other agreements with the Secretary  
8           specifying such policies and activities; and

9           “(B) the policies and activities to be imple-  
10          mented by an agency under the program in a  
11          given year shall be described in and subject to  
12          the requirements of the annual plan under sub-  
13          section (e)(11).

14          “(4) MAINTAINING PARTICIPATION RATE.—If,  
15          at any time after the initial selection period under  
16          paragraph (1), the number of public housing agen-  
17          cies participating in the program falls below the  
18          number selected pursuant to paragraph (1), the Sec-  
19          retary shall promptly solicit applications from and  
20          select public housing agencies to participate in the  
21          program under the terms and conditions for applica-  
22          tion and selection provided in this section to increase  
23          the number of participating agencies to the number  
24          initially selected pursuant to paragraph (1).

25          “(e) PROGRAM REQUIREMENTS.—



1 “(1) PROGRAM FUNDS.—

2 “(A) IN GENERAL.—To carry out a hous-  
3 ing innovation program under this section, the  
4 participating agency may use amounts provided  
5 to the agency from the Operating Fund under  
6 section 9(e), amounts provided to the agency  
7 from the Capital Fund under section 9(d), and  
8 amounts provided to the agency for voucher as-  
9 sistance under section 8(o). Such program  
10 funds may be used for any activities that are  
11 authorized by section 8(o) or 9, or for other ac-  
12 tivities that are not inconsistent with this sec-  
13 tion, which may include, without limitation—

14 “(i) providing capital and operating  
15 assistance, and financing for housing pre-  
16 viously developed or operated pursuant to  
17 a contract between the Secretary and such  
18 agency;

19 “(ii) the acquisition, new construction,  
20 rehabilitation, financing, and provision of  
21 capital or operating assistance for low-in-  
22 come housing (including housing other  
23 than public housing) and related facilities,  
24 which may be for terms exceeding the term

1 of the program under this section in order  
2 to secure other financing for such housing;

3 “(iii) costs of site acquisition and im-  
4 provement, providing utility services, demo-  
5 lition, planning, and administration of ac-  
6 tivities under this paragraph;

7 “(iv) housing counseling for low-in-  
8 come families in connection with rental or  
9 homeownership assistance provided under  
10 the program;

11 “(v) safety, security, law enforcement,  
12 and anti-crime activities appropriate to  
13 protect and support families assisted under  
14 the program;

15 “(vi) tenant-based rental assistance,  
16 which may include the project-basing of  
17 such assistance;

18 “(vii) appropriate and reasonable fi-  
19 nancial assistance that is required to pre-  
20 serve low-income housing otherwise as-  
21 sisted under programs administered by the  
22 Secretary or under State or local low-in-  
23 come housing or public housing programs;  
24 and

1                   “(viii) family self-sufficiency activities  
2                   for low-income families in connection with  
3                   rental or homeownership assistance pro-  
4                   vided under the program.

5                   “(B)     COMBINING     FUNDS.—Notwith-  
6                   standing any other provision of law, a partici-  
7                   pating agency may combine and use program  
8                   funds for any activities authorized under this  
9                   section, except that a participating agency may  
10                  use funds provided for assistance under section  
11                  8(o) for activities other than those authorized  
12                  under section 8(o) only if (i) in the calendar  
13                  year prior to its participation in the program,  
14                  the agency utilized not less than 95 percent of  
15                  such funds allocated for that calendar year for  
16                  such authorized activities or 95 percent of its  
17                  authorized vouchers; or (ii) after approval to  
18                  participate in the program, the agency achieves  
19                  such utilization for a 12-month period. Such  
20                  limitation shall not apply to participating agen-  
21                  cies approved by the Secretary to combine  
22                  funds from sections 8 and 9 of the Act prior to  
23                  enactment of this section. A public housing  
24                  agency that uses funds provided from assist-  
25                  ance under section 8(o) for activities not au-

1           thorized under such subsection may not termi-  
2           nate assistance to families assisted under such  
3           subsection on the grounds of inadequate fund-  
4           ing to the extent such inadequacy is caused by  
5           such use of funds for purposes not authorized  
6           under section 8(o).

7           “(2) USE OF PROGRAM FUNDS.—In carrying  
8           out the housing innovation program under this sec-  
9           tion, each participating agency shall continue to as-  
10          sist—

11                 “(A) not less than substantially the same  
12           number of eligible low-income families under  
13           the program as it assisted in the base year for  
14           the agency; and

15                 “(B) a comparable mix of families by fam-  
16           ily size, subject to adjustment to reflect changes  
17           in the agency’s waiting list, except that the Sec-  
18           retary may approve exceptions to such require-  
19           ments for up to 3 years based on modernization  
20           or redevelopment activities proposed in an an-  
21           nual plan submitted and approved in accord-  
22           ance with paragraph (11).

23          Determinations with respect to the number of fami-  
24          lies required to be served shall be adjusted to reflect  
25          any allocation of additional vouchers under section



1 8(o), any change in annual voucher proration factor,  
2 or such other appropriate adjustments as the Sec-  
3 retary may establish. For purposes of subparagraphs  
4 (A) and (B), the term 'base year' means, with re-  
5 spect to existing MTW agencies, the first full cal-  
6 endar year prior to approval for entry into the mov-  
7 ing to work demonstration. The Secretary shall mon-  
8 itor and enforce compliance with the requirements of  
9 subparagraph (A) on an annual basis.

10 “(3) RETAINED PROVISIONS.—Each agency  
11 that is approved for program participation pursuant  
12 to subparagraph (A) or (B) of subsection (b)(1)  
13 shall comply with all provisions of this Act except  
14 those statutory provisions and existing rules and  
15 regulations generally identified in the application for  
16 participation in the program, except that the Sec-  
17 retary may approve requests by an agency to waive  
18 compliance with other statutes, regulations, and  
19 rules pursuant to this Act, consistent with other pro-  
20 gram rules, if the Secretary determines that such a  
21 request would further the goals and objectives iden-  
22 tified in the application for participation in the pro-  
23 gram (taking into consideration public and resident  
24 input pursuant to the procedure under paragraph  
25 (4)) or would further the purposes identified in sub-

1 paragraphs (B) and (C) of subsection (f)(1). Not-  
2 withstanding any other provision of this section,  
3 families receiving assistance under this section shall  
4 retain the same rights of judicial review of agency  
5 action as they would otherwise have had if the agen-  
6 cy were not participating in the program, and each  
7 participating agency, including existing MTW agen-  
8 cies that are approved for transfer into the program  
9 pursuant to subsection (c), shall comply with the fol-  
10 lowing provisions of this Act:

11 “(A) Subsections (a)(2)(A) and (b)(1) of  
12 section 16 (relating to targeting for new admis-  
13 sions in the public housing and voucher pro-  
14 grams).

15 “(B) Section 2(b) (relating to tenant rep-  
16 resentatives on the public housing agency board  
17 of directors).

18 “(C) Section 3(b)(2) (relating to defini-  
19 tions for the terms ‘low-income families’ and  
20 ‘very low-income families’).

21 “(D) Section 5(A)(e) (relating to the for-  
22 mation of and consultation with a resident advi-  
23 sory board).

1           “(E) Sections 6(f)(1) and 8(o)(8)(B) (re-  
2           lating to compliance of units assisted with hous-  
3           ing quality standards or other codes).

4           “(F) Sections 6(c)(3), 6(c)(4)(i), and  
5           8(o)(6)(B) (relating to rights of public housing  
6           applicants and existing procedural rights for  
7           applicants under section 8(o)).

8           “(G) Section 6(k) (relating to grievance  
9           procedures for public housing tenants) and  
10          comparable procedural rights for families as-  
11          sisted under section 8(o).

12          “(H) Section 6(l) (relating to public hous-  
13          ing lease requirements), except that for units  
14          assisted both with program funds and low-in-  
15          come housing tax credits, the initial lease term  
16          may be less than 12 months if required to con-  
17          form lease terms with such tax credit require-  
18          ments.

19          “(I) Section 7 (relating to designation of  
20          housing for elderly and disabled households),  
21          except that a participating agency may make  
22          such designations (at initial designation or upon  
23          renewal) for a term of up to 5 years if the  
24          agency includes in its annual plan under para-  
25          graph (11) an analysis of the impact of such

1 designations on affected households and such  
2 designation is subject to the program evalua-  
3 tion. Any participating agency with a des-  
4 ignated housing plan that was approved under  
5 the moving to work demonstration may con-  
6 tinue to operate under the terms of such plan  
7 for a term of 5 years (with an option to renew  
8 on the same terms for an additional 5 years) if  
9 it includes in its annual plan an analysis of the  
10 impact of such designations on affected house-  
11 holds and is subject to evaluation under sub-  
12 section (f).

13 “(J) Subparagraphs (C) through (E) of  
14 section 8(o)(7) and section 8(o)(20) (relating to  
15 lease requirements and eviction protections for  
16 families assisted with tenant-based assistance).

17 “(K) Section 8(o)(13)(B) (relating to a  
18 percentage limitation on project-based assist-  
19 ance), except that for purposes of this subpara-  
20 graph such section shall be applied by sub-  
21 stituting ‘50 percent’ for ‘20 percent’, and all  
22 voucher funding that is used for non-tenant  
23 based assistance purposes shall count towards  
24 this calculation.



1           “(L) Section 8(o)(13)(E) (relating to resi-  
2           dent choice for tenants of units with project-  
3           based vouchers), except with respect to—

4                   “(i) in the case of agencies partici-  
5                   pating in the moving to work demonstra-  
6                   tion, any housing assistance payment con-  
7                   tract entered into before or within 2 years  
8                   after the enactment of this section;

9                   “(ii) project-based vouchers that re-  
10                  place public housing units;

11                  “(iii) not more than 10 percent of the  
12                  vouchers available to the participating  
13                  agency upon entering the housing innova-  
14                  tion program under this section; and

15                  “(iv) any project-based voucher pro-  
16                  gram that is subject to evaluation under  
17                  subsection (f).

18           Notwithstanding the exceptions under this sub-  
19           paragraph, an agency may not eliminate resi-  
20           dent choice under section 8(o)(13)(E) for more  
21           than 25 percent of its authorized vouchers.

22           “(M) Section 8(r) (relating to portability  
23           of voucher assistance), except that a partici-  
24           pating agency may receive funding for port-

1 ability obligations under section 8(dd) in the  
2 same manner as other public housing agencies.

3 “(N) Sections 8(ee) and 6(u) (relating to  
4 records, certification and confidentiality regard-  
5 ing domestic violence).

6 “(O) Subsections (a) and (b) of section 12  
7 (relating to payment of prevailing wages).

8 “(P) Section 18 (relating to demolition and  
9 disposition of public housing).

10 “(Q) Requirements regarding—

11 “(i) establishment of resident councils  
12 and jurisdiction-wide resident organiza-  
13 tions;

14 “(ii) public housing agency support  
15 for such councils and organizations; and

16 “(iii) involvement of such councils and  
17 organizations in public housing agency op-  
18 erations;

19 as authorized under sections 3(c)(2),  
20 6(c)(5)(C), and 9(e) and implemented by appli-  
21 cable regulations.

22 “(4) RENTS AND REQUIREMENTS FOR CONTIN-  
23 UED OCCUPANCY OR PARTICIPATION.—

24 “(A) BEFORE POLICY CHANGE.—Before  
25 adopting any policy pursuant to participation in

1 the housing innovation program under this sec-  
2 tion that would make a material adverse change  
3 to the requirements of this Act regarding ten-  
4 ant rents or contributions, or conditions of con-  
5 tinued occupancy or participation, a partici-  
6 pating agency shall complete each of the fol-  
7 lowing actions:

8 “(i) The agency shall conduct an im-  
9 pact analysis of the proposed policy on  
10 families the agency is assisting under the  
11 program under this section and on appli-  
12 cants on the waiting list, including analysis  
13 of the incidence and severity of rent bur-  
14 dens greater than 30 percent of adjusted  
15 income on households of various sizes and  
16 types and in various income tiers, that  
17 would result, if any, without application of  
18 the hardship provisions. The analysis with  
19 respect to applicants on the waiting list  
20 may be limited to demographic data pro-  
21 vided by the applicable consolidated plan,  
22 information provided by the Secretary, and  
23 other generally available information. The  
24 proposed policy, including provisions for  
25 addressing hardship cases and transition

1 provisions that mitigate the impact of any  
2 rent increases or changes in the conditions  
3 of continued occupancy or participation,  
4 and data from this analysis shall be made  
5 available for public inspection and copying,  
6 on request, and for access through the  
7 Internet, for at least 60 days in advance of  
8 the public meeting described in clause (ii).

9 “(ii) The agency shall hold a public  
10 meeting regarding the proposed change, in-  
11 cluding the hardship provisions, which may  
12 be combined with a public meeting on the  
13 draft annual plan under paragraph (11) or  
14 the annual report under subsection (h)(2).

15 “(iii) The board of directors or other  
16 similar governing body of the agency shall  
17 approve the change in public session.

18 “(iv) The agency shall obtain approval  
19 from the Secretary of the annual plan or  
20 plan amendment. The Secretary may ap-  
21 prove a plan or amendment containing a  
22 material change to the requirements of this  
23 Act regarding tenant rents or contribu-  
24 tions, or conditions of continued occupancy  
25 or participation, only if the agency agrees



1           that such policy may be included as part of  
2           the national evaluation.

3           “(B) AFTER POLICY CHANGE.—After  
4           adopting a policy described in subparagraph  
5           (A), a program agency shall complete each of  
6           the following actions:

7                   “(i) The agency shall provide ade-  
8                   quate notice to residents, which shall in-  
9                   clude a description of the changes in the  
10                  public housing lease or participation agree-  
11                  ment that may be required and of the  
12                  hardship or transition protections offered.

13                  “(ii) In the case of any additional re-  
14                  quirements for continued occupancy or  
15                  participation, the agency shall execute a  
16                  lease addendum or participation agreement  
17                  specifying the requirements applicable to  
18                  both the resident and the agency. A resi-  
19                  dent may bring a civil action to enforce  
20                  commitments of the agency made through  
21                  the lease addendum or participation agree-  
22                  ment.

23                  “(iii) The agency shall reassess rent,  
24                  subsidy level, and policies on program par-  
25                  ticipation no less often than every two

1 years, which shall include preparing a re-  
2 vised impact analysis, and make available  
3 for public inspection and copying, on re-  
4 quest, and for access through the Internet,  
5 the results of such reassessment and im-  
6 pact analysis. The requirement under this  
7 clause may be met by sufficiently detailed  
8 interim reports, if any, by the national  
9 evaluating entity.

10 “(iv) The agency shall include in the  
11 annual report under subsection (h)(2) in-  
12 formation sufficient to describe any hard-  
13 ship requests, including the number and  
14 types of requests made, granted, and de-  
15 nied, the use of transition rules, and ad-  
16 verse impacts resulting from changes in  
17 rent or continued occupancy policies, in-  
18 cluding actions taken by the agency to  
19 mitigate such impacts and impacts on fam-  
20 ilies no longer assisted under the program.

21 “(C) APPLICABILITY TO EXISTING MTW  
22 AGENCIES.—An existing MTW agency that, be-  
23 fore the date of the enactment of this section,  
24 implemented material changes to the require-  
25 ments of this Act regarding tenant rents or

1 contributions, or conditions of continued occu-  
2 pancy or participation, as part of the moving to  
3 work demonstration shall not be subject to sub-  
4 paragraph (A) with regard to such previously  
5 implemented changes, but shall comply with the  
6 requirements of subparagraph (B)(ii) and pro-  
7 vide the evaluation and impact analysis required  
8 by subparagraph (B)(iii) by the end of the sec-  
9 ond agency fiscal year ending after such date of  
10 enactment.

11 “(5) PROHIBITION AGAINST DECREASE IN PRO-  
12 GRAM FUNDS.—The amount of program funds a  
13 participating agency receives shall not be diminished  
14 by its participation in the housing innovation pro-  
15 gram under this section.

16 “(6) RENT BURDEN.—A participating agency  
17 may not adopt rent policies that result in families  
18 making substantially higher rent payments than  
19 would customarily be made by families of com-  
20 parable income under the program under which as-  
21 sistance is provided.

22 “(7) TIME LIMITS.—A participating agency  
23 may implement time limits on the term of housing  
24 assistance received by families under the program  
25 only if—

1           “(A) such limits are for a period of time  
2           not shorter than 5 years; and

3           “(B) enforcement of such limits is sus-  
4           pended for any period of time during which the  
5           unemployment rate in the area exceeds 10 per-  
6           cent.

7           “(8) EMPLOYMENT CONDITIONS.—A partici-  
8           pating agency may condition the receipt of housing  
9           assistance by families under the program on require-  
10          ments relating to the employment status or related  
11          activities of one or more family members only if—

12          “(A) such requirements are consistent with  
13          the program for block grants to States for tem-  
14          porary assistance for needy families under part  
15          A of title IV of the Social Security Act;

16          “(B) the agency establishes reasonable  
17          hardship exemptions; and

18          “(C) enforcement of such requirements is  
19          suspended for any period of time during which  
20          the unemployment rate in the area exceeds 10  
21          percent.

22          “(9) SUBMISSION OF INFORMATION.—As part  
23          of the annual report required under subsection  
24          (h)(2), each participating agency shall submit infor-  
25          mation annually to the Secretary regarding families



1       assisted under the program of the agency and com-  
2       ply with any other data submissions required by the  
3       Secretary for purposes of evaluation of the program  
4       under this section.

5           “(10) PUBLIC AND RESIDENT PARTICIPA-  
6       TION.—Each participating agency shall provide op-  
7       portunities for resident and public participation in  
8       the annual plan under paragraph (11), as follows:

9           “(A) NOTICE TO RESIDENTS.—

10           “(i) NOTICE.—Each year, the agency  
11       shall provide notice to the low-income fam-  
12       ilies it serves under the programs author-  
13       ized by this section as to the impact of  
14       proposed policy changes and program ini-  
15       tiatives and of the schedule of resident ad-  
16       visory board and public meetings for the  
17       annual plan.

18           “(ii) MEETING.—The agency shall  
19       hold at least one meeting with the resident  
20       advisory board (including representatives  
21       of recipients of assistance under section 8)  
22       to review the annual plan for each year.

23           “(B) PUBLIC MEETING.—With respect to  
24       each annual plan, the agency shall hold at least  
25       one annual public meeting to obtain comments

1 on the plan, which may be combined with a  
2 meeting to review the annual report. In the case  
3 of any agency that administers, in the aggregate,  
4 more than 15,000 public housing units  
5 and vouchers, or that operates in more than one  
6 county, the agency shall hold additional meetings  
7 in locations that promote attendance by  
8 residents and other stakeholders.

9 “(C) PUBLIC AVAILABILITY.—Before adoption  
10 of any annual plan, and not less than 30  
11 days before the public meeting required under  
12 subparagraph (A)(ii) with respect to the plan,  
13 the agency shall make the proposed annual plan  
14 available for public inspection and copying, on  
15 request, and for access through the Internet.  
16 The annual plan shall be made available for  
17 public inspection not less than 30 days before  
18 approval by the board of directors (or other  
19 similar governing body) of the agency and shall  
20 remain publicly available.

21 “(D) BOARD APPROVAL.—Before submitting  
22 an annual plan or annual report to the  
23 Secretary, the plan or report, as applicable,  
24 shall be approved in a public meeting by the

1 board of directors or other governing body of  
2 the agency.

3 “(11) ANNUAL PLAN.—

4 “(A) REQUIREMENT.—For each year that  
5 a participating agency participates in the hous-  
6 ing innovation program under this section, the  
7 agency shall submit to the Secretary, in lieu of  
8 all other planning requirements, an annual plan  
9 under this paragraph.

10 “(B) CONTENTS.—Each annual plan shall  
11 include the following information:

12 “(i) A list and description of all pro-  
13 gram initiatives and generally applicable  
14 policy changes, including references to af-  
15 fected provisions of law or the imple-  
16 menting regulations affected.

17 “(ii) A description and comparison of  
18 changes under the housing innovation pro-  
19 gram of the agency from the plan for such  
20 program for the preceding year.

21 “(iii) A description of property rede-  
22 velopment or portfolio repositioning strate-  
23 gies and proposed changes in policies or  
24 uses of funds required to implement such  
25 strategies.

1           “(iv) Documentation of public and  
2           resident participation sufficient to comply  
3           with the requirements under paragraphs  
4           (4) and (10), including a copy of any rec-  
5           ommendations submitted in writing by the  
6           resident advisory board of the agency and  
7           members of the public, a summary of com-  
8           ments, and a description of the manner in  
9           which the recommendations were ad-  
10          dressed.

11          “(v) Certifications by the agency  
12          that—

13               “(I) the annual plan will be car-  
14               ried out in conformity with title VI of  
15               the Civil Rights Act of 1964, the Fair  
16               Housing Act, section 504 of the Reha-  
17               bilitation Act of 1973, title II of the  
18               Americans with Disabilities Act of  
19               1990, and the rules, standards, and  
20               policies in the approved plan;

21               “(II) the agency will affirmatively  
22               further fair housing; and

23               “(III) the agency has complied  
24               and will continue to comply with its



1 obligations under the national evalua-  
2 tion.

3 “(vi) A description of the agency’s  
4 local asset management strategy for public  
5 housing properties, which shall be in lieu  
6 of any other asset management, project  
7 based management or accounting, or other  
8 system of allocating resources and costs to  
9 participating agency assets or cost centers  
10 that the Secretary may otherwise impose  
11 under this Act.

12 “(C) CHANGES.—If the agency proposes to  
13 make material changes in policies or initiatives  
14 in the plan during the year covered by the plan,  
15 the agency shall consult with the resident advi-  
16 sory board for the agency established pursuant  
17 to section 5A(e) and the public regarding such  
18 changes before their adoption.

19 “(D) APPROVAL PROCESS.—

20 “(i) TIMING.—The Secretary shall re-  
21 view and approve or disapprove each an-  
22 nual plan submitted to the Secretary with-  
23 in 45 days after such submission. The Sec-  
24 retary, directly or through the public hous-  
25 ing agency, shall make information relating

1 to such approval or disapproval available to  
2 all members of the Resident Advisory  
3 Board of the public housing agency.

4 “(ii) STANDARDS FOR DIS-  
5 APPROVAL.—The Secretary may dis-  
6 approve a plan only if—

7 “(I) the Secretary reasonably de-  
8 termines, based on information con-  
9 tained in the annual plan or annual  
10 report, that the agency is not in com-  
11 pliance with the requirements of this  
12 section;

13 “(II) the annual plan or most re-  
14 cent annual report is not consistent  
15 with other reliable information avail-  
16 able to the Secretary; or

17 “(III) the annual plan or annual  
18 report or the agency’s activities under  
19 the program are not otherwise in ac-  
20 cordance with applicable law.

21 “(iii) FAILURE TO DISAPPROVE.—If a  
22 submitted plan is not disapproved within  
23 45 days after submission, the plan shall be  
24 considered to be approved for purposes of  
25 this section. The preceding sentence shall

1 not preclude judicial review regarding such  
2 compliance pursuant to chapter 7 of title  
3 5, United States Code, or an action re-  
4 garding such compliance under section  
5 1979 of the Revised Statutes of the United  
6 States (42 U.S.C. 1983).

7 “(f) EVALUATION OF PERFORMANCE.—

8 “(1) IN GENERAL.—The Secretary shall con-  
9 duct detailed evaluations of all public housing agen-  
10 cies participating in the program under this sec-  
11 tion—

12 “(A) to determine the level of success of  
13 each public housing agency in achieving the  
14 goals and objectives of the application to par-  
15 ticipate in the program;

16 “(B) to determine the level of success of  
17 different types of proposals in achieving the pri-  
18 ority strategies of subsection (d)(2) or other in-  
19 novative strategies identified pursuant to sub-  
20 section (b)(1); and

21 “(C) to identify program models that can  
22 be replicated by other agencies to achieve such  
23 success.

24 “(2) EVALUATION METHODOLOGY.—Evalua-  
25 tions under this subsection shall be conducted uti-

1 lizing rigorous research methodology which shall in-  
2 corporate, where appropriate and to the extent fund-  
3 ing is available, the following:

4 “(A) Comparison of the impact on families  
5 to similar types of families not subject to such  
6 policies.

7 “(B) Comparisons of alternative strategies  
8 for advancing common goals.

9 “(C) An examination of the costs, outputs,  
10 and outcomes of tested strategies.

11 “(D) A process evaluation that examines  
12 the challenges faced in implementing tested  
13 strategies and how those challenges were over-  
14 come.

15 “(E) A qualitative examination of the im-  
16 pacts of tested strategies on affected families,  
17 including families on agency waiting lists.

18 “(F) An examination of the impact of test-  
19 ed strategies on the housing needs and condi-  
20 tions of the jurisdiction in which the agency  
21 works.

22 “(G) Appropriate sensitivity to the costs  
23 that evaluation places on participating agencies,  
24 including a recognition that smaller agencies



1           may have more difficulty than larger agencies  
2           in responding to data requests.

3           “(3) ADVISORY COUNCIL.—The Secretary shall  
4           establish an Advisory Council to provide input on  
5           the policies and strategies to be tested in evaluations  
6           under this subsection, data collection protocols, and  
7           other matters related to the success of the evalua-  
8           tion, and to assist the evaluating entity and the Sec-  
9           retary in interpreting the findings and formulating  
10          recommendations to the Congress to be included in  
11          the final report. The Secretary may also establish a  
12          separate Technical Advisory Group to provide input  
13          on technical issues associated with the evaluation.

14          “(4) REPORTS.—

15                 “(A) IN GENERAL.—The Secretary shall  
16                 submit three reports to the Congress, as pro-  
17                 vided in subparagraph (B), evaluating the pro-  
18                 grams of all public housing agencies partici-  
19                 pating in the program under this section and all  
20                 agencies participating in the moving to work  
21                 demonstration. Each such report shall include  
22                 findings and recommendations for any appro-  
23                 priate legislative action.

24                 “(B) TIMING.—The reports under this  
25                 paragraph shall include—

1           “(i) an initial report, which shall be  
2           submitted before the expiration of the 2-  
3           year period beginning on the date on which  
4           additional agencies are approved for par-  
5           ticipation pursuant to subsection (d);

6           “(ii) an interim report, which shall be  
7           submitted before the expiration of the 4-  
8           year period beginning on such date of ap-  
9           proval; and

10          “(iii) a final report, which shall be  
11          submitted before the expiration of the 10-  
12          year period beginning on the date of the  
13          enactment of the Section 8 Voucher Re-  
14          form Act of 2011.

15          “(5) EVALUATING ENTITY.—The Secretary may  
16          contract out the responsibilities under this para-  
17          graphs (1) and (2) to an independent entity that is  
18          qualified to perform such responsibilities.

19          “(6) PERFORMANCE MEASURES.—The Sec-  
20          retary or the evaluating entity, as applicable, shall  
21          establish performance measures, which may in-  
22          clude—

23               “(A) a baseline performance level against  
24               which program activities may be evaluated; and

1                   “(B) performance measures for each of the  
2                   five purposes identified in paragraphs (1)  
3                   through (5) of subsection (a).

4                   “(g) IMPACT OF POLICY ON FAMILIES BEING AS-  
5                   SISTED.—

6                   “(1) MODIFICATION OF POLICY.—If an evalua-  
7                   tion of an agency pursuant to subsection (f)(1)(A)  
8                   includes evidence that a policy adopted by an agency  
9                   is or has been harmful to families assisted by the  
10                  agency, the Secretary may, after the publication of  
11                  either the initial or the interim report pursuant to  
12                  subsection (f)(4)(B), require such agency to take ap-  
13                  propriate actions to modify such policy to ameliorate  
14                  such harm.

15                  “(2) DETERMINATION.—The Secretary may not  
16                  take such action unless the Secretary has made a  
17                  determination that such policy is causing or has  
18                  caused measurable harm to families currently or pre-  
19                  viously assisted, based on a reduction in the overall  
20                  number of families receiving housing assistance,  
21                  noncompliance with the provision of subsection  
22                  (e)(6) (relating to rent burdens), specific types of  
23                  families losing their housing assistance, a reduction  
24                  in the number of affordable rental housing units op-  
25                  erated by the agency, noncompliance with the re-

1        requirements of subsection (e)(3)(A) (relating to tar-  
2        geting), or a combination of such factors.

3        “(3) ADVICE AND OPPORTUNITY TO CON-  
4        TEST.—Before taking such action, the Secretary  
5        shall advise the agency and give the agency a fair  
6        opportunity to contest such determination or action.  
7        If an agency contests such a determination or ac-  
8        tion, the Secretary shall provide an opportunity for  
9        interested parties to submit additional relevant evi-  
10       dence.

11       “(h) RECORDKEEPING, REPORTS, AND AUDITS.—

12       “(1) RECORDKEEPING.—Each public housing  
13       agency participating in the program under this sec-  
14       tion shall keep such records as the Secretary may  
15       prescribe as reasonably necessary to disclose the  
16       amounts and the disposition of amounts under the  
17       program, to ensure compliance with the require-  
18       ments of this section, and to measure performance.

19       “(2) REPORTS.—In lieu of all other reporting  
20       requirements, each such agency participating in the  
21       program shall submit to the Secretary an annual re-  
22       port in a form and at a time specified by the Sec-  
23       retary. Each annual report shall include the fol-  
24       lowing information:



1           “(A) A description, including an annual  
2           consolidated financial report, of the sources and  
3           uses of funds of the agency under the program,  
4           which shall account separately for funds made  
5           available under section 8 and subsections (d)  
6           and (e) of section 9, and shall compare the  
7           agency’s actions under the program with its an-  
8           nual plan for the year.

9           “(B) An annual audit that complies with  
10          the requirements of Circular A-133 of the Of-  
11          fice of Management and Budget, including the  
12          OMB Compliance Supplement.

13          “(C) A description of each hardship excep-  
14          tion requested and granted or denied, and of  
15          the use of any transition rules.

16          “(D) Documentation of public and resident  
17          participation sufficient to comply with the re-  
18          quirements under paragraph (7).

19          “(E) A comparison of income and the sizes  
20          and types of families assisted by the agency  
21          under the program compared to those assisted  
22          by the agency in the base year.

23          “(F) Every two years, an evaluation of  
24          rent policies, subsidy level policies, and policies  
25          on program participation.

1           “(G) A description of any ongoing local  
2           evaluations and the results of any local evalua-  
3           tions completed during the year.

4           “(3) ACCESS TO DOCUMENTS BY SECRETARY.—  
5           The Secretary shall have access for the purpose of  
6           audit and examination to any books, documents, pa-  
7           pers, and records that are pertinent to assistance in  
8           connection with, and the requirements of, this sec-  
9           tion.

10          “(4) ACCESS TO DOCUMENTS BY THE COMP-  
11          TROLLER GENERAL.—The Comptroller General of  
12          the United States, or any of the duly authorized rep-  
13          resentatives of the Comptroller General, shall have  
14          access for the purpose of audit and examination to  
15          any books, documents, papers, and records that are  
16          pertinent to assistance in connection with, and the  
17          requirements of, this section.

18          “(5) REPORTS REGARDING EVALUATIONS.—The  
19          Secretary shall require each public housing agency  
20          participating in the program under this section to  
21          submit to the Secretary such information as the Sec-  
22          retary considers appropriate to permit the Secretary  
23          to evaluate (pursuant to subsection (f)) the perform-  
24          ance and success of the agency in achieving the pur-  
25          poses of the program.

1       “(i) ADDITIONAL PROGRAM AGENCIES.—In partici-  
2       pating in the program under the terms of this subsection,  
3       the public housing agencies designated for such participa-  
4       tion shall be subject to the requirements of this section,  
5       and the additional following requirements:

6               “(1) APPLICABILITY OF CERTAIN EXISTING  
7       PROVISIONS.—Such agencies shall be subject to the  
8       provisions of—

9               “(A) subsections (a) and (b) of section 3;  
10       and

11               “(B) section 8(o), except for paragraph  
12       (11) and except as the requirements of section  
13       8(o) are modified by subsection (e)(3) of this  
14       section.

15               “(2) NO TIME LIMITS.—Such agencies may not  
16       impose time limits on the term of housing assistance  
17       received by families under the program.

18               “(3) NO EMPLOYMENT CONDITIONS.—Such  
19       agencies may not condition the receipt of housing as-  
20       sistance by families under the program on the em-  
21       ployment status of one or more family members.

22               “(4) ONE-FOR-ONE REPLACEMENT.—

23               “(A) CONDITIONS ON DEMOLITION.—Such  
24       agencies may not demolish or dispose of any  
25       dwelling unit of public housing operated or ad-

1 ministered by such agency (including any un-  
2 inhabitable unit and any unit previously ap-  
3 proved for demolition) except pursuant to a  
4 plan for replacement of such units in accord-  
5 ance with, and approved by the Secretary of  
6 Housing and Urban Development pursuant to,  
7 subparagraph (B).

8 “(B) PLAN REQUIREMENTS.—The Sec-  
9 retary may not approve a plan that provides for  
10 demolition or disposition of any dwelling unit of  
11 public housing referred to in subparagraph (A)  
12 unless—

13 “(i) such plan provides for outreach to  
14 public housing agency residents in accord-  
15 ance with paragraph (5);

16 “(ii) not later than 60 days before the  
17 date of the approval of such plan, such  
18 agency has convened and conducted a pub-  
19 lic hearing regarding the demolition or dis-  
20 position proposed in the plan;

21 “(iii) such plan provides that for each  
22 such dwelling unit demolished or disposed  
23 of, such public housing agency will provide  
24 an additional dwelling unit through—



1           “(I) the acquisition or develop-  
2           ment of additional public housing  
3           dwelling units; or

4           “(II) the acquisition, develop-  
5           ment, or contracting (including  
6           through project-based assistance) of  
7           additional dwelling units that are sub-  
8           ject to requirements regarding eligi-  
9           bility for initial or continued occu-  
10          pancy, tenant contribution toward  
11          rent, and long-term affordability re-  
12          strictions which are comparable to  
13          public housing units, except that no  
14          household may be prevented from oc-  
15          cupying a replacement dwelling unit  
16          provided pursuant to clause (iii) ex-  
17          cept to the extent specifically provided  
18          by any other provision of Federal law  
19          (including subtitle F of title V of the  
20          Quality Housing and Work Responsi-  
21          bility Act of 1998 (42 U.S.C. 13661  
22          et seq.; relating to safety and security  
23          in public and assisted housing), sub-  
24          title D of title VI of the Housing and  
25          Community Development Act of 1992

1 (42 U.S.C. 13611 et seq.; relating to  
2 preferences for elderly and disabled  
3 residents), and section 16(f) of this  
4 Act (42 U.S.C. 1437n(f); relating to  
5 ineligibility of persons convicted of  
6 methamphetamine offenses));

7 “(iv) such plan provides for a right,  
8 and implementation of such right, to occu-  
9 pancy of additional dwelling units provided  
10 in accordance with clause (iii), for house-  
11 holds who, as of the time that dwelling  
12 units demolished or disposed of were va-  
13 cated to provide for such demolition or dis-  
14 position, were occupying such dwelling  
15 units;

16 “(v) such plan provides that the pro-  
17 posed demolition or disposition and reloca-  
18 tion will be carried out in a manner that  
19 affirmatively furthers fair housing, as de-  
20 scribed in subsection (e) of section 808 of  
21 the Civil Rights Act of 1968;

22 “(vi) such plan provides for a mixed-  
23 income development on the site of the  
24 original public housing, with at least one-  
25 third of all dwelling units being provided

1 through the development of additional pub-  
2 lic housing dwelling units, except that upon  
3 a showing by the agency, if the Secretary  
4 determines that such location is infeasible,  
5 an agency may locate such a development  
6 in areas within the jurisdiction of the  
7 agency having low concentrations of pov-  
8 erty; and

9 “(vii) to the extent that such plan  
10 provides for the provision of replacement  
11 or additional dwelling units, or redevelop-  
12 ment, in phases over time, such plan pro-  
13 vides that the ratio of dwelling units de-  
14 scribed in subclauses (I) and (II) of clause  
15 (iii) that are provided in any such single  
16 phase to the total number of dwelling units  
17 provided in such phase is not less than the  
18 ratio of the aggregate number of such  
19 dwelling units provided under the plan to  
20 the total number of dwelling units provided  
21 under the plan.

22 “(C) INAPPLICABLE PROVISIONS.—Sub-  
23 paragraphs (B) and (D) of section 8(o)(13) of  
24 the United States Housing Act of 1937 (42  
25 U.S.C. 1437f(o)(13)) shall not apply with re-

1           spect to vouchers used to comply with the re-  
2           quirements of subparagraph (B)(iii) of this  
3           paragraph.

4           “(D) MONITORING.—The Secretary shall  
5           provide for the appropriate field offices of the  
6           Department to monitor and supervise the en-  
7           forcement of this paragraph and plans approved  
8           under this paragraph and to consult, regarding  
9           such monitoring and enforcement, with resident  
10          councils of, and resident of public housing oper-  
11          ated or administered by, the agency.

12          “(5) COMPREHENSIVE OUTREACH PLAN.—No  
13          program funds of such agencies may be use to de-  
14          molish or dispose of any public housing dwelling  
15          units except in accordance with a comprehensive  
16          outreach plan for such activities, developed by the  
17          agency in conjunction with the residents of the pub-  
18          lic housing agency, as follows:

19               “(A) The plan shall be developed by the  
20               agency and a resident task force, which may in-  
21               clude members of the Resident Council, but  
22               may not be limited to such members, and which  
23               shall represent all segments of the population of  
24               residents of the agency, including single parent-  
25               headed households, the elderly, young employed



1 and unemployed adults, teenage youth, and dis-  
2 abled persons.

3 “(B) The votes and agreements regarding  
4 the plan shall involve—

5 “(i) in the case of any public housing  
6 agency that administers 250 or fewer pub-  
7 lic housing dwelling units, not less than 10  
8 percent of affected residents; and

9 “(ii) in the case of any public housing  
10 agency that administers more than 250  
11 public housing dwelling units, not less than  
12 25 affected residents.

13 “(C) The plan shall provide for and de-  
14 scribe outreach efforts to inform residents of  
15 the program under this subsection, including a  
16 door-to-door information program, monthly  
17 newsletters to each resident household, monthly  
18 meetings dedicated solely to every aspect of the  
19 proposed development, including redevelopment  
20 factors, which shall include the one-for-one re-  
21 placement requirement under paragraph (4),  
22 resident rights to return, the requirements of  
23 the program under this subsection, new resident  
24 support and community services to be provided,  
25 opportunities for participation in architectural

1 design, and employment opportunities for resi-  
2 dents, which shall make available at least 30  
3 percent of the total hours worked at all such  
4 employment, and shall also make available at  
5 least 25 percent of unskilled jobs in demolition  
6 activities and 25 percent of unskilled jobs in  
7 construction activities related to the redevelop-  
8 ment project, including job training, apprentice-  
9 ships, union membership assistance.

10 “(D) The plan shall provide for regularly  
11 scheduled monthly meeting updates and a sys-  
12 tem for filing complaints about any aspect of  
13 the redevelopment process.

14 “(j) DEFINITIONS.—For purposes of this section, the  
15 following definitions shall apply:

16 “(1) EXISTING MTW AGENCY.—The term ‘exist-  
17 ing MTW agency’ means a public housing agency  
18 that as of the date of the enactment of the Section  
19 8 Voucher Reform Act of 2011 has an existing  
20 agreement with the Secretary pursuant to the mov-  
21 ing to work demonstration, or is authorized to enter  
22 into such an agreement under section 230 of the  
23 Transportation, Housing and Urban Development,  
24 and Related Agencies Appropriations Act, 2008  
25 (Public Law 110–161; 121 Stat. 2438), section 236

1 of the Transportation, Housing and Urban Develop-  
2 ment, and Related Agencies Appropriations Act,  
3 2009 (Division I of Public Law 111–8; 123 Stat.  
4 981), section 232 of the Transportation, Housing  
5 and Urban Development, and Related Agencies Ap-  
6 propriations Act, 2010 (Division A of Public Law  
7 111–117; 123 Stat. 3105), or the Continuing Appro-  
8 priations Act, 2011 (Public Law 111–242; 124 Stat.  
9 2607), as amended.

10 “(2) BASE YEAR.—The term ‘base year’ means,  
11 with respect to a participating agency, the agency  
12 fiscal year or calendar year, as appropriate, most re-  
13 cently completed prior to selection and approval for  
14 participation in the housing innovation program  
15 under this section.

16 “(3) MOVING TO WORK DEMONSTRATION.—The  
17 term ‘moving to work demonstration’ means the  
18 moving to work demonstration program under sec-  
19 tion 204 of the Departments of Veterans Affairs and  
20 Housing and Urban Development, and Independent  
21 Agencies Appropriations Act, 1996 (42 U.S.C. 1437f  
22 note).

23 “(4) PARTICIPATING AGENCIES.—The term  
24 ‘participating agencies’ means public housing agen-  
25 cies designated and approved for participation, and

1 participating, in the housing innovation program  
2 under this section.

3 “(5) PROGRAM FUNDS.—The term ‘program  
4 funds’ means, with respect to a participating agency,  
5 any amounts that the agency is authorized, pursuant  
6 to subsection (e)(1), to use to carry out the housing  
7 innovation program under this section of the agency.

8 “(6) RESIDENTS.—The term ‘residents’ means,  
9 with respect to a public housing agency, tenants of  
10 public housing of the agency and participants in the  
11 voucher or other housing assistance programs of the  
12 agency funded under section 8(o), or tenants of  
13 other units owned by the agency and assisted under  
14 this section.

15 “(k) RESIDENT TECHNICAL ASSISTANCE.—

16 “(1) AUTHORIZATION OF APPROPRIATIONS.—  
17 There is authorized to be appropriated for each of  
18 fiscal years 2012 through 2016 \$10,000,000, for  
19 providing capacity building and technical assistance  
20 to enhance the capabilities of low-income families as-  
21 sisted or eligible for assistance under the program  
22 under this section to participate in the process for  
23 establishment and revision of annual plans under  
24 this section for participating agencies, including re-



1 view and comment on impact analyses and demoli-  
2 tion or disposition proposals.

3 “(2) CRITERIA FOR AWARD OF FUNDS.—The  
4 Secretary shall publish the criteria to be used to  
5 award funds on a competitive basis, in an amount  
6 appropriate to the number of households affected by  
7 the program of the participating agency or agencies  
8 that such participating agency assists, to local, re-  
9 gional, State, or national organizations that—

10 “(A)(i) have members who are predomi-  
11 nantly low-income;

12 “(ii) have low-income individuals on their  
13 boards of directors; or

14 “(iii) directly work with or represent low-  
15 income individuals;

16 “(B) have the legal, policy, and develop-  
17 ment expertise to provide such assistance or will  
18 subcontract for such services; and

19 “(C) have a demonstrated capacity to man-  
20 age similar grants.

21 “(3) PUBLIC HOUSING AGENCIES.—

22 “(A) INELIGIBILITY; NONLIABILITY.—Pub-  
23 lic housing agencies shall not be eligible to re-  
24 ceive funds under this subsection, and shall not  
25 be liable for the action of any grantee.

1           “(B) COOPERATION WITH GRANTEES.—  
2           Public housing agencies participating in the  
3           program under this section shall cooperate with  
4           grantees receiving technical assistance funds  
5           under this subsection, to assist such grantees to  
6           reach families assisted under the program.

7           “(1) AUTHORIZATION OF APPROPRIATIONS FOR  
8           EVALUATIONS.—There is authorized to be appropriated  
9           \$15,000,000 to the Department of Housing and Urban  
10          Development for the purpose of conducting the evaluations  
11          required under subsection (f)(1).”.

12          (b) GAO REPORT.—Not later than 48 months after  
13          the date of the enactment of this Act, the Comptroller  
14          General of the United States shall submit a report to the  
15          Congress on the extent to which the public housing agen-  
16          cies participating in the housing innovation program  
17          under section 37 of the United States Housing Act of  
18          1937 are meeting the goals and purposes of such program,  
19          as identified in subsection (a) of such section 37.

