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(Original Signature of Member)

116TH CONGRESS
2D SESSION

H. R. _____

To authorize the Department of Housing and Urban Development to transform neighborhoods of extreme poverty into sustainable, mixed-income neighborhoods with access to economic opportunities, by revitalizing severely distressed housing, and investing and leveraging investments in well-functioning services, educational opportunities, public assets, public transportation, and improved access to jobs, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

M_____. _____ introduced the following bill; which was referred to the
Committee on _____

A BILL

To authorize the Department of Housing and Urban Development to transform neighborhoods of extreme poverty into sustainable, mixed-income neighborhoods with access to economic opportunities, by revitalizing severely distressed housing, and investing and leveraging investments in well-functioning services, educational opportunities, public assets, public transportation, and improved access to jobs, and for other purposes.

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

1 **SECTION 1. SHORT TITLE.**

2 This Act may be cited as the “Choice Neighborhoods
3 Initiative Act of 2020”.

4 **SEC. 2. GRANT AUTHORITY.**

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

10 **SEC. 3. ELIGIBLE ENTITIES.**

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

20 (b) CO-APPLICANTS.—

21 (1) COMMUNITY DEVELOPMENT CORPORA-
22 TIONS.—A community development corporation (as
23 such term is defined in section 204(b) of the Depart-
24 ments of Veterans Affairs and Housing and Urban
25 Development, and Independent Agencies Appropria-
26 tions Act, 1997 (12 U.S.C. 1715z–11a(b))) may, at

1 the request of an entity specified in subsection (a),
2 be a co-applicant for a grant under this Act.

3 (2) FOR-PROFIT ENTITIES.—A for-profit entity
4 that owns a major housing project that is proposed
5 to be assisted under a grant under this Act made in
6 fiscal year 2018 or thereafter and that has an estab-
7 lished presence in the community may be a co-appli-
8 cant for a grant under this Act.

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

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

19 **SEC. 4. ELIGIBLE NEIGHBORHOODS.**

20 A grant under this Act may be made only for activi-
21 ties to be conducted in neighborhoods that have—

22 (1) a concentration of extreme poverty (as such
23 term is defined in section 15); and

24 (2) housing that is severely distressed housing
25 (as such term is defined in section 15).

1 **SEC. 5. AUTHORIZED ACTIVITIES.**

2 (a) IN GENERAL.—Amounts from a grant under this
3 Act may be used only for transformational programs and
4 activities in accordance with a transformation plan ap-
5 proved under section 6 that will further the purposes of
6 this Act.

7 (b) REQUIRED ACTIVITIES.—Each transformation
8 plan submitted pursuant to section 6 and implemented by
9 a grantee under this Act shall include the following activi-
10 ties:

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

17 (2) The one-for-one replacement of any public
18 and assisted housing units demolished or disposed of
19 in accordance with the requirements under section 8.

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

23 (4) Activities that preserve affordable housing
24 in the neighborhood and other activities necessary to
25 ensure that existing public and assisted housing resi-

1 dents have access to the benefits of the neighbor-
2 hood transformation.

3 (5) Activities that demonstrate that each resi-
4 dent of housing assisted by the grant who is dis-
5 placed by the transformation plan and who wishes to
6 return to the revitalized on-site housing in the neigh-
7 borhood or to replacement housing outside of the
8 neighborhood, can return, and shall be provided a
9 preference in accordance with the program require-
10 ments under section 7.

11 (6) Activities that meet the program require-
12 ments for replacement of housing units under sec-
13 tion 8.

14 (7) Activities that meet the fair housing pro-
15 gram requirements under section 9(a) and the acces-
16 sibility requirements under section 9(b).

17 (8) Appropriate service coordination and sup-
18 portive services.

19 (9) Resident involvement, as described in sec-
20 tion 7, in planning and implementation of the trans-
21 formation plan, including reasonable steps to help
22 ensure meaningful participation for residents who,
23 as a result of their national origin, are limited in
24 their English language proficiency.

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

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

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

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

17 (c) ELIGIBLE ACTIVITIES.—Amounts from a grant
18 under this Act may be used for the following activities:

19 (1) Construction, acquisition, or rehabilitation
20 of affordable housing (as such term is defined in
21 section 15), which may include energy efficiency im-
22 provements and sustainable design features for such
23 housing.

24 (2) Acquisition or disposition of residential
25 properties, including properties subject to a mort-

1 gage previously insured, and foreclosed upon, by the
2 Federal Housing Administration, and demolition.

3 (3) Outreach to local educators, and engaging
4 in local community planning, to help increase access
5 to educational opportunities, a continuum of effective
6 community services, and strong family supports,
7 and to improve the educational and life outcomes
8 which have a significant benefit to residents of housing
9 assisted under this Act, including children and
10 youth and, as appropriate, for adult residents, including
11 the elderly or persons with disabilities.

12 (4) Providing supportive services (as such term
13 is defined in section 15) which have a significant
14 benefit to residents of housing assisted under this
15 Act, primarily focused on services described in sub-
16 paragraphs (B) and (C) of section 15(14).

17 (5) Rehabilitation and physical improvement of
18 community facilities that are primarily intended to
19 facilitate the delivery of community and supportive
20 services which have a significant benefit to residents
21 of housing assisted by the grant and residents of off-
22 site replacement housing.

23 (6) Work incentives designed to help low-income
24 residents assisted by the housing under this Act access
25 jobs and move toward self-sufficiency.

1 (7) Partnering with employers and for-profit
2 and nonprofit organizations to create jobs and job
3 training opportunities which have a significant ben-
4 efit to residents of housing assisted under this Act.

5 (8) Activities that promote sustainable housing
6 by incorporating principles of sustainable design and
7 development, including energy efficiency.

8 (9) Critical community improvements (as such
9 term is defined in section 15 of this Act) undertaken
10 at sites that are adjacent to, or in the immediate vi-
11 cinity of, housing assisted under this Act.

12 (10) Loss reserves to protect residents of hous-
13 ing assisted by the grant and continue the project in
14 the case of default, foreclosure, or any other adverse
15 financial event.

16 The Secretary shall require any grantee under this Act
17 that will provide benefits under paragraph (3), (4), (5),
18 or (7) to any residents who are not living in housing as-
19 sisted with a grant under this Act, to submit to the Sec-
20 retary a plan identifying how such services will be pro-
21 vided.

22 (d) ELIGIBLE METHODS OF SUPPORT.—Activities
23 carried out with amounts from a grant under this Act may
24 be carried out through—

25 (1) endowments or revolving loan funds; or

1 (2) land assembly, land banking, and other ac-
2 tivities, except that no amounts made available for
3 use under this Act may be used to acquire any prop-
4 erty by means of the exercise of the power of emi-
5 nent domain.

6 (e) FUNDING LIMITATIONS.—

7 (1) SCHOOL BUILDINGS.—No amounts from a
8 grant under this Act may be used for construction
9 or rehabilitation of an elementary school or sec-
10 ondary school (as such terms are defined in section
11 9101 of the Elementary and Secondary Education
12 Act of 1965 (20 U.S.C. 7801)) or an institution of
13 higher education (as such term is defined in section
14 102 of the Higher Education Act of 1965 (20
15 U.S.C. 1002)), except that such amounts may be
16 used to construct common infrastructure that is
17 shared by such a school or institution and by hous-
18 ing assisted under this Act, or community facilities
19 authorized under subsection (c)(5), but only if costs
20 are shared on a pro rata basis and the grantee cer-
21 tifies, and the Secretary determines, that such use
22 of funds will not promote or further segregation.

23 (2) NON-HOUSING ACTIVITIES AND SUPPORTIVE
24 SERVICES.—For each grant under this Act, the

1 grantee shall comply with each of the following re-
2 quirements:

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

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

11 (3) CONSULTATION.—With respect to activities
12 assisted pursuant to paragraph (2), the Secretary
13 shall consult with the Secretary of Labor, the Sec-
14 retary of Health and Human Services, the Secretary
15 of Energy, the Secretary of Transportation, the Sec-
16 retary of Education, and the Attorney General in
17 identifying funding resources that may be provided
18 to supplement amounts from grants under this Act.

19 **SEC. 6. SUBMISSION AND SELECTION OF TRANS-**
20 **FORMATION PLANS.**

21 (a) TRANSFORMATION PLAN REQUIREMENTS.—To
22 be eligible for a grant under this Act, an eligible entity
23 shall submit to the Secretary, at such time in accordance
24 with procedures as the Secretary shall prescribe, an appli-
25 cation in the form of a transformation plan that—

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

13 (2) demonstrates how the required activities
14 under section 5(b) will be carried out, including a
15 detailed description of the housing transformation
16 activities under paragraphs (1) and (2) of such sec-
17 tion;

18 (3) describes the other eligible activities under
19 section 5(c) that will be carried out in support of the
20 housing transformation;

21 (4) defines desired outcomes of the strategy,
22 how residents of housing assisted under this Act will
23 benefit, describes the challenges they face, and the
24 evidence base that informs the proposed strategies

1 that will result in the desired outcomes for the com-
2 munity and residents;

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

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

15 (b) SELECTION CRITERIA.—The Secretary shall es-
16 tablish criteria for the award of grants under this Act,
17 with the greatest consideration given to applicant and
18 neighborhood need as identified in section 4, and which
19 shall include the extent to which the transformation
20 plan—

21 (1) demonstrates the ability of the plan to fur-
22 ther the purposes of this Act;

23 (2) demonstrates inclusive local planning with
24 input from units of local government, housing own-
25 ers and providers, educators, residents of housing

1 assisted under this Act, local community organiza-
2 tions, public schools, early learning in programs,
3 health service organizations, and community stake-
4 holders in the development and implementation of a
5 sustainable revitalization program;

6 (3) includes efforts to coordinate multiple fund-
7 ing resources, including public, private, and philan-
8 thropic funding, and emphasizes collaboration be-
9 tween the units of local government, early learning
10 programs and public schools, or a public housing
11 agency, or all three;

12 (4) includes current data showing that the
13 neighborhood targeted for revitalization is in need of
14 and can benefit from the authorized activities de-
15 scribed in section 5 and proposed in the trans-
16 formation plan;

17 (5) demonstrates the capability and record of
18 the applicant and its partners for managing housing
19 redevelopment or modernization projects, success-
20 fully working with public and assisted housing resi-
21 dents during the planning and redesign process, and
22 meeting performance benchmarks;

23 (6) demonstrates that sustainable building and
24 energy efficient design principles are incorporated or

1 will be incorporated in the activities conducted pur-
2 suant to the plan;

3 (7) demonstrates that the applicant has plans
4 to have, within a reasonable time, improved access
5 to public transportation in the neighborhood that
6 provides access to economic opportunities and com-
7 mercial and public services;

8 (8) demonstrates that the residents of revital-
9 ized housing developments will have, to the extent
10 possible, improved access to high-quality educational
11 opportunities, including early learning and effective
12 elementary and secondary public schools, in or out-
13 side of the neighborhood;

14 (9) demonstrates that the transformation plan
15 includes the provision of appropriate supportive serv-
16 ices and activities that promote economic self-suffi-
17 ciency of residents of housing assisted under the
18 grant, and a plan to sustain such services;

19 (10) demonstrates that the transformation plan
20 provides support for residents displaced as a result
21 of the revitalization of the project, including assist-
22 ance in obtaining housing in areas with low con-
23 centrations of poverty in a manner that does not in-
24 crease racial segregation;

1 (11) demonstrates that sufficient housing op-
2 portunities are available in the neighborhood to be
3 revitalized and in low-poverty areas to accommodate
4 displaced residents, in a manner that does not in-
5 crease racial segregation;

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

11 (13) demonstrates the compliance with the re-
12 quirements of section 8, regarding one-for-one re-
13 placement of public and assisted housing units;

14 (14) demonstrates how the applicant will use
15 indicators of housing redevelopment, neighborhood
16 quality, resident well-being, and other outcomes to
17 measure success, manage program implementation,
18 and engage stakeholders, consistent with require-
19 ments established by the Secretary;

20 (15) demonstrates, if feasible, phased redevelop-
21 ment that provides for demolition and construction
22 of dwelling units in phases, to limit disruptions to
23 residents;

24 (16) demonstrates that the neighborhood will
25 improve its long-term viability through the revitaliza-

1 tion of severely distressed housing, improved access
2 to economic opportunities, improved investment and
3 leveraging in well-functioning services, and improved
4 education programs, public assets, public transpor-
5 tation and access to jobs; and

6 (17) demonstrates compliance with any other
7 factors and priorities that further the purposes of
8 this Act, as the Secretary may, by regulation, pre-
9 scribe.

10 **SEC. 7. RIGHT OF RESIDENTS TO RETURN; RELOCATION.**

11 (a) DETERMINATION OF RESIDENT PREF-
12 ERENCES.—An applicant shall, not later than 30 days be-
13 fore submitting an application to the Secretary for a grant
14 under this Act—

15 (1) hold a community meeting and provide in-
16 formation to all residents who occupy a dwelling unit
17 in public housing or assisted housing subject to the
18 transformation plan of—

19 (A) the applicant’s intent to submit an ap-
20 plication for a grant under this Act;

21 (B) their right to return and relocation
22 housing options; and

23 (C) all planned replacement housing units;
24 and

1 (2) solicit from each resident information re-
2 garding the resident's desire to return to the re-
3 placement housing units constructed upon the origi-
4 nal public or assisted housing location, interest in
5 moving to other neighborhoods or communities, or
6 interest in retaining a voucher for rental assistance.

7 (b) RESIDENT INVOLVEMENT.—

8 (1) IN GENERAL.—Each transformation plan
9 assisted under this Act shall provide opportunities
10 for the active involvement and participation of, and
11 consultation with, residents of the public and as-
12 sisted housing that is subject to the transformation
13 plan during the planning process for the trans-
14 formation plan, including prior to submission of the
15 application, and during all phases of the planning
16 and implementation. Such opportunities for partici-
17 pation may include participation of members of any
18 resident council or tenant organization, but may not
19 be limited to such members, and shall include all
20 segments of the population of residents of the public
21 and assisted housing that is subject to the revitaliza-
22 tion plan, including single parent-headed households,
23 the elderly, young employed and unemployed adults,
24 teenage youth, and disabled persons. Such opportu-
25 nities shall include a process that provides oppor-

1 tunity for comment on specific proposals for redevelop-
2 ment, any demolition and disposition involved, and
3 any proposed significant amendments or changes to
4 the transformation plan.

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

15 (3) SIGNIFICANT AMENDMENTS OR CHANGES
16 TO PLAN.—An applicant may not carry out any sig-
17 nificant amendment or change to a transformation
18 plan unless—

19 (A) the applicant has convened and con-
20 ducted a public meeting regarding the signifi-
21 cant amendment or change at a time and loca-
22 tion that is convenient for residents of the pub-
23 lic and assisted housing subject to the plan and
24 has provided each household occupying a dwell-
25 ing unit in such public and assisted housing

1 with written notice of such meeting not less
2 than 10 days before such meeting;

3 (B) after such meeting, the applicant
4 consults with the households occupying dwelling
5 units in the public and assisted housing that
6 are subject to, or to be subject to the plan, and
7 the agency submits a report to the Secretary
8 describing the results of such consultation; and

9 (C) the Secretary approves the significant
10 amendment or change.

11 (c) RIGHT TO RETURN.—The Secretary may not ap-
12 prove a transformation plan under this Act unless the plan
13 provides that each resident of public or assisted housing
14 displaced by activities under the transformation plan who
15 wishes to return to the on-site or off-site replacement
16 housing provided under the plan may return if the resi-
17 dent—

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

21 (2) would be eligible, as of the time of such re-
22 turn, for occupancy under the eligibility, screening,
23 and occupancy standards, policies, or practices appli-
24 cable to the housing from which the resident was
25 displaced, as in effect at such time of displacement.

1 (d) RELOCATION, NOTICE, APPLICATION FOR
2 VOUCHERS, AND DATA.—All relocation activities resulting
3 from, or that will result from, demolition, disposition, or
4 both demolition and disposition, to be carried out under
5 a transformation plan relating to a grant under this Act
6 shall be subject to the following requirements:

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

15 (2) RELOCATION PLAN.—The applicant shall
16 submit to the Secretary, together with the applica-
17 tion for a grant under this Act, a relocation plan
18 providing for the relocation of residents occupying
19 the public or assisted housing for which the demoli-
20 tion or disposition is proposed, which shall include—

21 (A) a statement of the estimated number
22 of vouchers for rental assistance under section
23 7 that will be needed for such relocation;

1 (B) identification of the location of the re-
2 placement dwelling units that will be made
3 available for permanent occupancy; and

4 (C) a statement of whether any temporary,
5 off-site relocation of any residents is necessary
6 and a description of the plans for such reloca-
7 tion.

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

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

18 (B) describes the process involved to relo-
19 cate the residents, including a statement that
20 the residents may not be relocated until the
21 conditions set forth in section 9 have been met;

22 (C) provides information regarding reloca-
23 tion options; and

1 (D) advises residents of the availability of
2 relocation counseling as required in paragraph
3 (7).

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

14 (A) the public or assisted housing project
15 will be demolished or disposed of;

16 (B) the demolition of the building in which
17 the family resides will not commence until each
18 resident of the building is relocated; and

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

22 (i) that meets housing quality stand-
23 ards;

24 (ii) that is located in an area that is
25 generally not less desirable than the loca-

1 tion of the displaced family's housing,
2 which shall include at least one unit lo-
3 cated in an area of low poverty or one unit
4 located within the neighborhood of the
5 original public or assisted housing site;

6 (iii) that is identified and available to
7 the family; and

8 (iv) which shall include—

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

16 (II) project-based assistance;

17 (III) occupancy in a unit oper-
18 ated or assisted by the public housing
19 agency or the owner of the assisted
20 project demolished or disposed of
21 under this section, at a rental rate
22 paid by the family that is comparable
23 to the rental rate applicable to the
24 unit from which the family is relo-
25 cated; or

1 (IV) other comparable housing.

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

18 (6) PAYMENT OF RELOCATION EXPENSES.—
19 The grantee shall provide for the payment of the ac-
20 tual and reasonable relocation expenses, including
21 security deposits, of each resident to be displaced
22 and any other relocation expenses as are required by
23 the Uniform Relocation Assistance and Real Prop-
24 erty Acquisition Policies Act of 1970.

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

16 (8) TIMING OF DEMOLITION OR DISPOSITION.—
17 The grantee shall not commence demolition or com-
18 plete disposition of a building subject to the ap-
19 proved transformation plan until all residents resid-
20 ing in the building are relocated.

21 (9) TIMING OF RELOCATION.—The applicant
22 shall not commence relocation before approval by the
23 Secretary of the transformation plan providing for
24 the demolition or disposition, unless the applicant
25 generally relocates residents in accordance with this

1 section, as determined by the Secretary, except in
2 the case of a substantial and imminent threat to
3 health or safety.

4 (e) MONITORING OF DISPLACED HOUSEHOLDS.—

5 (1) GRANTEE RESPONSIBILITIES.—To facilitate
6 compliance with the requirement under subsection
7 (a) (relating to right of residents to return), the Sec-
8 retary shall, by regulation, require each grantee of
9 a grant under this section, during the period of the
10 transformation plan assisted with the grant and
11 until all funding under the grant has been ex-
12 pended—

13 (A) to maintain a current address of resi-
14 dence and contact information for each house-
15 hold affected by the transformation plan who
16 was occupying a dwelling unit in the housing
17 that is subject to the plan; and

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

20 (2) CERTIFICATION.—The Secretary may not
21 close out any grant made under this section before
22 the grantee has certified to the Secretary that the
23 agency has complied with subsection (a) (relating to
24 right of residents to return) with respect to each
25 resident displaced as a result of the transformation

1 plan, including providing occupancy in a replacement
2 dwelling unit for each resident who requested such
3 a unit in accordance with such subsection.

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

13 (g) PROHIBITION ON RE-SCREENING.—A public
14 housing agency or any other manager of on-site or off-
15 site replacement housing shall not, through the application
16 of any additional eligibility, screening, occupancy, or other
17 policy or practice, prevent any person otherwise eligible
18 under subsection (a) from occupying a replacement hous-
19 ing unit.

20 **SEC. 8. ONE-FOR-ONE REPLACEMENT OF PUBLIC AND AS-**
21 **SISTED HOUSING DWELLING UNITS.**

22 (a) ONE-FOR-ONE REPLACEMENT OF PUBLIC OR AS-
23 SISTED HOUSING UNITS.—The Secretary may not ap-
24 prove a transformation plan that provides for dwelling

1 units to be demolished or disposed of unless the plan pro-
2 vides as follows:

3 (1) REQUIREMENT TO REPLACE EACH UNIT.—

4 One hundred percent of the public and assisted
5 housing dwelling units and units described in section
6 15(1)(E) that are demolished or disposed of pursu-
7 ant to the transformation plan shall be replaced with
8 a newly constructed, rehabilitated, or purchased pub-
9 lic or assisted housing unit or with a newly con-
10 structed, rehabilitated, or purchased unit (including
11 through project-based assistance) that is subject to
12 requirements regarding eligibility for occupancy, ten-
13 ant contribution toward rent, and long-term afford-
14 ability restrictions that are consistent with such re-
15 quirements for public and assisted housing dwelling
16 units or for State units, as applicable, except that
17 subparagraphs (B) and (D) of section 8(o)(13) of
18 the United States Housing Act of 1936 (relating to
19 percentage limitation and income mixing require-
20 ment of project-based assistance) shall not apply
21 with respect to vouchers used to comply with the re-
22 quirements of this paragraph.

23 (2) OTHER REQUIREMENTS.—Admission to, ad-
24 ministration of, and eviction from replacement hous-
25 ing units that replaced public housing units, but

1 that are not public housing dwelling units, shall be
2 subject to the following provisions to the same ex-
3 tent as public housing dwelling units:

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

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

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

14 (D) Section 25 of the United States Hous-
15 ing Act of 1937 (42 U.S.C. 1437w; relating to
16 transfer of management at request of resi-
17 dents).

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

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

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

4 (3) RETENTION OF RIGHTS.—Tenants occu-
5 pying a replacement housing unit shall have all
6 rights provided to tenants of the housing from which
7 the tenants were relocated.

8 (4) SIZE.—

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

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

17 (5) LOCATION ON SITE.—At least one-third of
18 all replacement units for public and assisted housing
19 units demolished shall be public or assisted housing
20 units constructed within the immediate area of the
21 original public or assisted housing location, unless
22 the Secretary determines that—

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

1 (B) the land on which the public and as-
2 sisted housing is located is environmentally un-
3 safe or geologically unstable.

4 (6) LOCATION IN THE NEIGHBORHOOD.—Any
5 replacement housing units provided in addition to
6 dwelling units provided pursuant to paragraph (5)
7 shall—

8 (A) be provided in areas within the neigh-
9 borhood, except that if rebuilding the units
10 within the neighborhood is not feasible, units
11 shall be provided within the jurisdiction of the
12 public housing agency—

13 (i) in a manner that furthers the eco-
14 nomic and educational opportunities for
15 residents; and

16 (ii) in areas offering access to public
17 transportation; and

18 (B) have access to social, recreational, edu-
19 cational, commercial, and health facilities and
20 services, including municipal services and facili-
21 ties, that are comparable to services provided to
22 the revitalized neighborhood from which resi-
23 dents were displaced.

24 (7) LOCATION OUTSIDE OF JURISDICTION.—If
25 rebuilding replacement housing units within the ju-

1 jurisdiction, in a manner that complies with the re-
2 quirements of clauses (i) through (iv) of subpara-
3 graph (A) and subparagraph (B) of paragraph (6)
4 is not feasible, units may be provided outside of the
5 jurisdiction of the public housing agency, but within
6 the metropolitan area of such jurisdiction, provided
7 the grantee requests, and the public housing agency
8 or unit of local government in which such units shall
9 be located, agrees to such transfer of units. All such
10 units shall comply with the requirements of clauses
11 (i) through (iv) of subparagraph (A) and subpara-
12 graph (B) of paragraph (6).

13 (b) WAIVER.—

14 (1) AUTHORITY.—Upon the written request of
15 an applicant for a grant under this Act submitted as
16 part of the transformation plan pursuant to section
17 6, the Secretary may reduce the percentage applica-
18 ble under subsection (a)(1) to the transformation
19 plan of the applicant to not less than 90 percent,
20 but only if—

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

24 (B) the applicant demonstrates that there
25 is an excess supply of affordable rental housing

1 in areas of low poverty and provides data show-
2 ing that, in the area surrounding the revitalized
3 neighborhood—

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

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

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

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

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

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

8 **SEC. 9. OTHER PROGRAM REQUIREMENTS.**

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

23 (b) ACCESSIBILITY REQUIREMENTS.—All new con-
24 struction and alterations of existing buildings carried out
25 in connection with a grant under this Act shall comply

1 with the requirements of the section 504 of Rehabilitation
2 Act of 1973 (29 U.S.C. 794), the Accessibility Standards
3 for Design, Construction, and Alteration of Publicly
4 Owned Residential Structures of the Department of Hous-
5 ing and Urban Development (24 C.F.R. part 40), the Fair
6 Housing Act (42 U.S.C. 3601 et seq.), and any other re-
7 quirements as determined by the Secretary.

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

15 (d) COST LIMITS.—Subject to the provisions of this
16 Act, the Secretary shall establish cost limits on eligible ac-
17 tivities under this Act sufficient to provide for effective
18 transformation programs.

19 (e) ENVIRONMENTAL REVIEW.—For purposes of en-
20 vironmental review, assistance and projects under this Act
21 shall be treated as assistance for special projects that are
22 subject to section 305(c) of the Multifamily Housing Prop-
23 erty Disposition Reform Act of 1994 (42 U.S.C. 3547),
24 and shall be subject to the regulations issued by the Sec-
25 retary to implement such section.

1 (f) GRANTEE REPORTING.—The Secretary shall re-
2 quire grantees under this Act to report the sources and
3 uses of all amounts expended and other information for
4 transformation plans for the Secretary’s annual report to
5 Congress or other purposes as determined by the Sec-
6 retary.

7 **SEC. 10. DEMOLITION AND DISPOSITION.**

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

15 (b) APPLICABILITY OF PUBLIC HOUSING DEMOLI-
16 TION AND DISPOSITION REQUIREMENTS TO REPLACE-
17 MENT PUBLIC HOUSING.—Nothing in this Act may be
18 construed to exempt any replacement public housing
19 dwelling units provided under a transformation plan in ac-
20 cordance with the requirements under section 8 (relating
21 to one-for-one replacement of public housing dwelling
22 units) from the provisions of section 18 of the United
23 States Housing Act of 1937.

1 **SEC. 11. PHASE-SPECIFIC UNDERWRITING.**

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

6 **SEC. 12. ADMINISTRATION BY OTHER ENTITIES.**

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

12 (1) the original grantee has failed to meet per-
13 formance benchmarks relating to implementation of
14 the transformation plan; and

15 (2) the Secretary determines that such action
16 will help to effectuate the purposes of this Act.

17 **SEC. 13. WITHDRAWAL OF FUNDING.**

18 If a grantee under this Act does not proceed within
19 a reasonable timeframe in implementing its trans-
20 formation plan or does not otherwise comply with the re-
21 quirements of this Act and the grant agreement, as deter-
22 mined by the Secretary, the Secretary may withdraw any
23 grant amounts under this Act that have not been obligated
24 by the grantee. The Secretary may redistribute any with-
25 drawn amounts to one or more other eligible entities capa-
26 ble of proceeding expeditiously in the same locality in car-

1 rying out the transformation plan of the original grantee,
2 or as such plan may be modified and approved by the Sec-
3 retary, or, if that is not feasible, to one or more other
4 applicants that has already received assistance under this
5 Act.

6 **SEC. 14. ANNUAL REPORT; PUBLIC AVAILABILITY OF**
7 **GRANT INFORMATION.**

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

15 (1) the number, type, and cost of affordable
16 housing units revitalized pursuant to this Act;

17 (2) the amount and type of financial assistance
18 provided under and in conjunction with this Act, in-
19 cluding a specification of the amount and type of as-
20 sistance provided for educational opportunities, serv-
21 ices, public assets, public transportation, and access
22 to jobs;

23 (3) the impact of grants made under this Act
24 on the original residents, the target neighborhoods,

1 and the larger communities within which they are lo-
2 cated;

3 (4) all information submitted to the Secretary
4 pursuant to section 7(e)(1) by all grantees and sum-
5 maries of the extent of compliance by grantees with
6 the requirements under subsections (a) and (g) of
7 section 7; and

8 (5) any information related to grantees imple-
9 mentation of the requirements under section 8 (re-
10 lating to one-for-one replacement of public housing
11 dwelling units) and the efforts of the Secretary to
12 coordinate funding pursuant to section 5(e)(3).

13 (b) PUBLIC AVAILABILITY OF GRANT INFORMA-
14 TION.—To the extent not inconsistent with any other pro-
15 visions of law, the Secretary shall make publicly available
16 through a World Wide Web site of the Department of
17 Housing and Urban Development all documents of, or
18 filed with, the Department relating to the program under
19 this Act, including applications, grant agreements, plans,
20 budgets, reports, and amendments to such documents; ex-
21 cept that in carrying out this subsection, the Secretary
22 shall take such actions as may be necessary to protect the
23 privacy of any residents and households displaced from
24 public or assisted housing as a result of a transformation
25 plan assisted under a grant under this Act.

1 **SEC. 15. DEFINITIONS.**

2 For purposes of this Act, the following definitions
3 shall apply:

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

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

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

11 (C) housing assisted under an affordable
12 housing program administered by the Secretary
13 of Agriculture through Rural Housing Service;

14 (D) rental housing that utilizes tax credits
15 under section 42 or the Internal Revenue Code
16 of 1986;

17 (E) affordable rental housing owned, devel-
18 oped, or assisted through a State or unit of
19 local government or State housing finance agen-
20 cy, including State-assisted public housing,
21 which is subject to a long-term affordability re-
22 striction requiring occupancy by low-income
23 households; and

24 (F) private housing for low- and moderate-
25 income households and for which the Secretary
26 requires the owner or purchaser of the project

1 to maintain affordability for no fewer than 20
2 years in accordance with use restrictions under
3 regulations issued by the Secretary, which re-
4 strictions shall be—

5 (i) contained in a legally enforceable
6 document recorded in the appropriate
7 records; and

8 (ii) consistent with the long-term via-
9 bility of the project as rental or homeown-
10 ership housing.

11 (2) APPLICANT.—The term “applicant” means
12 an eligible entity under section 3(a) that submits an
13 application for a grant under this Act pursuant to
14 section 6.

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

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

19 (B) section 221(d)(3) or 236 of the Na-
20 tional Housing Act (12 U.S.C. 1715l, 1715z-
21 1);

22 (C) section 202 of the Housing Act of
23 1959 (12 U.S.C. 1701q); or

1 (D) section 811 of Cranston-Gonzalez Na-
2 tional Affordable Housing Act (42 U.S.C.
3 8013).

4 (4) CRITICAL COMMUNITY IMPROVEMENTS.—
5 The term “critical community improvements”
6 means—

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

14 (B) activities to promote economic develop-
15 ment, such as development or improvement of
16 transit, retail, community financial institutions,
17 public services, facilities, assets, or other com-
18 munity resources.

19 (5) EXTREME POVERTY.—The term “extreme
20 poverty” means, with respect to a neighborhood,
21 that the neighborhood—

22 (A) has a high percentage of residents who
23 are—

24 (i) estimated to be in poverty; or

1 (ii) have extremely low incomes based
2 on the most recent data collected by the
3 United States Census Bureau; and

4 (B) is experiencing distress related to one
5 or more of the following:

6 (i) Per capita crime rates over 3 or
7 more years that are significantly higher
8 than the per capita crime rates of the city
9 or county in which the neighborhood is lo-
10 cated.

11 (ii) High rates of vacant, abandoned,
12 or substandard homes relative to the city
13 or county as a whole.

14 (iii) A low-performing public school.

15 (iv) Other such factors as determined
16 by the Secretary that further the purposes
17 of this Act.

18 (6) FAMILIES.—The term “families” has the
19 meaning given such term in section 3(b) of the
20 United States Housing Act of 1937 (42 U.S.C.
21 1437a(b)).

22 (7) GRANTEE.—The term “grantee” means an
23 eligible entity under section 3 that is awarded a
24 grant under this Act, pursuant to selection under
25 section 6.

1 (8) LOCAL GOVERNMENT.—The term “local
2 government” has the meaning given the term “unit
3 of general local government” in section 102(a)(1) of
4 the Housing and Community Development Act of
5 1974 (42 U.S.C. 5302).

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

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

12 (A) has distinguishing characteristics;

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

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

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

23 (12) SECRETARY.—The term “Secretary”
24 means the Secretary of Housing and Urban Develop-
25 ment.

1 (13) SEVERELY DISTRESSED HOUSING.—The
2 term “severely distressed housing” means a public
3 or assisted housing project (or building in a project)
4 that—

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

16 (ii) is a significant contributing factor to
17 the physical decline of and disinvestment by
18 public and private entities in the surrounding
19 neighborhood, as documented by evidence of
20 non-physical distress, such as extreme poverty,
21 including census data and past surveys of
22 neighborhood stability conducted by an appli-
23 cant or co-applicant or their qualified designee;
24 or

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

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

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

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

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

21 (15) SUPPORTIVE SERVICES.—The term “sup-
22 portive services” includes all activities that will pro-
23 mote upward mobility, self-sufficiency, or improved
24 quality of life, including—

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

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

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

23 **SEC. 16. FUNDING.**

24 There are authorized to be appropriated the following
25 amounts:

1 (1) GRANTS.—\$1,000,000,000 for fiscal year
2 2021 and such sums as may be necessary in each of
3 fiscal years 2022, 2023, 2024, and 2025, for grants
4 under this Act, of which, in any fiscal year—

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

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

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

21 (2) RENTAL ASSISTANCE.—Such sums as may
22 be necessary for each of fiscal years 2020 through
23 2024 for providing tenant-based assistance for relo-
24 cation and for rental assistance under section 8 of
25 the United States Housing Act of 1937 for the pur-

1 poses of complying with section 7(c) of this Act, but
2 not to exceed the amount of assistance for the num-
3 ber of units demolished or disposed of under section
4 7(c)(1).

5 **SEC. 17. REGULATIONS.**

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

10 (1) Subsections (c) and (e) of section 5.

11 (2) Section 8(b).

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