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(Original Signature of Member)

116TH CONGRESS  
1ST SESSION

# H. R.

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To provide rental assistance to low-income tenants of certain multifamily rural housing projects, and for other purposes.

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## IN THE HOUSE OF REPRESENTATIVES

Ms. KUSTER of New Hampshire introduced the following bill; which was referred to the Committee on \_\_\_\_\_

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# A BILL

To provide rental assistance to low-income tenants of certain multifamily rural housing projects, and for other purposes.

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

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Rural Housing Preser-  
5 vation Act of 2019”.

1 **SEC. 2. AVAILABILITY OF RURAL HOUSING VOUCHERS FOR**  
2 **TENANTS IN PROJECTS WITH MATURING**  
3 **LOANS.**

4 (a) IN GENERAL.—Section 542 of the Housing Act  
5 of 1949 (42 U.S.C. 1490r) is amended by adding at the  
6 end the following new subsections:

7 “(c) RURAL VOUCHERS FOR TENANTS OF PROJECTS  
8 WITH PREPAID OR MATURING LOANS.—

9 “(1) AUTHORITY.—Subject to the availability of  
10 amounts provided in appropriation Acts and to para-  
11 graph (3), the Secretary shall provide rural housing  
12 vouchers under this section, in the amount provided  
13 under this section, to any low-income household (in-  
14 cluding those not receiving rental assistance) resid-  
15 ing in a property financed with a loan made or in-  
16 sured under section 514 or 515 (42 U.S.C. 1484,  
17 1485) which has been prepaid, has been foreclosed,  
18 or has matured, after September 30, 2005, or resid-  
19 ing in a property assisted under section 514 or 516  
20 (42 U.S.C. 1484, 1486) that is owned by a nonprofit  
21 organization or public agency.

22 “(2) ADMINISTRATION AND SUBSIDIES.—The  
23 Secretary shall, to the maximum extent practicable,  
24 administer and operate such vouchers with current  
25 regulations and administrative guidance applicable  
26 to enhanced vouchers under section 8(t) of the

1 United States Housing Act of 1937 (42 U.S.C.  
2 1437f(t)) and administered by the Secretary of  
3 Housing and Urban Development. The amount of  
4 rental assistance provided on behalf of holders of  
5 such vouchers shall be the same as that provided on  
6 behalf of holders of enhanced vouchers under such  
7 section 8(t).

8 “(3) TERMINATION OF ASSISTANCE.—The Sec-  
9 retary shall terminate the provision of voucher as-  
10 sistance pursuant to this subsection, with respect to  
11 a property, if—

12 “(A) at any time, a new loan is made or  
13 insured under section 515 or 514 for the prop-  
14 erty; and

15 “(B) as a result of such loan, rental assist-  
16 ance is provided on behalf of the voucher holder  
17 in an amount comparable to the rental assist-  
18 ance provided on behalf of the voucher holder  
19 under the voucher program.

20 “(d) LIMITATION RELATING TO PROJECTS WITH  
21 PREPAID LOANS.—The Secretary shall not issue vouchers  
22 under this section to residents who remain in properties  
23 that were financed with a loan made or insured under sec-  
24 tion 514 or 515 that has been prepaid and that are subject  
25 to any restrictive use agreements entered into pursuant

1 to section 502(c)(5)(G). The Secretary shall review and  
2 approve all proposed rent increases for residents of such  
3 properties that are protected by such use agreements and  
4 issue, to such residents, limited voucher assistance that  
5 covers the cost of all approved future rent increases that  
6 are not related to the cost of prepaying the loan or refi-  
7 nancing the property.”.

8 (b) REQUIREMENT FOR SECTION 515 PROJECTS TO  
9 ACCEPT VOUCHERS.—Section 515 of the Housing Act of  
10 1949 (42 U.S.C. 1485) is amended by adding at the end  
11 the following new subsection:

12 “(bb) REQUIREMENT TO ACCEPT RURAL HOUSING  
13 VOUCHERS.—No owner of a property previously financed  
14 with a loan made or insured under this section, whether  
15 such loan is outstanding or fully paid, may refuse to lease  
16 an available dwelling unit in the property to a household  
17 on behalf of whom voucher assistance is provided under  
18 section 542 (42 U.S.C. 1490r), and to enter into a voucher  
19 contract respecting such unit, a proximate cause of which  
20 is the status of such current or prospective tenant as a  
21 holder of such voucher.”.

1 **SEC. 3. DECOUPLING RENTAL ASSISTANCE FROM MATUR-**  
2 **ING RURAL HOUSING LOANS.**

3 Paragraph (2) of section 521(a) of the Housing Act  
4 of 1949 (42 U.S.C. 1490a(a)(2)) is amended by adding  
5 at the end the following new subparagraph:

6 “(F) RENTAL ASSISTANCE FOR PROJECTS  
7 WITH MATURED LOANS.—

8 “(i) AUTHORITY.—To continue to  
9 make decent, safe and sanitary housing  
10 available to low-income occupants of  
11 projects originally financed with a loan  
12 made or insured under section 514 or 515  
13 that has matured on or after the date of  
14 the enactment of this subparagraph or  
15 with a grant under section 516, and at  
16 rental rates commensurate to income as  
17 specified in subparagraph (A) of this para-  
18 graph, the Secretary may, subject to the  
19 availability of amounts provided in appro-  
20 priation Acts, contract to make, make, and  
21 renew annual assistance payments pursu-  
22 ant to this subparagraph to the owners of  
23 such projects.

24 “(ii) OFFER.—The Secretary shall en-  
25 sure that an offer to provide a contract for  
26 assistance payments pursuant to this sub-

1 paragraph shall be extended to all owners  
2 of projects described in clause (i) not later  
3 than 24 months before the maturation of  
4 the loan (except in the case of loans ma-  
5 turing after the date that is 24 months be-  
6 fore the date of the enactment of this sub-  
7 paragraph).

8 “(iii) TERMS.—Each contract for as-  
9 sistance payments pursuant to this sub-  
10 paragraph shall—

11 “(I) have a term of 20 years and  
12 be subject to availability of amounts  
13 provided in annual appropriations  
14 Acts;

15 “(II) cover all new and existing  
16 households residing in the project, re-  
17 gardless of whether or not they were  
18 previously assisted under the rental  
19 assistance program authorized under  
20 subparagraph (A);

21 “(III) be recorded at such local  
22 real property recording office as is  
23 prescribed by the State in which the  
24 project is located;

1                   “(IV) bind the owner of the  
2 project and the owner’s successors to  
3 continue to operate the project in ac-  
4 cordance with such agreements;

5                   “(V) require the owner (and such  
6 successors) to agree to continue to op-  
7 erate the projects as if it were subject  
8 to an existing loan under section 514  
9 or 515 or grant under section 516, as  
10 applicable;

11                   “(VI) extend to residents of the  
12 project all the rights that at the time  
13 such contract is entered into are ex-  
14 tended to residents of projects subject  
15 to an existing loan under section 514  
16 or 515 or a grant under section 516,  
17 as applicable;

18                   “(VII) require the owner (and  
19 such successors) to maintain the as-  
20 sisted housing as decent, safe, and  
21 sanitary housing; and

22                   “(VIII) provide that the Sec-  
23 retary may renew the contract for ad-  
24 ditional 5-year terms if the assisted  
25 housing is maintained in such decent,

1 safe, and sanitary condition, as deter-  
2 mined by the Secretary.

3 “(iv) ACTUAL MARKET RENTALS.—

4 “(I) IN GENERAL.—A contract  
5 for assistance provided pursuant to  
6 this subparagraph for a project shall  
7 provide assistance to the owner based  
8 on an initial reasonable operating  
9 budget the rents for which do not ex-  
10 ceed such actual market rental rates  
11 for the area in which the project is lo-  
12 cated, as are established by the Sec-  
13 retary.

14 “(II) ADJUSTMENT; RENEWAL.—  
15 The Secretary shall adjust the actual  
16 market rental rates used for purposes  
17 of this clause annually.

18 “(v) RENEWAL; ADJUSTMENT.—In  
19 providing assistance pursuant to this sub-  
20 paragraph, the Secretary shall require the  
21 owner of the project to renew the assist-  
22 ance provided to each household not less  
23 frequently than annually, in accordance  
24 with the provisions of subparagraph (A),  
25 and shall adjust the amount of assistance



1 provided to a household at any other time  
2 upon a decrease in the household's month-  
3 ly income of \$100 or more.

4 “(vi) ADMINISTRATION.—Rental as-  
5 sistance contracts authorized by this sub-  
6 paragraph shall, except as otherwise pro-  
7 vided in this subparagraph, be adminis-  
8 tered by the Secretary in the same manner  
9 as rental assistance contracts for projects  
10 having existing loans made or insured  
11 under section 515 or existing loans and  
12 grants made under sections 514 and  
13 516.”.

14 **SEC. 4. UNIFORM STANDARDS FOR TRANSFERS OF SEC-**  
15 **TION 515 PROPERTIES USING LOW-INCOME**  
16 **TAX CREDITS.**

17 Section 515 of the Housing Act of 1949 (42 U.S.C.  
18 1485), as amended by the preceding provisions of this Act,  
19 is further amended by adding at the end the following new  
20 subsection:

21 “(cc) REQUIREMENTS FOR TRANSFERS OF PROP-  
22 erties involving low-income housing tax cred-  
23 its.—The Secretary shall establish, without exception,  
24 uniform requirements, terms, and conditions for any sale  
25 or transfer of a property financed with a loan under this

1 section to any entity, including a nonprofit organization,  
2 that is seeking to acquire such property with amounts au-  
3 thorized under this section and any low-income housing  
4 tax credit under section 42 of the Internal Revenue Code  
5 of 1986.”.

6 **SEC. 5. RURAL MULTIFAMILY HOUSING REVITALIZATION**  
7 **PROGRAM.**

8 Section 515 of the Housing Act of 1949 (42 U.S.C.  
9 1485), as amended by the preceding provisions of this Act,  
10 is further amended by adding at the end the following new  
11 subsection:

12 “(dd) **MULTIFAMILY HOUSING REVITALIZATION**  
13 **PROGRAM.—**

14 “(1) **IN GENERAL.—**The Secretary may estab-  
15 lish a Multifamily Housing Revitalization Program  
16 for the preservation and revitalization of multifamily  
17 housing projects funded with loans made available  
18 pursuant to this section and sections 514 and 516  
19 to ensure that such projects have sufficient resources  
20 to provide safe and affordable housing for low-in-  
21 come residents and farm laborers.

22 “(2) **OPTIONS.—**In carrying out paragraph (1),  
23 the Secretary may—

24 “(A) with respect to such loans—

25 “(i) reduce or eliminate interest;

1 “(ii) defer loan payments; and

2 “(iii) subordinate, reduce, or reamor-  
3 tize loan debt; and

4 “(B) provide other financial assistance, in-  
5 cluding—

6 “(i) advances; and

7 “(ii) payments and incentives (includ-  
8 ing the ability of owners to obtain reason-  
9 able returns on investment).

10 “(3) REQUIREMENTS.—In exchange for assist-  
11 ance provided pursuant to this subsection, the Sec-  
12 retary shall enter into a restrictive use agreement  
13 with the property owner to ensure that the property  
14 remains subject to low-income use restrictions for an  
15 additional period of time consistent with the terms  
16 of the restructuring.

17 “(4) USE OF FUNDS FOR RURAL HOUSING  
18 VOUCHERS.—

19 “(A) AUTHORITY.—If the Secretary deter-  
20 mines that additional voucher funds under sec-  
21 tion 542 (42 U.S.C. 1490r) are needed, funds  
22 for the revitalization program under this sub-  
23 section may be used for such vouchers for any  
24 low-income household (including those not re-  
25 ceiving rental assistance) residing in a property

1           financed with a loan under this section that has  
2           been prepaid after September 30, 2005.

3           “(B) AMOUNT.—Notwithstanding section  
4           542, the amount of a voucher provided pursu-  
5           ant to this paragraph shall be the difference be-  
6           tween comparable market rent for the unit and  
7           the tenant-paid rent for such unit.

8           “(C) AVAILABILITY.—Funds made avail-  
9           able for vouchers pursuant to this paragraph  
10          shall be subject to the availability of annual ap-  
11          propriations.

12          “(D) ADMINISTRATION.—The Secretary  
13          shall, to the maximum extent practicable, ad-  
14          minister vouchers provided pursuant to this  
15          paragraph with current regulations and admin-  
16          istrative guidance applicable to housing vouch-  
17          ers under section 8 of the United States Hous-  
18          ing Act of 1937 (42 U.S.C. 1437f) adminis-  
19          tered by the Secretary of Housing and Urban  
20          Development.

21          “(5) USE OF VOUCHER FUNDS FOR REVITAL-  
22          IZATION PROGRAM.—If the Secretary determines  
23          that additional funds for the revitalization program  
24          under this section are needed, funds for the rural  
25          housing voucher program under section 542 may be

1       used for the revitalization program under this sec-  
2       tion.”.

3       **SEC. 6. REGULATIONS.**

4       The Secretary of Agriculture shall issue regulations  
5       necessary to carry out the amendments made by this Act  
6       not later than the expiration of the 120-day period begin-  
7       ning on the date of the enactment of this Act.