

[Committee Print]

MAY 14, 2008

[Showing the text of H.R. 3329, as reported by the Subcommittee on Housing and Community Opportunity on May 14, 2008

1 **SECTION 1. SHORT TITLE.**

2 This Act may be cited as the “Homes for Heroes Act
3 of 2007”.

4 **SEC. 2. SPECIAL ASSISTANT FOR VETERANS AFFAIRS IN OF-**
5 **FICE OF SECRETARY OF HOUSING AND**
6 **URBAN DEVELOPMENT.**

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

10 “(g) SPECIAL ASSISTANT FOR VETERANS AF-
11 FAIRS.—

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

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

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

3 “(A) ensuring veterans have access to
4 housing and homeless assistance under each
5 program of the Department providing either
6 such assistance;

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

9 “(C) serving as a liaison for the Depart-
10 ment with the Department of Veterans Affairs,
11 including establishing and maintaining relation-
12 ships with the Secretary of Veterans Affairs;

13 “(D) serving as a liaison for the Depart-
14 ment, and establishing and maintaining rela-
15 tionships with officials of State, local, regional,
16 and nongovernmental organizations concerned
17 with veterans;

18 “(E) providing information and advice re-
19 garding—

20 “(i) sponsoring housing projects for
21 veterans assisted under programs adminis-
22 tered by the Department; or

23 “(ii) assisting veterans in obtaining
24 housing or homeless assistance under pro-
25 grams administered by the Department;

1 “(F) administering the technical assistance
2 grants program under section 7 of the Homes
3 for Heroes Act of 2006;

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

6 “(H) carrying out such other duties as
7 may be assigned to the Special Assistant by the
8 Secretary or by law.”.

9 **SEC. 3. SUPPORTIVE HOUSING FOR VERY LOW-INCOME**
10 **VETERAN FAMILIES.**

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

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

14 (2) to provide supportive services through such
15 housing to support the needs of such veteran fami-
16 lies.

17 (b) **AUTHORITY.**—

18 (1) **IN GENERAL.**—The Secretary of Housing
19 and Urban Development shall, to the extent amounts
20 are made available for assistance under this section
21 and the Secretary receives approvable applications
22 for such assistance, provide assistance to private
23 nonprofit organizations and consumer cooperatives
24 to expand the supply of supportive housing for very
25 low-income veteran families.

1 (2) NATURE OF ASSISTANCE.—The assistance
2 provided under paragraph (1)—

3 (A) shall be available for use to plan for
4 and finance the acquisition, construction, recon-
5 struction, or moderate or substantial rehabilita-
6 tion of a structure or a portion of a structure
7 to be used as supportive housing for very low-
8 income veteran families in accordance with this
9 section; and

10 (B) may also cover the cost of real prop-
11 erty acquisition, site improvement, conversion,
12 demolition, relocation, and other expenses that
13 the Secretary determines are necessary to ex-
14 pand the supply of supportive housing for very
15 low-income veteran families.

16 (3) CONSULTATION.—In meeting the require-
17 ment of paragraph (1), the Secretary shall consult
18 with—

19 (A) the Secretary of Veterans Affairs; and

20 (B) the Special Assistant for Veterans Af-
21 fairs, as such Special Assistant was established
22 under section 4(g) of the Department of Hous-
23 ing and Urban Development Act.

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

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

4 (2) Assistance may be provided as a capital ad-
5 vance under this paragraph for a project, such ad-
6 vance shall—

7 (A) bear no interest;

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

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

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

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

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

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

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

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

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

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

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

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

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

3 (e) TERM OF COMMITMENT.—

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

8 (2) CONTRACT TERMS.—

9 (A) INITIAL TERM.—The initial term of a
10 contract entered into under subsection (e)(2)
11 shall be 60 months.

12 (B) EXTENSION.—The Secretary shall, to
13 the extent approved in appropriation Acts, ex-
14 tend any expiring contract for a term of not
15 less than 12 months.

16 (C) AUTHORITY OF SECRETARY TO MAKE
17 EARLY COMMITMENTS.—In order to facilitate
18 the orderly extension of expiring contracts, the
19 Secretary may make commitments to extend ex-
20 piring contracts during the year prior to the
21 date of expiration.

22 (f) APPLICATIONS.—

23 (1) IN GENERAL.—Amounts made available
24 under this section shall be allocated by the Secretary

1 among approvable applications submitted by private
2 nonprofit organizations and consumer cooperatives.

3 (2) CONTENT OF APPLICATION.—

4 (A) IN GENERAL.—Applications for assist-
5 ance under this section shall be submitted by an
6 applicant in such form and in accordance with
7 such procedures as the Secretary shall estab-
8 lish.

9 (B) REQUIRED CONTENT.—Applications
10 for assistance under this section shall contain—

11 (i) a description of the proposed hous-
12 ing;

13 (ii) a description of the assistance the
14 applicant seeks under this section;

15 (iii) a description of—

16 (I) the supportive services to be
17 provided to the persons occupying
18 such housing;

19 (II) the manner in which such
20 services will be provided to such per-
21 sons, including, in the case of frail el-
22 derly persons (as such term is defined
23 in section 202 of the Housing Act of
24 1959 (12 U.S.C. 1701q)), evidence of
25 such residential supervision as the

1 Secretary determines is necessary to
2 facilitate the adequate provision of
3 such services; and

4 (III) the public or private sources
5 of assistance that can reasonably be
6 expected to fund or provide such serv-
7 ices;

8 (iv) a certification from the public of-
9 ficial responsible for submitting a housing
10 strategy for the jurisdiction to be served in
11 accordance with section 105 of the Cran-
12 ston-Gonzalez National Affordable Housing
13 Act (42 U.S.C. 12705) that the proposed
14 project is consistent with the approved
15 housing strategy; and

16 (v) such other information or certifi-
17 cations that the Secretary determines to be
18 necessary or appropriate to achieve the
19 purposes of this section.

20 (3) REJECTION.—The Secretary shall not reject
21 any application for assistance under this section on
22 technical grounds without giving notice of that rejec-
23 tion and the basis therefore to the applicant.

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

4 (1) criteria based upon—

5 (A) the ability of the applicant to develop
6 and operate the proposed housing;

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

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

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

19 (E) the extent to which the applicant has
20 demonstrated that the supportive services iden-
21 tified pursuant to subsection (f)(2)(B)(iii) will
22 be provided on a consistent, long-term basis;

23 (F) the extent to which the proposed de-
24 sign of the housing will accommodate the provi-
25 sion of supportive services that are expected to

1 be needed, either initially or over the useful life
2 of the housing, by the very low-income veterans
3 the housing is intended to serve; and

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

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

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

17 (h) PROVISION OF SUPPORTIVE SERVICES TO VET-
18 ERAN FAMILIES.—

19 (1) IN GENERAL.—The Secretary of Housing
20 and Urban Development shall coordinate with the
21 Secretary of Veterans Affairs to ensure that any
22 housing assistance provided to veterans or veteran
23 families includes a range of services tailored to the
24 needs of the very low-income veteran families occu-

1 pying such housing, which may include services
2 for—

3 (A) outreach;

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

8 (C) habilitation and rehabilitation;

9 (D) case management;

10 (E) daily living;

11 (F) personal financial planning;

12 (G) transportation;

13 (H) vocation;

14 (I) employment and training;

15 (J) education;

16 (K) assistance in obtaining veterans bene-
17 fits and public benefits;

18 (L) assistance in obtaining income support;

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

21 (N) fiduciary and representative payee;

22 (O) legal aid;

23 (P) child care;

24 (Q) housing counseling;

25 (R) service coordination; and

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

3 (2) LOCAL COORDINATION OF SERVICES.—

4 (A) IN GENERAL.—The Secretary of Hous-
5 ing and Urban Development shall coordinate
6 with the Secretary of the Department of Vet-
7 erans Affairs to ensure that owners of housing
8 assisted under this section have the managerial
9 capacity to—

10 (i) assess on an ongoing basis the
11 service needs of residents;

12 (ii) coordinate the provision of sup-
13 portive services and tailor such services to
14 the individual needs of residents; and

15 (iii) seek on a continuous basis new
16 sources of assistance to ensure the long-
17 term provision of supportive services.

18 (B) CLASSIFICATION OF COSTS.—Any cost
19 associated with this subsection shall be an eligi-
20 ble cost under subsections (c)(3).

21 (i) DEVELOPMENT COST LIMITATIONS.—

22 (1) IN GENERAL.—The Secretary shall periodi-
23 cally establish development cost limitations by mar-
24 ket area for various types and sizes of supportive
25 housing for very low-income veteran families by pub-

1 lishing a notice of the cost limitations in the Federal
2 Register.

3 (2) CONSIDERATIONS.—The cost limitations es-
4 tablished under paragraph (1) shall reflect—

5 (A) the cost of construction, reconstruc-
6 tion, or moderate or substantial rehabilitation
7 of supportive housing for very low-income vet-
8 eran families that meets applicable State and
9 local housing and building codes;

10 (B) the cost of movables necessary to the
11 basic operation of the housing, as determined
12 by the Secretary;

13 (C) the cost of special design features nec-
14 essary to make the housing accessible to very
15 low-income veteran families;

16 (D) the cost of congregate space necessary
17 to accommodate the provision of supportive
18 services to veteran families;

19 (E) if the housing is newly constructed, the
20 cost of meeting the energy efficiency standards
21 promulgated by the Secretary in accordance
22 with section 109 of the Cranston-Gonzalez Na-
23 tional Affordable Housing Act (42 U.S.C.
24 12709); and

1 (F) the cost of land, including necessary
2 site improvement.

3 (3) USE OF DATA.—In establishing development
4 cost limitations for a given market area under this
5 subsection, the Secretary shall use data that reflect
6 currently prevailing costs of construction, recon-
7 struction, or moderate or substantial rehabilitation,
8 and land acquisition in the area.

9 (4) CONGREGATE SPACE.—For purposes of
10 paragraph (1), a congregate space shall include
11 space for cafeterias or dining halls, community
12 rooms or buildings, workshops, child care, adult day
13 health facilities or other outpatient health facilities,
14 or other essential service facilities.

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

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

4 (A) the cost of acquiring such housing;

5 (B) the cost of rehabilitation, alteration,
6 conversion, or improvement, including the mod-
7 erate or substantial rehabilitation thereof; and

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

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

15 (8) INCENTIVES FOR SAVINGS.—

16 (A) SPECIAL HOUSING ACCOUNT.—

17 (i) IN GENERAL.—The Secretary shall
18 use the development cost limitations estab-
19 lished under paragraph (1) or (6) to cal-
20 culate the amount of financing to be made
21 available to individual owners.

22 (ii) ACTUAL DEVELOPMENTAL COSTS
23 LESS THAN FINANCING.—Owners which
24 incur actual development costs that are
25 less than the amount of financing shall be

1 entitled to retain 50 percent of the savings
2 in a special housing account.

3 (iii) BONUS FOR ENERGY EFFI-
4 CIENCY.—The percentage established
5 under clause (ii) shall be increased to 75
6 percent for owners which add energy effi-
7 ciency features which—

8 (I) exceed the energy efficiency
9 standards promulgated by the Sec-
10 retary in accordance with section 109
11 of the Cranston-Gonzalez National Af-
12 fordable Housing Act (42 U.S.C.
13 12709);

14 (II) substantially reduce the life-
15 cycle cost of the housing; and

16 (III) reduce gross rent require-
17 ments.

18 (B) USES.—The special housing account
19 established under subparagraph (A) may be
20 used—

21 (i) to provide services to residents of
22 the housing or funds set aside for replace-
23 ment reserves; or

24 (ii) for such other purposes as deter-
25 mined by the Secretary.

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

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

12 (A) not financed with the advance; and

13 (B) is not taken into account in deter-
14 mining the amount of Federal assistance or of
15 the rent contribution of tenants.

16 (j) TENANT SELECTION.—

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

19 (A) satisfactory to the Secretary and which
20 are—

21 (i) consistent with the purpose of im-
22 proving housing opportunities for very low-
23 income veteran families; and

1 (ii) reasonably related to program eli-
2 gibility and an applicant's ability to per-
3 form the obligations of the lease; and

4 (B) compliant with subtitle C of title VI of
5 the Housing and Community Development Act
6 of 1992 (42 U.S.C. 13601 et seq.) and any reg-
7 ulations issued under such subtitle.

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

11 (3) INFORMATION REGARDING HOUSING.—

12 (A) IN GENERAL.—The Secretary shall
13 provide, to the Secretary of Veterans Affairs
14 and the Secretary of Labor, information regard-
15 ing the availability of the housing assisted
16 under this section.

17 (B) SHARING OF INFORMATION WITH AD-
18 DITIONAL AGENCIES.—Within 30 days of re-
19 ceipt of the information, the Secretary of Vet-
20 erans Affairs and Secretary of Labor shall pro-
21 vide such information to agencies in the area of
22 the housing that receive assistance from the
23 Department of Veterans Affairs and the De-
24 partment of Labor for providing medical care,

1 housing, supportive services or employment and
2 training services to homeless veterans.

3 (k) MISCELLANEOUS PROVISIONS.—

4 (1) TECHNICAL ASSISTANCE.—The Secretary
5 shall make available appropriate technical assistance
6 to ensure that prospective applicants are able to par-
7 ticipate more fully in the program carried out under
8 this section.

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

18 (3) OWNER DEPOSIT.—

19 (A) IN GENERAL.—The Secretary shall re-
20 quire an owner of housing, assisted under this
21 section, to deposit an amount not to exceed
22 \$15,000 in a special escrow account to ensure
23 the owner's commitment to the housing.

24 (B) REDUCTION OF REQUIREMENT.—

1 (i) IN GENERAL.—The Secretary may
2 reduce or waive the owner deposit specified
3 under subparagraph (A) for individual ap-
4 plicants if the Secretary finds that such
5 waiver or reduction is necessary to achieve
6 the purposes of this section and the appli-
7 cant demonstrates to the satisfaction of
8 the Secretary that it has the capacity to
9 manage and maintain the housing in ac-
10 cordance with this section.

11 (ii) NONPROFITS.—The Secretary
12 may reduce or waive the requirement of
13 the owner deposit under subparagraph (A)
14 in the case of a nonprofit applicant that is
15 not affiliated with a national sponsor, as
16 determined by the Secretary.

17 (4) NOTICE OF APPEAL.—

18 (A) IN GENERAL.—The Secretary shall no-
19 tify an owner not less than 30 days prior to
20 canceling any reservation of assistance provided
21 under this section.

22 (B) APPEAL.—

23 (i) FILING DEADLINE.—During the
24 30-day period following the receipt of any
25 notice required under subparagraph (A),

1 an owner may appeal the proposed can-
2 cellation.

3 (ii) TIMING OF DECISION.—Any ap-
4 peal undertaken under clause (i), including
5 review by the Secretary, shall be completed
6 not later than 45 days after the appeal is
7 filed.

8 (5) LABOR.—

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

22 (B) EXEMPTION.—Subparagraph (A) shall
23 not apply to any individual who—

24 (i) performs services for which the in-
25 dividual volunteered;

1 (ii) does not receive compensation for
2 such services or is paid expenses, reason-
3 able benefits, or a nominal fee for such
4 services; and

5 (iii) is not otherwise employed at any
6 time in the construction work.

7 (6) ACCESS TO RESIDUAL RECEIPTS.—

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

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

24 (C) DETERMINATION OF AMOUNT.—In de-
25 termining the amount of project rental assist-

1 ance to be provided to a project under sub-
2 section (c)(3) of this section, the Secretary may
3 take into consideration the residual receipts
4 held for the project only if, and to the extent
5 that, excess residual receipts are not used under
6 this paragraph.

7 (7) OCCUPANCY STANDARDS AND OBLIGA-
8 TIONS.—Each owner shall operate housing assisted
9 under this section in compliance with subtitle C of
10 title VI of the Housing and Community Develop-
11 ment Act of 1992 (42 U.S.C. 13601 et seq.) and
12 any regulations issued under such subtitle.

13 (8) USE OF PROJECT RESERVES.—

14 (A) IN GENERAL.—Amounts for project re-
15 serves for a project assisted under this section
16 may be used for costs, subject to reasonable
17 limitations as the Secretary determines appro-
18 priate, for reducing the number of dwelling
19 units in the project.

20 (B) APPROVAL OF SECRETARY RE-
21 QUIRED.—Any use described in subparagraph
22 (A) of amounts for project reserves for a
23 project assisted under this section shall be sub-
24 ject to the approval of the Secretary to ensure

1 that such use is designed to retrofit units that
2 are currently obsolete or unmarketable.

3 (1) DEFINITIONS.—In this section, the following defi-
4 nitions shall apply:

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

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

24 (3) OWNER.—The term “owner” means a pri-
25 vate nonprofit organization or consumer cooperative

1 that receives assistance under this section to develop
2 and operate supportive housing for very low-income
3 veteran families.

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

6 (A) any incorporated private institution or
7 foundation—

8 (i) no part of the net earnings of
9 which inures to the benefit of any member,
10 founder, contributor, or individual;

11 (ii) which has a governing board that
12 is responsible for the operation of the
13 housing assisted under this section; and

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

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

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

24 (D) a tribally designated housing entity, as
25 such term is defined in section 4 of the Native

1 American Housing Assistance and Self-Deter-
2 mination Act of 1996 (25 U.S.C. 4103).

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

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

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

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

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

1 or more veterans living together with 1 or more per-
2 sons.

3 (m) ALLOCATION OF FUNDS.—Of any amounts made
4 available for assistance under this section:

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

8 (2) CAPITAL ADVANCES.—Such sums as may be
9 necessary shall be available for capital advances in
10 accordance with subsection (c)(2).

11 (3) PROJECT RENTAL ASSISTANCE.—Such sums
12 as may be necessary shall be available for project
13 rental assistance in accordance with subsection
14 (c)(3).

15 (4) TECHNICAL ASSISTANCE.—Not more than 1
16 percent shall be available for technical assistance in
17 accordance with subsection (k)(1).

18 (n) AUTHORIZATION OF APPROPRIATIONS FOR
19 HOUSING ASSISTANCE.—There is authorized to be appro-
20 priated for assistance under this section \$200,000,000 for
21 fiscal year 2008 and such sums as may be necessary for
22 each fiscal year thereafter.

1 **SEC. 4. HOUSING CHOICE VOUCHERS FOR HOMELESS VET-**
2 **ERANS.**

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

6 “(19) RENTAL VOUCHERS FOR HOMELESS VET-
7 ERANS.—

8 “(A) ADDITIONAL VOUCHERS.—In addition
9 to any amount made available for rental assist-
10 ance under this subsection, the Secretary shall
11 make available the amount specified in subpara-
12 graph (B), for use only for providing rental as-
13 sistance for homeless veterans in conjunction
14 with the Secretary of Veterans Affairs.

15 “(B) AMOUNT.—The amount specified in
16 this subparagraph is, for each fiscal year, the
17 amount necessary to provide not fewer than
18 20,000 vouchers for rental assistance under this
19 subsection.

20 “(C) FUNDING.—The budget authority
21 made available under any other provisions of
22 law for rental assistance under this subsection
23 for fiscal year 2008 and each fiscal year there-
24 after is authorized to be increased in each such
25 fiscal year by such sums as may be necessary

1 to provide the number of vouchers specified in
2 subparagraph (B) for such fiscal year.”.

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

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

10 (b) COMPREHENSIVE HOUSING AFFORDABILITY
11 STRATEGIES.—

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

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

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

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

1 (2) CONSOLIDATED PLANS.—The Secretary of
2 Housing and Urban Development shall revise the
3 regulations relating to submission of consolidated
4 plans (part 91 of title 24, Code of Federal Regula-
5 tions) in accordance with the amendments made by
6 paragraph (1) of this subsection to require inclusion
7 of appropriate information relating to veterans and
8 veterans service agencies in all such plans.

9 **SEC. 6. EXCLUSION OF VETERANS BENEFITS FROM AS-**
10 **SISTED HOUSING RENT CONSIDERATIONS.**

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

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

22 (2) dependency and indemnity compensation, as
23 such term is defined in section 101(14) of such title.

1 (b) FEDERALLY ASSISTED HOUSING PROGRAM.—

2 The federally assisted housing programs under this sub-
3 section are—

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

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

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

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

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

22 (6) the supportive housing for persons with dis-
23 abilities program under section 811 of the Cranston-
24 Gonzalez National Affordable Housing Act (42
25 U.S.C. 8013);

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

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

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

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

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

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

21 (13) the rural housing programs under section
22 515 and 538 of the Housing Act of 1949 (42 U.S.C.
23 1485, 1490p-2);

24 (14) the HOME investment partnerships pro-
25 gram under title II of the Cranston-Gonzalez Na-

1 tional Affordable Housing Act (42 U.S.C. 12721 et
2 seq.);

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

9 (16) any other program for housing assistance
10 administered by the Secretary of Housing and
11 Urban Development or the Secretary of Agriculture
12 under which eligibility for occupancy in the housing
13 assisted or for housing assistance is based upon in-
14 come.

15 **SEC. 7. TECHNICAL ASSISTANCE GRANTS FOR HOUSING AS-**
16 **SISTANCE FOR VETERANS.**

17 (a) IN GENERAL.—The Secretary of Housing and
18 Urban Development shall, to the extent amounts are made
19 available in appropriation Acts for grants under this sec-
20 tion, make grants to eligible entities under subsection (b)
21 to provide to nonprofit organizations technical assistance
22 appropriate to assist such organizations in—

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

1 shall submit a report on the activities of the Department
2 of Housing and Urban Development relating to veterans
3 during such year to the following:

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

6 (2) The Committee on Veterans' Affairs of the
7 Senate.

8 (3) The Committee on Appropriations of the
9 Senate.

10 (4) The Committee on Financial Services of the
11 House of Representatives.

12 (5) The Committee on Veterans' Affairs of the
13 House of Representatives.

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

16 (7) The Secretary of Veterans Affairs.

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

20 (1) The number of very low-income veteran
21 families provided assistance under the program of
22 supportive housing for very low-income veteran fami-
23 lies under section 3, the socioeconomic characteris-
24 tics of such families, the types of assistance provided

1 such families, and the number, types, and locations
2 of owners of housing assisted under such section.

3 (2) The number of homeless veterans provided
4 assistance under the program of housing choice
5 vouchers for homeless veterans under section
6 8(o)(19) of the United States Housing Act of 1937
7 (42 U.S.C. 1437f(o)(19)) (as amended by section 4),
8 the socioeconomic characteristics of such homeless
9 veterans, and the number, types, and locations of en-
10 tities contracted under such section to administer
11 the vouchers.

12 (3) A summary description of the special con-
13 siderations made for veterans under public housing
14 agency plans submitted pursuant to section 5A of
15 the United States Housing Act of 1937 (42 U.S.C.
16 1437c-1) and under comprehensive housing afford-
17 ability strategies submitted pursuant to section 105
18 of the Cranston-Gonzalez National Affordable Hous-
19 ing Act (42 U.S.C. 12705).

20 (4) A description of the technical assistance
21 provided to organizations pursuant to grants under
22 section 7.

23 (5) A description of the activities of the Special
24 Assistant for Veterans Affairs.

1 (6) A description of the efforts of the Depart-
2 ment of Housing and Urban Development to coordi-
3 nate the delivery of housing and services to veterans
4 with other Federal departments and agencies, in-
5 cluding the Department of Defense, Department of
6 Justice, Department of Labor, Department of
7 Health and Human Services, Department of Vet-
8 erans Affairs, Interagency Council on Homelessness,
9 and the Social Security Administration.

10 (7) The cost to the Department of Housing and
11 Urban Development of administering the programs
12 and activities relating to veterans.

13 (8) Any other information that the Secretary
14 considers relevant in assessing the programs and ac-
15 tivities of the Department of Housing and Urban
16 Development relating to veterans .

17 (c) ASSESSMENT OF HOUSING NEEDS OF VERY LOW-
18 INCOME VETERAN FAMILIES.—

19 (1) IN GENERAL.—For the first report sub-
20 mitted pursuant to subsection (a) and every fifth re-
21 port thereafter, the Secretary of Housing and Urban
22 Development shall—

23 (A) conduct an assessment of the housing
24 needs of very low-income veteran families (as
25 such term is defined in section 3); and

1 (B) shall include in each such report find-
2 ings regarding such assessment.

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

5 (A) conducting a survey of, and direct
6 interviews with, a representative sample of very
7 low-income veteran families (as such term is de-
8 fined in section 3) to determine past and cur-
9 rent—

10 (i) socioeconomic characteristics of
11 such veteran families;

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

15 (iii) levels of homelessness among
16 such veteran families; and

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

21 (B) such other information that the Sec-
22 retary determines, in consultation with the Sec-
23 retary of Veterans Affairs and national non-
24 governmental organizations concerned with vet-

1 erans, homelessness, and very low-income hous-
2 ing, may be useful to the assessment.

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

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

