

110TH CONGRESS
1ST SESSION

H. R. 3329

To provide housing assistance for very low-income veterans.

IN THE HOUSE OF REPRESENTATIVES

AUGUST 2, 2007

Mr. AL GREEN of Texas (for himself and Mr. MICHAUD) introduced the following bill; which was referred to the Committee on Financial Services

A BILL

To provide housing assistance for very low-income veterans.

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

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Homes for Heroes Act
5 of 2007”.

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

7 **FICE OF SECRETARY OF HOUSING AND**

8 **URBAN DEVELOPMENT.**

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

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

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

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

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

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

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

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

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

1 and nongovernmental organizations concerned
2 with veterans;

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

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

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

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

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

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

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

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

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

1 (2) to provide supportive services through such
2 housing to support the needs of such veteran fami-
3 lies.

4 (b) AUTHORITY.—

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

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

15 (A) shall be available for use to plan for
16 and finance the acquisition, construction, recon-
17 struction, or moderate or substantial rehabilita-
18 tion of a structure or a portion of a structure
19 to be used as supportive housing for very low-
20 income veteran families in accordance with this
21 section; and

22 (B) may also cover the cost of real prop-
23 erty acquisition, site improvement, conversion,
24 demolition, relocation, and other expenses that
25 the Secretary determines are necessary to ex-

1 pand the supply of supportive housing for very
2 low-income veteran families.

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

6 (A) the Secretary of Veterans Affairs; and

7 (B) the Special Assistant for Veterans Af-
8 fairs, as such Special Assistant was established
9 under section 4(g) of the Department of Hous-
10 ing and Urban Development Act.

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

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

16 (2) Assistance may be provided as a capital ad-
17 vance under this paragraph for a project, such ad-
18 vance shall—

19 (A) bear no interest;

20 (B) not be required to be repaid so long as
21 the housing remains available for occupancy by
22 very low-income veteran families in accordance
23 with this section; and

1 (C) be in an amount calculated in accord-
2 ance with the development cost limitation estab-
3 lished pursuant to subsection (i).

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

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

12 (B) provides for the project not more than
13 the sum of the initial annual project rentals for
14 all units so occupied and any initial utility al-
15 lowances for such units, as approved by the
16 Secretary;

17 (C) any contract amounts not used by a
18 project in any year shall remain available to the
19 project until the expiration of the contract; and

20 (D) provides that the Secretary shall, to
21 the extent appropriations for such purpose are
22 made available, adjust the annual contract
23 amount if the sum of the project income and
24 the amount of assistance payments available

1 under this paragraph are inadequate to provide
2 for reasonable project costs.

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

7 (1) 30 percent of the veteran family's adjusted
8 monthly income.

9 (2) 10 percent of the veteran family's monthly
10 income.

11 (3) If the veteran family is receiving payments
12 for welfare assistance from a public agency and a
13 part of such payments, adjusted in accordance with
14 the veteran family's actual housing costs, is specifi-
15 cally designated by such agency to meet the veteran
16 family's housing costs, the portion of such payments
17 which is so designated.

18 (e) TERM OF COMMITMENT.—

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

23 (2) CONTRACT TERMS.—

1 (A) INITIAL TERM.—The initial term of a
2 contract entered into under subsection (c)(2)
3 shall be 60 months.

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

8 (C) AUTHORITY OF SECRETARY TO MAKE
9 EARLY COMMITMENTS.—In order to facilitate
10 the orderly extension of expiring contracts, the
11 Secretary may make commitments to extend ex-
12 piring contracts during the year prior to the
13 date of expiration.

14 (f) APPLICATIONS.—

15 (1) IN GENERAL.—Amounts made available
16 under this section shall be allocated by the Secretary
17 among approvable applications submitted by private
18 nonprofit organizations and consumer cooperatives.

19 (2) CONTENT OF APPLICATION.—

20 (A) IN GENERAL.—Applications for assist-
21 ance under this section shall be submitted by an
22 applicant in such form and in accordance with
23 such procedures as the Secretary shall estab-
24 lish.

1 (B) REQUIRED CONTENT.—Applications
2 for assistance under this section shall contain—

3 (i) a description of the proposed hous-
4 ing;

5 (ii) a description of the assistance the
6 applicant seeks under this section;

7 (iii) a description of—

8 (I) the supportive services to be
9 provided to the persons occupying
10 such housing;

11 (II) the manner in which such
12 services will be provided to such per-
13 sons, including, in the case of frail el-
14 derly persons (as such term is defined
15 in section 202 of the Housing Act of
16 1959 (12 U.S.C. 1701q)), evidence of
17 such residential supervision as the
18 Secretary determines is necessary to
19 facilitate the adequate provision of
20 such services; and

21 (III) the public or private sources
22 of assistance that can reasonably be
23 expected to fund or provide such serv-
24 ices;

1 (iv) a certification from the public of-
2 ficial responsible for submitting a housing
3 strategy for the jurisdiction to be served in
4 accordance with section 105 of the Cran-
5 ston-Gonzalez National Affordable Housing
6 Act (42 U.S.C. 12705) that the proposed
7 project is consistent with the approved
8 housing strategy; and

9 (v) such other information or certifi-
10 cations that the Secretary determines to be
11 necessary or appropriate to achieve the
12 purposes of this section.

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

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

20 (1) criteria based upon—

21 (A) the ability of the applicant to develop
22 and operate the proposed housing;

23 (B) the need for supportive housing for
24 very low-income veteran families in the area to
25 be served;

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

7 (D) the extent to which the proposed de-
8 sign of the housing will meet the physical needs
9 of very low-income veteran families;

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

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

20 (G) such other factors as the Secretary de-
21 termines to be appropriate to ensure that funds
22 made available under this section are used ef-
23 fectively;

24 (2) a preference in such selection for applica-
25 tions proposing housing to be reserved for occupancy

1 by very low-income veteran families who are home-
2 less (as such term is defined in section 103 of the
3 McKinney-Vento Homeless Assistance Act (42
4 U.S.C. 11302)); and

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

8 (h) PROVISION OF SUPPORTIVE SERVICES TO VET-
9 ERAN FAMILIES.—

10 (1) IN GENERAL.—The Secretary of Housing
11 and Urban Development shall coordinate with the
12 Secretary of Veterans Affairs to ensure that any
13 housing assistance provided to veterans or veteran
14 families includes a range of services tailored to the
15 needs of the very low-income veteran families occu-
16 pying such housing, which may include services
17 for—

18 (A) outreach;

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

23 (C) habilitation and rehabilitation;

24 (D) case management;

25 (E) daily living;

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

18 (2) LOCAL COORDINATION OF SERVICES.—

19 (A) IN GENERAL.—The Secretary of Hous-
20 ing and Urban Development shall coordinate
21 with the Secretary of the Department of Vet-
22 erans Affairs to ensure that owners of housing
23 assisted under this section have the managerial
24 capacity to—

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

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

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

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

12 (i) DEVELOPMENT COST LIMITATIONS.—

13 (1) IN GENERAL.—The Secretary shall periodi-
14 cally establish development cost limitations by mar-
15 ket area for various types and sizes of supportive
16 housing for very low-income veteran families by pub-
17 lishing a notice of the cost limitations in the Federal
18 Register.

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

21 (A) the cost of construction, reconstruc-
22 tion, or moderate or substantial rehabilitation
23 of supportive housing for very low-income vet-
24 eran families that meets applicable State and
25 local housing and building codes;

1 (B) the cost of movables necessary to the
2 basic operation of the housing, as determined
3 by the Secretary;

4 (C) the cost of special design features nec-
5 essary to make the housing accessible to very
6 low-income veteran families;

7 (D) the cost of congregate space necessary
8 to accommodate the provision of supportive
9 services to veteran families;

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

16 (F) the cost of land, including necessary
17 site improvement.

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

24 (4) CONGREGATE SPACE.—For purposes of
25 paragraph (1), a congregate space shall include

1 space for cafeterias or dining halls, community
2 rooms or buildings, workshops, child care, adult day
3 health facilities or other outpatient health facilities,
4 or other essential service facilities.

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

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

17 (A) the cost of acquiring such housing;

18 (B) the cost of rehabilitation, alteration,
19 conversion, or improvement, including the mod-
20 erate or substantial rehabilitation thereof; and

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

23 (7) ANNUAL ADJUSTMENTS.—The Secretary
24 shall adjust the cost limitation not less than annu-
25 ally to reflect changes in the general level of con-

1 construction, reconstruction, and moderate and substan-
2 tial rehabilitation costs.

3 (8) INCENTIVES FOR SAVINGS.—

4 (A) SPECIAL HOUSING ACCOUNT.—

5 (i) IN GENERAL.—The Secretary shall
6 use the development cost limitations estab-
7 lished under paragraph (1) or (6) to cal-
8 culate the amount of financing to be made
9 available to individual owners.

10 (ii) ACTUAL DEVELOPMENTAL COSTS
11 LESS THAN FINANCING.—Owners which
12 incur actual development costs that are
13 less than the amount of financing shall be
14 entitled to retain 50 percent of the savings
15 in a special housing account.

16 (iii) BONUS FOR ENERGY EFFI-
17 CIENCY.—The percentage established
18 under clause (ii) shall be increased to 75
19 percent for owners which add energy effi-
20 ciency features which—

21 (I) exceed the energy efficiency
22 standards promulgated by the Sec-
23 retary in accordance with section 109
24 of the Cranston-Gonzalez National Af-

1 fordable Housing Act (42 U.S.C.
2 12709);

3 (II) substantially reduce the life-
4 cycle cost of the housing; and

5 (III) reduce gross rent require-
6 ments.

7 (B) USES.—The special housing account
8 established under subparagraph (A) may be
9 used—

10 (i) to provide services to residents of
11 the housing or funds set aside for replace-
12 ment reserves; or

13 (ii) for such other purposes as deter-
14 mined by the Secretary.

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

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

1 (A) not financed with the advance; and

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

5 (j) TENANT SELECTION.—

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

8 (A) satisfactory to the Secretary and which
9 are—

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

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

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

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

23 (3) INFORMATION REGARDING HOUSING.—

24 (A) IN GENERAL.—The Secretary shall
25 provide, to the Secretary of Veterans Affairs

1 and the Secretary of Labor, information regard-
2 ing the availability of the housing assisted
3 under this section.

4 (B) SHARING OF INFORMATION WITH AD-
5 DITIONAL AGENCIES.—Within 30 days of re-
6 ceipt of the information, the Secretary of Vet-
7 erans Affairs and Secretary of Labor shall pro-
8 vide such information to agencies in the area of
9 the housing that receive assistance from the
10 Department of Veterans Affairs and the De-
11 partment of Labor for providing medical care,
12 housing, supportive services or employment and
13 training services to homeless veterans.

14 (k) MISCELLANEOUS PROVISIONS.—

15 (1) TECHNICAL ASSISTANCE.—The Secretary
16 shall make available appropriate technical assistance
17 to ensure that prospective applicants are able to par-
18 ticipate more fully in the program carried out under
19 this section.

20 (2) CIVIL RIGHTS COMPLIANCE.—Each owner
21 shall certify, to the satisfaction of the Secretary,
22 that assistance made available under this section will
23 be conducted and administered in conformity with
24 title VI of the Civil Rights Act of 1964 (42 U.S.C.
25 2000a et seq.), the Fair Housing Act (42 U.S.C.

1 3601 et seq.), and other Federal, State, and local
2 laws prohibiting discrimination and promoting equal
3 opportunity.

4 (3) OWNER DEPOSIT.—

5 (A) IN GENERAL.—The Secretary shall re-
6 quire an owner of housing, assisted under this
7 section, to deposit an amount not to exceed
8 \$15,000 in a special escrow account to ensure
9 the owner's commitment to the housing.

10 (B) REDUCTION OF REQUIREMENT.—

11 (i) IN GENERAL.—The Secretary may
12 reduce or waive the owner deposit specified
13 under subparagraph (A) for individual ap-
14 plicants if the Secretary finds that such
15 waiver or reduction is necessary to achieve
16 the purposes of this section and the appli-
17 cant demonstrates to the satisfaction of
18 the Secretary that it has the capacity to
19 manage and maintain the housing in ac-
20 cordance with this section.

21 (ii) NONPROFITS.—The Secretary
22 may reduce or waive the requirement of
23 the owner deposit under subparagraph (A)
24 in the case of a nonprofit applicant that is

1 not affiliated with a national sponsor, as
2 determined by the Secretary.

3 (4) NOTICE OF APPEAL.—

4 (A) IN GENERAL.—The Secretary shall no-
5 tify an owner not less than 30 days prior to
6 canceling any reservation of assistance provided
7 under this section.

8 (B) APPEAL.—

9 (i) FILING DEADLINE.—During the
10 30-day period following the receipt of any
11 notice required under subparagraph (A),
12 an owner may appeal the proposed can-
13 cellation.

14 (ii) TIMING OF DECISION.—Any ap-
15 peal undertaken under clause (i), including
16 review by the Secretary, shall be completed
17 not later than 45 days after the appeal is
18 filed.

19 (5) LABOR.—

20 (A) IN GENERAL.—The Secretary shall
21 take such action as may be necessary to ensure
22 that all laborers and mechanics employed by
23 contractors and subcontractors in the construc-
24 tion of housing with 12 or more units assisted
25 under this section shall be paid wages at rates

1 not less than the rates prevailing in the locality
2 involved for the corresponding classes of labor-
3 ers and mechanics employed on construction of
4 a similar character, as determined by the Sec-
5 retary of Labor in accordance with subchapter
6 IV of chapter 31 of title 40, United States
7 Code.

8 (B) EXEMPTION.—Subparagraph (A) shall
9 not apply to any individual who—

10 (i) performs services for which the in-
11 dividual volunteered;

12 (ii) does not receive compensation for
13 such services or is paid expenses, reason-
14 able benefits, or a nominal fee for such
15 services; and

16 (iii) is not otherwise employed at any
17 time in the construction work.

18 (6) ACCESS TO RESIDUAL RECEIPTS.—

19 (A) IN GENERAL.—The Secretary shall au-
20 thorize the owner of a housing project assisted
21 under this section to use any residual receipts
22 held for the project in excess of \$500 per unit
23 (or in excess of such other amount prescribed
24 by the Secretary based on the needs of the
25 project) for activities to retrofit and renovate

1 the project as described under section 802(d)(3)
2 of the Cranston-Gonzalez National Affordable
3 Housing Act (42 U.S.C. 8011(d)(3)) or to pro-
4 vide supportive services to residents of the
5 project.

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

10 (C) DETERMINATION OF AMOUNT.—In de-
11 termining the amount of project rental assist-
12 ance to be provided to a project under sub-
13 section (c)(3) of this section, the Secretary may
14 take into consideration the residual receipts
15 held for the project only if, and to the extent
16 that, excess residual receipts are not used under
17 this paragraph.

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

24 (8) USE OF PROJECT RESERVES.—

1 (A) IN GENERAL.—Amounts for project re-
2 serves for a project assisted under this section
3 may be used for costs, subject to reasonable
4 limitations as the Secretary determines appro-
5 priate, for reducing the number of dwelling
6 units in the project.

7 (B) APPROVAL OF SECRETARY RE-
8 QUIRED.—Any use described in subparagraph
9 (A) of amounts for project reserves for a
10 project assisted under this section shall be sub-
11 ject to the approval of the Secretary to ensure
12 that such use is designed to retrofit units that
13 are currently obsolete or unmarketable.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

8 (9) VETERAN FAMILY.—The term “veteran
9 family” includes a veteran who is a single person, a
10 family (including families with children) whose head
11 of household (or whose spouse) is a veteran, and one
12 or more veterans living together with 1 or more per-
13 sons.

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

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

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

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

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

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

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

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

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

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

23 “(B) AMOUNT.—The amount specified in
24 this subparagraph is, for each fiscal year, the
25 amount necessary to provide not fewer than

1 20,000 vouchers for rental assistance under this
2 subsection.

3 “(C) FUNDING.—The budget authority
4 made available under any other provisions of
5 law for rental assistance under this subsection
6 for fiscal year 2008 and each fiscal year there-
7 after is authorized to be increased in each such
8 fiscal year by such sums as may be necessary
9 to provide the number of vouchers specified in
10 subparagraph (B) for such fiscal year.”.

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

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

18 (b) COMPREHENSIVE HOUSING AFFORDABILITY
19 STRATEGIES.—

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

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

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

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

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

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

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

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

1 justed income of the family shall not be considered to in-
2 clude any amounts received by any member of the family
3 from the Secretary of Veterans Affairs as—

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

20 (16) any other program for housing assistance
21 administered by the Secretary of Housing and
22 Urban Development or the Secretary of Agriculture
23 under which eligibility for occupancy in the housing
24 assisted or for housing assistance is based upon in-
25 come.

1 **SEC. 7. TECHNICAL ASSISTANCE GRANTS FOR HOUSING AS-**
2 **SISTANCE FOR VETERANS.**

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

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

12 (2) fulfilling the planning and application proc-
13 esses and requirements necessary under such pro-
14 grams administered by the Department; and

15 (3) assisting veterans in obtaining housing or
16 homeless assistance under programs administered by
17 the Department.

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

22 (c) SELECTION OF GRANT RECIPIENTS.—The Sec-
23 retary of Housing and Urban Development shall establish
24 criteria for selecting applicants for grants under this sec-
25 tion to receive such grants and shall select applicants
26 based upon such criteria.

1 (d) FUNDING.—Of any amounts made available in
2 fiscal year 2008 or any fiscal year thereafter to the De-
3 partment of Housing and Urban Development for salaries
4 and expenses, \$1,000,000 shall be available, and shall re-
5 main available until expended, for grants under this sec-
6 tion.

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

9 (a) IN GENERAL.—Not later than December 31 each
10 year, the Secretary of Housing and Urban Development
11 shall submit a report on the activities of the Department
12 of Housing and Urban Development relating to veterans
13 during such year to the following:

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

16 (2) The Committee on Veterans' Affairs of the
17 Senate.

18 (3) The Committee on Appropriations of the
19 Senate.

20 (4) The Committee on Financial Services of the
21 House of Representatives.

22 (5) The Committee on Veterans' Affairs of the
23 House of Representatives.

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

1 (7) The Secretary of Veterans Affairs.

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

5 (1) The number of very low-income veteran
6 families provided assistance under the program of
7 supportive housing for very low-income veteran fami-
8 lies under section 3, the socioeconomic characteris-
9 tics of such families, the types of assistance provided
10 such families, and the number, types, and locations
11 of owners of housing assisted under such section.

12 (2) The number of homeless veterans provided
13 assistance under the program of housing choice
14 vouchers for homeless veterans under section
15 8(o)(19) of the United States Housing Act of 1937
16 (42 U.S.C. 1437f(o)(19)) (as amended by section 4),
17 the socioeconomic characteristics of such homeless
18 veterans, and the number, types, and locations of en-
19 tities contracted under such section to administer
20 the vouchers.

21 (3) A summary description of the special con-
22 siderations made for veterans under public housing
23 agency plans submitted pursuant to section 5A of
24 the United States Housing Act of 1937 (42 U.S.C.
25 1437c-1) and under comprehensive housing afford-

1 ability strategies submitted pursuant to section 105
2 of the Cranston-Gonzalez National Affordable Hous-
3 ing Act (42 U.S.C. 12705).

4 (4) A description of the technical assistance
5 provided to organizations pursuant to grants under
6 section 7.

7 (5) A description of the activities of the Special
8 Assistant for Veterans Affairs.

9 (6) A description of the efforts of the Depart-
10 ment of Housing and Urban Development to coordi-
11 nate the delivery of housing and services to veterans
12 with other Federal departments and agencies, in-
13 cluding the Department of Defense, Department of
14 Justice, Department of Labor, Department of
15 Health and Human Services, Department of Vet-
16 erans Affairs, Interagency Council on Homelessness,
17 and the Social Security Administration.

18 (7) The cost to the Department of Housing and
19 Urban Development of administering the programs
20 and activities relating to veterans.

21 (8) Any other information that the Secretary
22 considers relevant in assessing the programs and ac-
23 tivities of the Department of Housing and Urban
24 Development relating to veterans .

1 (c) ASSESSMENT OF HOUSING NEEDS OF VERY LOW-
2 INCOME VETERAN FAMILIES.—

3 (1) IN GENERAL.—For the first report sub-
4 mitted pursuant to subsection (a) and every fifth re-
5 port thereafter, the Secretary of Housing and Urban
6 Development shall—

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

10 (B) shall include in each such report find-
11 ings regarding such assessment.

12 (2) CONTENT.—Each assessment under this
13 subsection shall include—

14 (A) conducting a survey of, and direct
15 interviews with, a representative sample of very
16 low-income veteran families (as such term is de-
17 fined in section 3) to determine past and cur-
18 rent—

19 (i) socioeconomic characteristics of
20 such veteran families;

21 (ii) barriers to such veteran families
22 obtaining safe, quality, and affordable
23 housing;

24 (iii) levels of homelessness among
25 such veteran families; and

1 (iv) levels and circumstances of, and
2 barriers to, receipt by such veteran families
3 of rental housing and homeownership as-
4 sistance; and

5 (B) such other information that the Sec-
6 retary determines, in consultation with the Sec-
7 retary of Veterans Affairs and national non-
8 governmental organizations concerned with vet-
9 erans, homelessness, and very low-income hous-
10 ing, may be useful to the assessment.

11 (3) CONDUCT.—If the Secretary contracts with
12 an entity other than the Department of Housing and
13 Urban Development to conduct the assessment
14 under this subsection, such entity shall be a non-
15 governmental organization determined by the Sec-
16 retary to have appropriate expertise in quantitative
17 and qualitative social science research.

18 (4) FUNDING.—Of any amounts made available
19 pursuant to section 501 of the Housing and Urban
20 Development Act of 1970 (42 U.S.C. 1701z–1) for
21 programs of research, studies, testing, or demonstra-
22 tion relating to the mission or programs of the De-
23 partment of Housing and Urban Development for
24 any fiscal year in which an assessment under this
25 subsection is required pursuant to paragraph (1) of

1 this subsection, \$1,000,000 shall be available until
2 expended for costs of the assessment under this sub-
3 section.

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