

107TH CONGRESS
1ST SESSION

S. 1885

To establish the elderly housing plus health support demonstration program
to modernize public housing for elderly and disabled persons.

IN THE SENATE OF THE UNITED STATES

DECEMBER 20 (legislative day, DECEMBER 18), 2001

Mr. DODD introduced the following bill; which was read twice and referred to
the Committee on Banking, Housing, and Urban Affairs

A BILL

To establish the elderly housing plus health support demonstration program to modernize public housing for elderly and disabled persons.

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 “Elderly Housing Plus
5 Health Support Demonstration Act”.

6 **SEC. 2. FINDINGS AND PURPOSES.**

7 (a) FINDINGS.—The Congress finds that—

8 (1) there are not fewer than 34,100,000 Ameri-
9 cans who are 65 years of age and older, and persons

1 who are 85 years of age or older comprise almost
2 one-quarter of that population;

3 (2) the Bureau of the Census of the Depart-
4 ment of Commerce estimates that, by 2030, the el-
5 derly population will double to 70,000,000 persons;

6 (3) according to the Department of Housing
7 and Urban Development report “Housing Our El-
8 ders—A Report Card on the Housing Conditions
9 and Needs of Older Americans”, the largest and
10 fastest growing segments of the older population in-
11 clude many people who have historically been vulner-
12 able economically and in the housing market—
13 women, minorities, and people over the age of 85;

14 (4) many elderly persons are at significant risk
15 with respect to the availability, stability, and accessi-
16 bility of affordable housing;

17 (5) one third of public housing residents are ap-
18 proximately 62 years of age or older, making public
19 housing the largest Federal housing program for
20 senior citizens;

21 (6) the elderly population residing in public
22 housing is older, poorer, frailer, and more racially
23 diverse than the elderly population residing in other
24 assisted housing;

1 (7) two-thirds of the public housing develop-
2 ments for the elderly, including those that also serve
3 the disabled, were constructed before 1970 and are
4 in dire need of major rehabilitation and reconfigura-
5 tion, such as rehabilitation to provide new roofs, en-
6 ergy-efficient heating, cooling, utility systems, acces-
7 sible units, and up-to-date safety features;

8 (8) many of the dwelling units in public housing
9 developments for elderly and disabled persons are
10 undersized, are inaccessible to residents with phys-
11 ical limitations, do not comply with the requirements
12 under the Americans with Disabilities Act of 1990,
13 or lack railings, grab bars, emergency call buttons,
14 and wheelchair accessible ramps;

15 (9) a study conducted for the Department of
16 Housing and Urban Development found that the
17 cost of the basic modernization needs for public
18 housing for elderly and disabled persons exceeds
19 \$5,700,000,000;

20 (10) a growing number of elderly and disabled
21 persons face unnecessary institutionalization because
22 of the absence of appropriate supportive services and
23 assisted living facilities in their residences;

24 (11) for many elderly and disabled persons,
25 independent living in a non-institutionalization set-

1 ting is a preferable housing alternative to costly in-
2 stitutionalization, and would allow public monies to
3 be more effectively used to provide necessary services
4 for such persons;

5 (12) congregate housing and supportive services
6 coordinated by service coordinators is a proven and
7 cost-effective means of enabling elderly and disabled
8 persons to remain in place with dignity and inde-
9 pendence; and

10 (13) the effective provision of congregate serv-
11 ices and assisted living in public housing develop-
12 ments requires the redesign of units and buildings to
13 accommodate independent living.

14 (b) PURPOSES.—The purposes of this Act are—

15 (1) to establish a demonstration program to
16 make competitive grants to provide state-of-the-art
17 health-supportive housing with assisted living oppor-
18 tunities for elderly and disabled persons;

19 (2) to provide funding to enhance, make safe
20 and accessible, and extend the useful life of public
21 housing developments for the elderly and disabled
22 and to increase their accessibility to supportive serv-
23 ices;

24 (3) to provide elderly and disabled public hous-
25 ing residents a readily available choice in living ar-

1 rangements by utilizing the services of service coor-
2 dinators and providing a continuum of care that al-
3 lows such residents to age in place;

4 (4) to incorporate congregate housing service
5 programs more fully into public housing operations;
6 and

7 (5) to accomplish such purposes and provide
8 such funding under existing provisions of law that
9 currently authorize all activities to be conducted
10 under the program.

11 **SEC. 3. DEFINITIONS.**

12 In this Act:

13 (1) ELDERLY AND DISABLED FAMILIES.—The
14 term “elderly and disabled families” means families
15 in which 1 or more persons is an elderly person or
16 a person with disabilities.

17 (2) ELDERLY PERSON.—The term “elderly per-
18 son” means a person who is 62 years of age or
19 older.

20 (3) PERSON WITH DISABILITIES.—The term
21 “person with disabilities” has the same meaning as
22 in section 3(b)(3)(E) of the United States Housing
23 Act of 1937 (42 U.S.C. 1437a(b)(3)(E)).

24 (4) PUBLIC HOUSING AGENCY.—The term
25 “public housing agency” has the same meaning as in

1 section 3(b)(6)(A) of the United States Housing Act
2 of 1937 (42 U.S.C. 1437a(b)(6)(A)).

3 (5) SECRETARY.—The term “Secretary” means
4 the Secretary of Housing and Urban Development.

5 **SEC. 4. AUTHORITY FOR ELDERLY HOUSING PLUS HEALTH**
6 **SUPPORT PROGRAM.**

7 The Secretary shall establish an elderly housing plus
8 health support demonstration program (referred to in this
9 Act as the “demonstration program”) in accordance with
10 this Act to provide coordinated funding to public housing
11 projects for elderly and disabled families selected for par-
12 ticipation under section 5, to be used for—

13 (1) rehabilitation or reconfiguration of such
14 projects;

15 (2) the provision of space in such projects for
16 supportive services and community and health facili-
17 ties;

18 (3) the provision of service coordinators for
19 such projects; and

20 (4) the provision of congregate services pro-
21 grams in or near such projects.

22 **SEC. 5. PARTICIPATION IN PROGRAM.**

23 (a) APPLICATION AND PLAN.—To be eligible to be
24 selected for participation in the demonstration program,
25 a public housing agency shall submit to the Secretary—

1 (1) an application, in such form and manner as
2 the Secretary shall require; and

3 (2) a plan for the agency that—

4 (A) identifies the public housing projects
5 for which amounts provided under this Act will
6 be used, limited to projects that are designated
7 or otherwise used for occupancy—

8 (i) only by elderly families; or

9 (ii) by both elderly families and dis-
10 abled families; and

11 (B) provides for local agencies or organiza-
12 tions to establish or expand the provision of
13 health-related services or other services that will
14 enhance living conditions for residents of public
15 housing projects of the agency, primarily in the
16 project or projects to be assisted under the
17 plan.

18 (b) SELECTION AND CRITERIA.—

19 (1) SELECTION.—The Secretary shall select
20 public housing agencies for participation in the dem-
21 onstration program based upon a competition among
22 public housing agencies that submit applications for
23 participation.

24 (2) CRITERIA.—The competition referred to in
25 paragraph (1) shall be based upon—

1 (A) the extent of the need for rehabilita-
 2 tion or reconfiguration of the public housing
 3 projects of an agency that are identified in the
 4 plan of the agency pursuant to subsection
 5 (a)(2)(A);

6 (B) the past performance of an agency in
 7 serving the needs of elderly public housing resi-
 8 dents or non-elderly, disabled public housing
 9 residents given the opportunities in the locality;

10 (C) the past success of an agency in ob-
 11 taining non-public housing resources to assist
 12 such residents given the opportunities in the lo-
 13 cality; and

14 (D) the effectiveness of the plan of an
 15 agency in creating or expanding services de-
 16 scribed in subsection (a)(2)(B).

17 **SEC. 6. CONFIGURATION AND CAPITAL IMPROVEMENTS.**

18 (a) GRANTS.—

19 (1) IN GENERAL.—The Secretary shall make
 20 grants to public housing agencies selected for par-
 21 ticipation under section 5, to be used only—

22 (A) for capital improvements to rehabili-
 23 tate or reconfigure public housing projects iden-
 24 tified in the plan submitted under section
 25 5(a)(2)(A); and

1 (B) to provide space for supportive services
 2 and for community and health-related facilities
 3 primarily for the residents of projects identified
 4 in the plan submitted under section 5(a)(2)(A).

5 (2) SOURCE OF FUNDS.—Grants shall be made
 6 under this section from funds made available for the
 7 demonstration program in accordance with sub-
 8 section (c).

9 (3) INAPPLICABILITY OF OTHER PROVISIONS.—
 10 Section 9(c)(1) of the United States Housing Act of
 11 1937 (42 U.S.C. 1437g(c)(1)) does not apply to
 12 grants made under this section.

13 (b) ALLOCATION.—Grants funded in accordance with
 14 this section shall—

15 (1) be allocated among public housing agencies
 16 selected for participation under section 5 on the
 17 basis of the criteria established under section
 18 5(b)(2); and

19 (2) be made in such amounts and subject to
 20 such terms as the Secretary shall determine.

21 (c) AUTHORIZATION OF APPROPRIATIONS.—There
 22 are authorized to be appropriated for the demonstration
 23 program, to make grants in accordance with this section—

24 (1) \$100,000,000 for fiscal year 2002; and

1 (2) such sums as may be necessary for fiscal
2 year 2003 and each subsequent fiscal year.

3 **SEC. 7. SERVICE COORDINATORS.**

4 (a) GRANTS.—

5 (1) IN GENERAL.—The Secretary shall make
6 grants to public housing agencies selected for par-
7 ticipation under section 5, to be used only—

8 (A) for public housing projects for elderly
9 and disabled families for whom capital assist-
10 ance is provided under section 6; and

11 (B) to provide service coordinators and re-
12 lated activities identified in the plan of the
13 agency pursuant to section 5(a)(2), so that the
14 residents of such public housing projects will
15 have improved and more economical access to
16 services that support the health and well-being
17 of the residents.

18 (2) SOURCE OF FUNDS.—Grants shall be made
19 under this section from funds made available for the
20 demonstration program in accordance with sub-
21 section (c).

22 (3) INAPPLICABILITY OF OTHER PROVISIONS.—
23 Section 9(c)(1) of the United States Housing Act of
24 1937 (42 U.S.C. 1437g(c)(1)) does not apply to
25 grants made under this section.

1 (b) ALLOCATION.—The Secretary shall provide a
 2 grant pursuant to this section, in an amount not to exceed
 3 \$100,000, to each public housing agency that is selected
 4 for participation under section 5.

5 (c) AUTHORIZATION OF APPROPRIATIONS.—There
 6 are authorized to be appropriated for the demonstration
 7 program, to make grants in accordance with this section—

8 (1) \$2,000,000 for fiscal year 2002; and

9 (2) such sums as may be necessary for fiscal
 10 year 2003 and each subsequent fiscal year.

11 **SEC. 8. CONGREGATE HOUSING SERVICES PROGRAMS.**

12 (a) GRANTS.—

13 (1) IN GENERAL.—The Secretary shall make
 14 grants to public housing agencies selected for par-
 15 ticipation under section 5, to be used only—

16 (A) in connection with public housing
 17 projects for elderly and disabled families for
 18 which capital assistance is provided under sec-
 19 tion 6; and

20 (B) to carry out a congregate housing
 21 service program identified in the plan of the
 22 agency pursuant to section 5(a)(2) that pro-
 23 vides services as described in section 202(g)(1)
 24 of the Housing Act of 1959 (12 U.S.C.
 25 1701q(g)(1)).

1 (2) SOURCE OF FUNDS.—Grants shall be made
 2 under this section from funds made available for the
 3 demonstration program in accordance with sub-
 4 section (c).

5 (3) INAPPLICABILITY OF OTHER PROVISIONS.—
 6 Other than as specifically provided in this section—

7 (A) section 9(c)(1) of the United States
 8 Housing Act of 1937 (42 U.S.C. 1437g(c)(1))
 9 does not apply to grants made under this sec-
 10 tion; and

11 (B) section 202 of the Housing Act of
 12 1959 (12 U.S.C. 1701q) does not apply to
 13 grants made under this section.

14 (b) ALLOCATION.—The Secretary shall provide a
 15 grant pursuant to this section, in an amount not to exceed
 16 \$150,000, to each public housing agency that is selected
 17 for participation under section 5.

18 (c) AUTHORIZATION OF APPROPRIATIONS.—There
 19 are authorized to be appropriated for the demonstration
 20 program, to make grants in accordance with this section—

21 (1) \$3,000,000 for fiscal year 2003; and

22 (2) such sums as may be necessary for fiscal
 23 year 2004 and each subsequent fiscal year.

1 **SEC. 9. SAFEGUARDING OTHER APPROPRIATIONS.**

2 Amounts authorized to be appropriated under this
3 Act to carry out this Act are in addition to any amounts
4 authorized to be appropriated under any other provision
5 of law, or otherwise made available in appropriations Acts,
6 for rehabilitation of public housing projects, for service co-
7 ordinators for public housing projects, or for congregate
8 housing services programs.

○