

110TH CONGRESS
2^D SESSION

H. R. 5937

IN THE SENATE OF THE UNITED STATES

MAY 8, 2008

Received; read twice and referred to the Committee on Banking, Housing, and
Urban Affairs

AN ACT

To facilitate the preservation of certain affordable housing
dwelling units.

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

1 **SECTION 1. PRESERVATION OF CERTAIN AFFORDABLE**
2 **HOUSING DWELLING UNITS.**

3 (a) CONVERSION OF HUD CONTRACTS.—Notwith-
4 standing any other provision of law, the Secretary of
5 Housing and Urban Development may, at the request of
6 the owner of the multifamily housing project to which Sec-
7 tion 8 Project Number NY 913 VO 0018 and RAP Con-
8 tract Number 012035NIRAP are subject, convert such
9 contracts to a contract for project-based rental assistance
10 under section 8 of the United States Housing Act of 1937
11 (42 U.S.C. 1437f).

12 (b) INITIAL RENEWAL.—

13 (1) ELIGIBILITY.—At the request of the owner
14 made no later than 90 days prior to a conversion,
15 the Secretary may, to the extent sufficient amounts
16 are made available in appropriation Acts and not-
17 withstanding any other law, treat the contemplated
18 resulting contract as if such contract were eligible
19 for initial renewal under section 524(a) of the Multi-
20 family Assisted Housing Reform and Affordability
21 Act of 1997 (42 U.S.C. 1437f note).

22 (2) REQUEST.—A request by the owner pursu-
23 ant to paragraph (1) shall be upon such terms and
24 conditions as the Secretary may require.

25 (c) RESULTING CONTRACT.—The resulting contract
26 shall—

1 (1) be subject to section 524(a) of MAHRA (42
2 U.S.C. 1437f note);

3 (2) be considered for all purposes a contract
4 that has been renewed under section 524(a) of
5 MAHRA (42 U.S.C. 1437f note) for a term not to
6 exceed 20 years;

7 (3) be subsequently renewable at the request of
8 the owner, under any renewal option for which the
9 project is eligible under MAHRA (42 U.S.C. 1437f
10 note);

11 (4) contain provisions limiting distributions, as
12 the Secretary determines appropriate, not to exceed
13 10 percent of the initial investment of the owner;

14 (5) be subject to the availability of sufficient
15 amounts in appropriation Acts; and

16 (6) be subject to such other terms and condi-
17 tions as the Secretary considers appropriate.

18 (d) INCOME TARGETING.—The owner shall be
19 deemed to be in compliance with all income-targeting re-
20 quirements under the United States Housing Act of 1937
21 by serving low-income families, as such term is defined
22 in the section 3(b)(2) of such Act (42 U.S.C.
23 1437a(b)(2)).

24 (e) TENANT ELIGIBILITY.—Notwithstanding any
25 other provision of law, each family residing in an assisted

1 dwelling unit on the date of the conversion under this sec-
2 tion, subject to the resulting contract under subsection
3 (a), shall be considered to meet the applicable require-
4 ments for income eligibility and occupancy.

5 (f) DEFINITIONS.—As used in this section—

6 (1) the term “assisted dwelling unit” means the
7 dwelling units that, on the date of the conversion
8 under this section, were subject to Section 8 Project
9 Number NY 913 VO 0018 or RAP Contract Num-
10 ber 012035NIRAP;

11 (2) the term “conversion” means the action
12 under which Section 8 Project Number NY 913 VO
13 0018 and RAP Contract Number 012035NIRAP be-
14 come a contract for project-based rental assistance
15 under section 8 of the United States Housing Act of
16 1937 (42 U.S.C. 1437f) pursuant to subsection (a);

17 (3) the term “MAHRA” means the Multifamily
18 Assisted Housing Reform and Affordability Act of
19 1997 (42 U.S.C. 1437f note);

20 (4) the term “owner” means Starrett City As-
21 sociates or any successor owner of the multifamily
22 housing project to which Section 8 Project Number
23 NY 913 VO 0018 and RAP Contract Number
24 012035NIRAP are subject;

1 (5) the term “resulting contract” means the
2 new contract after a conversion of Section 8 Project
3 Number NY 913 VO 0018 and RAP Contract Num-
4 ber 012035NIRAP to a contract for project-based
5 rental assistance under section 8 of the United
6 States Housing Act of 1937 (42 U.S.C. 1437f) pur-
7 suant to subsection (a); and

8 (6) the term “Secretary” means the Secretary
9 of Housing and Urban Development.

Passed the House of Representatives May 7, 2008.

Attest: LORRAINE C. MILLER,
Clerk.