

116TH CONGRESS
1ST SESSION

S. 2876

To provide economic empowerment opportunities in the United States through the modernization of public housing, and for other purposes.

IN THE SENATE OF THE UNITED STATES

NOVEMBER 14, 2019

Mr. SCHUMER (for Mr. SANDERS (for himself, Mr. MERKLEY, and Ms. WARREN)) introduced the following bill; which was read twice and referred to the Committee on Banking, Housing, and Urban Affairs

A BILL

To provide economic empowerment opportunities in the United States through the modernization of public housing, and for other purposes.

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

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Green New Deal for
5 Public Housing Act”.

6 **SEC. 2. PURPOSES.**

7 The purpose of this Act is—

8 (1) to stimulate, gather, and develop the work-
9 force capacity, tools, financing, and materials needed

1 to rehabilitate, upgrade, modernize, and transition
2 public housing;

3 (2) to rehabilitate public housing that is se-
4 verely distressed and causing residents to be exposed
5 to unhealthy and unsafe environments;

6 (3) to upgrade and equip all public housing
7 with cutting-edge materials, infrastructure, and all-
8 electric appliances made in the United States in
9 order to improve energy efficiency, water quality,
10 and material living standards in public housing and
11 to support United States manufacturing;

12 (4) to modernize public housing laws in order to
13 maximize tenant participation and management by
14 low- and very low-income individuals in the rehabili-
15 tation, upgrade, and transition of public housing
16 through education, training, and jobs; and

17 (5) to transition the entire public housing stock
18 of the United States, as swiftly and seamlessly as
19 possible, into highly energy-efficient homes that
20 produce on-site, or procure, enough carbon-free re-
21 newable energy to meet total energy consumption
22 annually.

23 **SEC. 3. DEFINITIONS.**

24 In this Act:

1 (1) COMMUNITY RESILIENCE CENTER.—The
 2 term “community resilience center” means a com-
 3 munal space in public housing that is used as a cool-
 4 ing center, heating center, or disaster relief center
 5 during extreme weather.

6 (2) ELIGIBLE ENTITY.—The term “eligible enti-
 7 ty” means—

8 (A) a public housing agency;

9 (B) an Indian tribe or a tribally designated
 10 housing entity that is eligible to receive assist-
 11 ance under the Native American Housing As-
 12 sistance and Self-Determination Act of 1996
 13 (25 U.S.C. 4101 et seq.); and

14 (C) the Department of Hawaiian Home
 15 Lands, as defined in section 801 of the Native
 16 American Housing Assistance and Self-Deter-
 17 mination Act of 1996 (25 U.S.C. 4221).

18 (3) INDIAN TRIBE; TRIBALLY DESIGNATED
 19 HOUSING ENTITY.—The terms “Indian tribe” and
 20 “tribally designated housing entity” have the mean-
 21 ings given those terms in section 4 of the Native
 22 American Housing Assistance and Self-Determina-
 23 tion Act of 1996 (25 U.S.C. 4103).

24 (4) PUBLIC HOUSING.—The term “public hous-
 25 ing”—

1 (A) has the meaning given the term in sec-
2 tion 3(b) of the United States Housing Act of
3 1937 (42 U.S.C. 1437a(b)); and

4 (B) includes—

5 (i) any dwelling unit owned by an In-
6 dian tribe that is or was a dwelling unit in
7 public housing;

8 (ii) any low-income housing dwelling
9 unit described in section 302(b)(1) of the
10 Native American Housing Assistance and
11 Self-Determination Act of 1996 (25 U.S.C.
12 4152(b)(1));

13 (iii) any dwelling unit assisted under
14 section 802 of the Native American Hous-
15 ing Assistance and Self-Determination Act
16 of 1996 (25 U.S.C. 4222); and

17 (iv) any dwelling unit that—

18 (I) was a low-income housing
19 dwelling unit described in section
20 302(b)(1) of the Native American
21 Housing Assistance and Self-Deter-
22 mination Act of 1996 (25 U.S.C.
23 4152(b)(1)); and

1 (II) is rented only to households
 2 with an income that is not more than
 3 80 percent of the area median income.

4 (5) PUBLIC HOUSING AGENCY.—The term
 5 “public housing agency” has the meaning given the
 6 term in section 3(b) of the United States Housing
 7 Act of 1937 (42 U.S.C. 1437a(b)).

8 (6) PUBLIC HOUSING RESIDENT-OWNED BUSI-
 9 NESS.—The term “public housing resident-owned
 10 business” means a business concern that—

11 (A) provides economic opportunities, as de-
 12 fined in section 3(e) of the Housing and Urban
 13 Development Act of 1968 (12 U.S.C.
 14 1701u(e)); and

15 (B) is owned by public housing residents.

16 (7) RENEWABLE ENERGY.—The term “renew-
 17 able energy” means—

18 (A) utility-, community-, and small-scale
 19 photovoltaic and thermal solar energy;

20 (B) utility- and small-scale wind energy;

21 (C) geothermal energy;

22 (D) microturbine hydroelectricity;

23 (E) energy efficiency;

24 (F) building electrification;

25 (G) energy storage;

1 (H) microgrids; and

2 (I) modern distribution grid infrastructure.

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

5 (9) ZERO-CARBON HOME.—The term “zero-car-
6 bon home” means a highly energy-efficient home
7 that produces on-site, or procures, enough carbon-
8 free renewable energy to meet the total annual en-
9 ergy consumption of the home.

10 **SEC. 4. CONGRESSIONAL FINDINGS AND SENSE OF CON-**
11 **GRESS FOR IMPROVED ARCHITECTURAL DE-**
12 **SIGN IN GOVERNMENT HOUSING PROGRAMS.**

13 Section 4 of the Housing and Urban Development
14 Act of 1968 (12 U.S.C. 1701v) is amended to read as fol-
15 lows:

16 **“SEC. 4. IMPROVED ARCHITECTURAL DESIGN IN GOVERN-**
17 **MENT HOUSING PROGRAMS.**

18 “(a) FINDINGS.—Congress finds that—

19 “(1) if Federal aid is to make its full commu-
20 nity-wide contribution toward improving our urban
21 and rural environments, Federal aid must have a
22 greater impact on improvements in architectural de-
23 sign; and

24 “(2) even within the necessary budget limita-
25 tions on housing for low- and moderate-income fami-

1 lies, architectural design and environmental perform-
 2 ance can be improved not only to make the housing
 3 more livable, but also to better suit the needs of oc-
 4 cupants including human and environmental health,
 5 zero carbon emissions, well-being, accessibility, and
 6 equity.

7 “(b) SENSE OF CONGRESS.—It is the sense of Con-
 8 gress that in the administration of housing programs that
 9 assist in the provision of housing for low- and moderate-
 10 income families, emphasis should be given to—

11 “(1) encouraging good architectural design that
 12 yields maximal environmental performance and ad-
 13 heres to accessibility guidelines established in ac-
 14 cordance with the Americans With Disabilities Act
 15 of 1990 (42 U.S.C. 12101 et seq.) as an essential
 16 component of such housing; and

17 “(2) developing, with opportunities for resident
 18 involvement, housing that will be of such quality as
 19 to reflect the highest international architectural
 20 standards and the architectural standards of the
 21 neighborhood and the community in which it is situ-
 22 ated, consistent with prudent budgeting.”.

23 **SEC. 5. DECLARATION OF POLICY.**

24 Section 2(a) of the United States Housing Act of
 25 1937 (42 U.S.C. 1437(a)) is amended to read as follows:

1 “(a) DECLARATION OF POLICY.—It is the policy of
2 the United States—

3 “(1) to modernize the intersections of Federal
4 and local government by employing the funds and
5 credit of the United States, as provided in this
6 Act—

7 “(A) to guarantee the right to housing for
8 every individual;

9 “(B) to assist States and political subdivi-
10 sions of States in ensuring that—

11 “(i) all housing in the United States
12 is habitable, highly energy-efficient, and
13 safe; and

14 “(ii) housing conditions lead to good
15 health, security, and adequate protection
16 from the economic fears relating to old
17 age, disability, sickness, accident, and un-
18 employment; and

19 “(C) to protect, maintain, preserve, and
20 expand public housing as a sustainable safety
21 net for all people;

22 “(2) that it is the responsibility of the Federal
23 Government, in conjunction with public housing
24 agencies, to incentivize, promote, and protect the
25 independent, collaborative, and collective actions of

1 public housing residents and other private citizens to
 2 develop housing in a manner that strengthens entire
 3 neighborhoods; and

4 “(3) that the Federal Government should act
 5 and build new public housing where there is a seri-
 6 ous need that the free market cannot address or is
 7 not addressing responsibly.”.

8 **SEC. 6. GREEN NEW DEAL PUBLIC HOUSING GRANTS.**

9 (a) ESTABLISHMENT OF GRANT PROGRAMS.—

10 (1) GRANTS FOR COMMUNITY WORKFORCE DE-
 11 VELOPMENT.—

12 (A) IN GENERAL.—The Secretary shall es-
 13 tablish a grant program that provides amounts
 14 to eligible entities to facilitate workforce devel-
 15 opment projects and high-income employment
 16 transition at public housing.

17 (B) PREFERENCE.—In awarding grants
 18 under this paragraph, the Secretary shall give
 19 preference to applications submitted by—

20 (i) eligible entities located in rural
 21 areas;

22 (ii) eligible entities described in sub-
 23 paragraph (B) or (C) of section 3(2); and

1 (iii) eligible entities that demonstrate
2 a capacity to facilitate a workforce develop-
3 ment program that includes—

4 (I) the development of career and
5 related skills, including financial and
6 economic empowerment education;

7 (II) direct entry to apprentice-
8 ship programs;

9 (III) certification or associate de-
10 gree acquisition;

11 (IV) technical assistance and re-
12 sources for public housing resident-
13 owned businesses for purposes of com-
14 pliance with the requirements under
15 section 3 of the Housing and Urban
16 Development Act of 1968 (12 U.S.C.
17 1701u), including—

18 (aa) legal or compliance
19 services on behalf of public hous-
20 ing resident-owned businesses for
21 purposes of helping them access
22 and apply for government pro-
23 curement and contracting oppor-
24 tunities;

1 (bb) education on starting
2 and sustaining a business;

3 (cc) accessing insurance and
4 bonds; and

5 (dd) demonstrating capacity
6 and sustainable operations;

7 (V) training and development of
8 skills necessary for career develop-
9 ment in the fields, trades, and services
10 reasonably determined during the first
11 public comment period held in accord-
12 ance with subsection (b)(3) to be of
13 interest to public housing residents;

14 (VI) educational and organiza-
15 tional tools for public housing resi-
16 dents in order to advance the models
17 of worker cooperatives and collective
18 bargaining;

19 (VII) education, engagement, and
20 empowerment resources to help both
21 residents of public housing and local
22 low- and very low-income individuals
23 avail themselves of opportunities made
24 available under the workforce develop-
25 ment program, including education,

1 engagement, and empowerment re-
2 sources provided in partnership
3 with—

4 (aa) a local entity that oper-
5 ates a Family Self-Sufficiency
6 program under section 23 of the
7 United States Housing Act of
8 1937 (42 U.S.C. 1437u); and

9 (bb) community-based orga-
10 nizations that demonstrate a
11 commitment to and history of or-
12 ganizing with public housing resi-
13 dents;

14 (VIII) innovative design partner-
15 ships with local schools and architec-
16 tural firms;

17 (IX) training and employment
18 opportunities reserved specifically for
19 local low- and very low-income people
20 that were formerly incarcerated; and

21 (X) stipends valued at not less
22 than \$250 per week to individuals
23 participating in the workforce develop-
24 ment program.

1 (C) COMPLIANCE MANAGERS.—Not more
2 than 10 percent of the amount of a grant re-
3 ceived by an eligible entity under this para-
4 graph may be used by an eligible entity to hire
5 or otherwise retain reporting and compliance
6 managers with sufficient expertise to ensure
7 that the eligible entity can comply with the re-
8 quirements of section 3 of the Housing and
9 Urban Development Act of 1968 (12 U.S.C.
10 1701u).

11 (2) GRANTS FOR DEEP ENERGY RETROFITS.—
12 The Secretary shall establish a grant program that
13 provides amounts to eligible entities to conduct phys-
14 ical needs assessments and subsequent deep energy
15 retrofits in public housing, including—

16 (A) retrofits for—

17 (i) energy-efficient windows;

18 (ii) super insulation of roofs and exte-
19 rior walls, including the addition of new
20 cladding to buildings and the rerouting of
21 plumbing and electricity;

22 (iii) electrification of water heating
23 and building heating systems using electric
24 heat pumps; and

1 (iv) electric heat pumps to provide air
 2 conditioning, where feasible;

3 (B) strategies to increase airtightness of
 4 building envelope, including air sealant paints;
 5 and

6 (C) acquisition and installation of heat-re-
 7 covery ventilation systems.

8 (3) GRANTS FOR ENERGY EFFICIENCY, BUILD-
 9 ING ELECTRIFICATION UPGRADES, AND WATER
 10 QUALITY.—

11 (A) IN GENERAL.—The Secretary shall es-
 12 tablish a grant program that provides amounts
 13 to eligible entities for upgrades, replacements,
 14 and improvements in public housing to energy
 15 efficiency, building electrification, including
 16 for—

17 (i) conducting physical needs assess-
 18 ments of public housing dwelling units;

19 (ii) in-unit energy efficiency product
 20 upgrades, including upgrading to—

21 (I) modern, energy-efficient insu-
 22 lation;

23 (II) all-electric state-of-the-art ef-
 24 ficient appliances;

- 1 (III) energy-efficient bathroom
2 plumbing, including low-flow toilets;
- 3 (IV) energy-efficient laundry ma-
4 chines;
- 5 (V) energy-efficient air filters;
- 6 (VI) energy monitoring devices
7 including smart meters and smart
8 thermostats;
- 9 (VII) energy-efficient lightbulbs;
- 10 (VIII) highly insulated windows;
- 11 (IX) reflective roofing; and
- 12 (X) smart Supervisory Control
13 and Data Acquisition systems and
14 building-to-grid integration;
- 15 (iii) infrastructure related to building
16 electrification, including the upgrade of—
- 17 (I) electric heating, ventilation,
18 and air conditioning systems, includ-
19 ing cold-climate heat pumps;
- 20 (II) electrical panels; and
- 21 (III) electric appliances to re-
22 place appliances reliant on fossil fuels,
23 such as gas stoves and hot water
24 heaters; and

(iv) water quality upgrades, including the replacement of water pipes in public housing if a quality test of drinking water concentrations in public housing exceeds—

(I) 3.1 parts per billion of lead;

(II) 20 parts per trillion combined of the 5 perfluoroalkyl and polyfluoroalkyl substances, which are—

(aa) perfluorooctanoic acid;

(bb) perfluorooctane sulfonate;

(cc) perfluorohexane sulfonic acid;

(dd) perfluoroheptanoic acid;

and

(ee) perfluorononanoic acid;

(III) 0.010 mg/L of arsenic;

(IV) 1.3 mg/L of copper;

(V) drinking water standards of the Environmental Protection Agency for organic and inorganic contaminants, radionuclides, and microbiological contaminants; and

1 (VI) any other Environmental
 2 Protection Agency standard adopted
 3 under the Safe Drinking Water Act
 4 (42 U.S.C. 300f et seq.).

5 (B) BENCHMARKING ENERGY AND WATER
 6 CONSUMPTION.—In addition to the require-
 7 ments described in subsection (b), an eligible
 8 entity desiring a grant under this paragraph
 9 shall include in the grant application a commit-
 10 ment to benchmarking energy and water con-
 11 sumption using ENERGY STAR Portfolio
 12 Manager, or another system approved by the
 13 Department of Housing and Urban Develop-
 14 ment, for a period of not less than 5 years be-
 15 ginning on the date on which the eligible entity
 16 receives the grant.

17 (4) GRANTS FOR COMMUNITY ENERGY GENERA-
 18 TION.—

19 (A) IN GENERAL.—The Secretary shall es-
 20 tablish a grant program that provides amounts
 21 to eligible entities to build and expand commu-
 22 nity energy generation in public housing, in-
 23 cluding the construction of and ongoing costs
 24 associated with—

25 (i) renewable energy rooftops;

- 1 (ii) renewable energy generation;
- 2 (iii) photovoltaic glass windows;
- 3 (iv) the bulk purchase of clean energy
- 4 grid supply from energy utilities; and
- 5 (v) community-scale energy storage
- 6 systems.

7 (B) PRIORITY.—In awarding grants under
 8 this paragraph, the Secretary shall give pref-
 9 erence to applications submitted by eligible enti-
 10 ties that—

11 (i) demonstrate an ability to generate
 12 the greatest amount of renewable energy
 13 that can be consumed by public housing
 14 projects and transferred to the local energy
 15 grid; and

16 (ii) demonstrate a commitment to pro-
 17 vide job training and contracting opportu-
 18 nities to public housing residents and pub-
 19 lic housing resident-owned businesses.

20 (C) PROFITS.—

21 (i) IN GENERAL.—With respect to any
 22 energy produced by an eligible entity car-
 23 rying out a grant under this paragraph,
 24 the eligible entity may retain 90 percent of
 25 any profits earned from selling the energy.

(ii) VOTE.—An eligible entity described in clause (i) with not less than 50 public housing dwelling units shall provide residents of the public housing the opportunity to vote on how the profits earned under clause (i) shall be used.

(iii) OTHER REVENUE.—Any profits not retained under this subparagraph shall be transferred to the Department of the Treasury for deposit in the General Fund.

(5) GRANTS FOR RECYCLING AND ZERO-WASTE PROGRAMS.—The Secretary shall establish a grant program that provides amounts to eligible entities to establish or expand recycling and zero-waste programs in public housing, including the recycling of appliances and machines that were replaced through the grant program described in paragraph (3).

(6) GRANTS FOR COMMUNITY RESILIENCY AND SUSTAINABILITY.—The Secretary shall establish a grant program that provides amounts to eligible entities for community resilience and sustainability projects in public housing, including—

(A) the purchase and installation of energy storage, including batteries, flywheels, compressed air, and pumped hydroelectric or ther-

mal energy storage, in order to ensure energy backup of not less than 48 hours in the event of an emergency or disaster;

(B) the construction of childcare centers and ongoing costs associated with childcare centers;

(C) the construction of senior centers and ongoing costs associated with senior centers;

(D) the construction of community gardens and ongoing costs associated with community gardens;

(E) the maintenance of entire public housing developments;

(F) the installation of publicly owned high speed internet in order to provide universal internet access for all residents with an upload speed of not less than 100Mbps and a download speed of not less than 100Mbps, and the ongoing costs associated with providing that internet infrastructure and access;

(G) the establishment or improvement, and painting, of community centers and other shared community spaces, the personnel of which shall earn the higher of—

(i) the local prevailing wage; or

1 (ii) a wage of \$15 per hour;

2 (H) the establishment or improvement of
3 dedicated infrastructure for transportation by
4 bicycle, including lanes, parking spots, and the
5 bulk purchase of enough bicycles to offer 1 bi-
6 cycle to every low- and very low-income public
7 housing resident;

8 (I) the establishment and leasing of com-
9 mercial activity that offers public housing resi-
10 dents on-site access to goods and services, in-
11 cluding good-quality healthcare clinics, dental
12 clinics, bookstores, learning and tutoring cen-
13 ters, and affordable organic groceries; and

14 (J) repairs and upgrades to public housing
15 to ensure compliance with the physical condi-
16 tion standards under section 5.703 of title 24,
17 Code of Federal Regulations.

18 (7) GRANTS FOR CLIMATE ADAPTATION AND
19 EMERGENCY DISASTER RESPONSE.—The Secretary
20 shall establish a grant program that provides
21 amounts and technical assistance to eligible entities
22 for construction and ongoing costs associated with
23 climate adaptation and emergency disaster response
24 for public housing, including—

1 (A) integrated solutions that combine bet-
 2 ter walls, heating, cooling, ventilation, solar,
 3 and storage into a single easy-to-install and af-
 4 fordable retrofit for public housing;

5 (B) additional solar and storage on site, or
 6 through a local community microgrid, in order
 7 to allow residents to access essential energy
 8 during power outages;

9 (C) insulating and eliminating air leakage
 10 in order to ensure that individual dwelling units
 11 can retain a safe temperature during a power
 12 outage until power is restored or emergency as-
 13 sistance arrives; and

14 (D) installing rigid foam wall insulation in
 15 hurricane and earthquake-prone areas in order
 16 to create shear walls to resist structural dam-
 17 age from walls tilting or falling during high
 18 winds and earthquakes.

19 (b) GRANT APPLICATION.—

20 (1) COMMON APPLICATION FORM.—The Sec-
 21 retary shall develop a single common grant applica-
 22 tion that an eligible entity shall use to apply for 1
 23 or more grants under subsection (a).

24 (2) REQUIRED CONTENTS.—As a condition of
 25 receiving a grant under subsection (a), each eligible

1 entity shall include in the grant application sub-
2 mitted to the Secretary—

3 (A) a certification that, in carrying out ac-
4 tivities under the grant—

5 (i) the eligible entity shall—

6 (I) ensure that the materials
7 used by all contractors and sub-
8 contractors receiving grant funds are
9 substantially manufactured, mined,
10 and produced in the United States in
11 accordance with chapter 83 of title
12 41, United States Code (commonly
13 known as the “Buy American Act”);

14 (II) ensure that all laborers and
15 mechanics employed by contractors or
16 subcontractors in the performance of
17 construction, alteration, or repair
18 work financed in whole or in part with
19 assistance under this section shall be
20 paid wages at rates not less than
21 those prevailing on similar construc-
22 tion in the locality, as determined by
23 the Secretary of Labor—

24 (aa) in accordance with sub-
25 chapter IV of chapter 31 of title

1 40, United States Code (com-
2 monly known as the “Davis-
3 Bacon Act”); and

4 (bb) who, in carrying out
5 this subclause, shall have the au-
6 thority and functions set forth in
7 Reorganization Plan Numbered
8 14 of 1950 (64 Stat. 1267; 5
9 U.S.C. App.) and section 3145 of
10 title 40, United States Code;

11 (III) be a party to a project labor
12 agreement or require contractors and
13 subcontractors receiving grant funds
14 to consent to a project labor agree-
15 ment;

16 (IV) require all project labor
17 agreements to be in compliance with
18 the hiring and contracting require-
19 ments described in subsections (c) and
20 (d) of section 3 of the Housing and
21 Urban Development Act of 1968 (12
22 U.S.C. 1701u);

23 (V) prohibit all contractors and
24 subcontractors receiving grant funds
25 from hiring employees through a tem-

1 porary staffing agency unless the rel-
2 evant State workforce agency certifies
3 that temporary employees are nec-
4 essary to address an acute, short-term
5 labor demand;

6 (VI) require all contractors and
7 subcontractors receiving grant funds
8 to have an explicit neutrality policy on
9 any issue involving the organization of
10 employees of the contractor or subcon-
11 tractor, and all contractors and sub-
12 contractors, for purposes of collective
13 bargaining;

14 (VII) for each skilled craft em-
15 ployed to rehabilitate, upgrade, inno-
16 vate and transition public housing de-
17 velopments, demonstrate an ability to
18 use and to commit to use individuals
19 enrolled in a registered apprenticeship
20 program who shall, to the greatest ex-
21 tent practicable, constitute not less
22 than 20 percent of the individuals
23 working on the project; and

24 (VIII) to the greatest extent
25 practicable, ensure that contractors

1 and subcontractors provide pref-
2 erential treatment in hiring laborers
3 and mechanics that are—

4 (aa) public housing resi-
5 dents;

6 (bb) hired from within 50
7 miles of their official residence;

8 (cc) veterans or active or re-
9 tired military;

10 (dd) highly skilled union
11 workers; or

12 (ee) returning citizens who
13 were formerly incarcerated indi-
14 viduals; and

15 (ii) the eligible entity and all contrac-
16 tors and subcontractors of the eligible enti-
17 ty receiving grant funds—

18 (I) shall not require mandatory
19 arbitration for any dispute involving a
20 worker engaged in a service for the el-
21 igible entity, contractor, or subcon-
22 tractor; and

23 (II) shall consider an individual
24 performing any service under the
25 grant as an employee, and not an

1 independent contractor, of the eligible
2 entity, contractor, or subcontractor,
3 respectively, unless—

4 (aa) the individual is free
5 from control and direction in
6 connection with the performance
7 of the service, both under the
8 contract for the performance of
9 the service and in fact;

10 (bb) the service is performed
11 outside the usual course of the
12 business of the eligible entity,
13 contractor, or subcontractor, re-
14 spectively; and

15 (cc) the individual is cus-
16 tomarily engaged in an independ-
17 ently established trade, occupa-
18 tion, profession, or business of
19 the same nature as that involved
20 in such service;

21 (B) a signed acknowledgment indicating a
22 commitment to transition all public housing
23 owned or managed by the eligible entity into
24 zero-carbon homes not later than 10 years after

1 the date on which the eligible entity receives the
2 grant;

3 (C) a full accounting of the amount of
4 funds required to complete the activities under
5 the grant, which shall—

6 (i) be complete and reasonably cal-
7 culated to accomplish the purposes of this
8 Act;

9 (ii) include costs related to complying
10 with local wage and labor laws;

11 (iii) include the amount of funds ex-
12 pended by the eligible entity to comply
13 with the resident and community engage-
14 ment requirements under paragraph (3);
15 and

16 (iv) be updated and submitted to Con-
17 gress on a quarterly basis; and

18 (D) a community impact assessment and
19 analysis of—

20 (i) the likely direct and indirect im-
21 pact the grant funds, if awarded, will have
22 on the economic empowerment and social
23 mobility of traditionally disadvantaged in-
24 dividuals and communities; and

1 (ii) whether the proposed actions to be
 2 taken under the grant would be affirma-
 3 tively furthering fair housing, as defined in
 4 section 5.152 of title 24, Code of Federal
 5 Regulations, or any successor regulation.

6 (3) RESIDENT AND COMMUNITY ENGAGEMENT
 7 BEFORE SUBMITTING APPLICATION.—Before submit-
 8 ting an application for a grant under this subsection,
 9 an eligible entity shall—

10 (A) solicit and consider community and
 11 public feedback, to the maximum extent pos-
 12 sible, by providing for opportunities to comment
 13 via a cloud-based content collaboration provider
 14 that is certified by the Federal Risk and Au-
 15 thorization Management Program, through—

16 (i) an initial public comment period,
 17 for which the eligible entity shall—

18 (I) publish—

19 (aa) a description of each of
 20 the grant programs established
 21 under subsection (a); and

22 (bb) a form to be used to
 23 submit comments; and

24 (II) give interested persons 90
 25 days to—

1 (aa) submit draft text di-
2 rectly into the application;

3 (bb) submit written data
4 and accounting estimates; and

5 (cc) submit general com-
6 ments; and

7 (ii) a second public comment period
8 beginning not later than 30 days after the
9 end of the initial public comment period
10 under clause (i), for which the eligible enti-
11 ty shall—

12 (I) publish a draft version of the
13 completed common application form
14 described in subsection (a) that con-
15 tains, at a minimum—

16 (aa) a short analysis and
17 evaluation of the relevant signifi-
18 cant proposals set forth during
19 the initial public comment period;
20 and

21 (bb) a clear and concise
22 statement of the basis, purpose,
23 and goals of the application; and

24 (II) give interested persons 30
25 days to submit feedback on and rec-

1 ommended improvements to the draft
 2 final grant application;

3 (B) host not less than 2 public hearings,
 4 which shall be recorded and held at a conven-
 5 ient location for public housing residents, for
 6 each public comment period described in sub-
 7 paragraph (A), to provide public housing resi-
 8 dents with an opportunity to comment, with not
 9 less than 1 occurring in the afternoon and not
 10 less than 1 occurring in the evening; and

11 (C) solicit input and acquire signed ap-
 12 proval of the completed common application
 13 form from the resident council or resident coun-
 14 cils, if existing and active, of the public housing
 15 that will receive assistance under the grant.

16 (4) PRIORITY FOR WORKFORCE DEVELOPMENT
 17 GRANTS.—The Secretary shall prioritize the review
 18 and funding of applications submitted for grants
 19 under subsection (a)(1) over applications submitted
 20 for any other grant described in subsection (a).

21 (5) EXCEPTIONS FOR INDIGENOUS GROUPS AND
 22 TRIBES.—

23 (A) IN GENERAL.—Any eligible entity de-
 24 scribed in section 3(2)(B) that submits an ap-

1 plication for a grant program described in this
 2 subsection—

3 (i) is exempt from compliance with
 4 subclauses (I), (II), and (III) of paragraph
 5 (2)(A)(i) and paragraph (2)(A)(ii)(I); and

6 (ii) is empowered to self-determine
 7 guidelines and standards pertaining to en-
 8 suring high-road labor standards, sup-
 9 porting United States manufacturing, and
 10 ensuring community and resident engage-
 11 ment.

12 (B) SUBMISSION BY TRIBALLY DES-
 13 IGNATED HOUSING ENTITIES.—An application
 14 for a grant under subsection (a) for an Indian
 15 tribe may be prepared and submitted on behalf
 16 of the Indian tribe by the tribally designated
 17 housing entity for the Indian tribe, if the appli-
 18 cation contains a certification by the recognized
 19 tribal government of the grant beneficiary that
 20 the Indian tribe—

21 (i) has had an opportunity to review
 22 the application and has authorized the sub-
 23 mission of the application by the tribally
 24 designated housing entity; or

1 (ii) has delegated to the tribally des-
 2 ignated housing entity the authority to
 3 submit an application on behalf of the In-
 4 dian tribe without prior review by the In-
 5 dian tribe.

6 (c) SELECTION OF GRANT RECIPIENTS.—

7 (1) IN GENERAL.—If an eligible entity submits
 8 to the Secretary an application for a grant under
 9 subsection (a) that complies with the requirements
 10 under subsection (b), the Secretary shall award the
 11 funds to the eligible entity that are required to com-
 12 plete the grant, as specified in the accounting sub-
 13 mitted under subsection (b)(2)(C).

14 (2) REAPPLICATION.—If the Secretary deter-
 15 mines that an application submitted by an eligible
 16 entity under this section does not comply with the
 17 requirements under subsection (b)—

18 (A) the Secretary shall provide to the eligi-
 19 ble entity a summary of the requirements that
 20 the eligible entity has failed to meet; and

21 (B) the eligible entity may reapply for the
 22 grant.

23 (3) EXPEDITED REVIEW.—The Secretary shall
 24 expedite the review of applications submitted by eli-

1 gible entities that own or manage public housing in
2 a congressional district—

3 (A) with an aggregate total of not less
4 than 5,000 public housing residents;

5 (B) in which—

6 (i) not less than 40 percent of the
7 residents are not less than 62 years old;

8 (ii) not less than 25 percent of the
9 residents are disabled; or

10 (iii) not less than 5 percent of all
11 heads of household are not more than 24
12 years old; or

13 (C) with an average household income of
14 less than \$40,000.

15 (d) USE OF GRANT AMOUNTS FOR CAPACITY BUILD-
16 ING.—An eligible entity may use not more than 5 percent
17 of grant funds received under this section for activities to
18 expand the capacity of the eligible entity to carry out the
19 grant activities, including—

20 (1) hiring staff;

21 (2) training residents for staff positions;

22 (3) providing technical assistance;

23 (4) community engagement; and

24 (5) other necessary administrative activities.

1 (e) RESIDENT PROTECTION.—Each eligible entity
2 that is the recipient of a grant under subsection (a)
3 shall—

4 (1) comply with the requirements under part 24
5 of title 49, Code of Federal Regulations, and provide
6 relocation assistance for any and all residents of
7 public housing managed by the eligible entity who
8 may be displaced during construction, and ensure
9 that all temporarily displaced residents can return to
10 their homes once retrofitting is completed;

11 (2) provide enhanced tenant protection vouchers
12 under section 8(t) of the United States Housing Act
13 of 1937 (42 U.S.C. 1437f(t)) to all displaced resi-
14 dents during the period in which dwelling units are
15 under construction; and

16 (3) ensure that activities undertaken as part of
17 the grant do not result in a reduction of total public
18 housing dwelling units.

19 (f) CONSULTATION WITH AGENCIES.—The Secretary
20 shall—

21 (1) consult with the Secretary of Energy—

22 (A) in developing criteria and assessing ap-
23 plications for grants described in paragraphs
24 (1) through (5) and paragraph (7) of sub-
25 section (a); and

1 (B) to identify and verify state-of-the-art
2 building materials and appliances, made in the
3 United States, that can be procured at scale for
4 purposes of this Act;

5 (2) consult with the Secretary of the Treasury
6 to track alternative energy revenues that are re-
7 turned to the Department of the Treasury under
8 subsection (a)(4)(C);

9 (3) consult with the Administrator of the Envi-
10 ronmental Protection Agency—

11 (A) in developing criteria and assessing ap-
12 plications for grants described in paragraphs
13 (2) through (5) and (7) of subsection (a); and

14 (B) regarding testing air quality and water
15 quality for purposes of grants described in sub-
16 section (a)(3);

17 (4) consult with the Secretary of Education in
18 developing criteria and assessing applications for
19 grants under subsection (a)(1);

20 (5) consult with the Secretary of Labor in de-
21 veloping criteria and assessing applications for
22 grants under subsection (a)(1);

23 (6) consult with the Administrator of the Small
24 Business Administration in developing criteria and

1 assessing applications for grants described in para-
2 graphs (1) and (6) of subsection (a);

3 (7) consult with the Secretary of Health and
4 Human Services—

5 (A) in developing criteria and assessing ap-
6 plications for grants described in subsection
7 (a)(6); and

8 (B) regarding health trends related to all
9 illnesses that disproportionately impact low-in-
10 come people;

11 (8) consult with the Administrator of the Fed-
12 eral Emergency Management Agency in developing
13 criteria and assessing applications for grants under
14 subsection (a)(7);

15 (9) consult with the Secretary of the Interior to
16 develop criteria and assess applications for grants
17 under subsection (a)(6); and

18 (10) consult with any entity described in para-
19 graphs (1) through (9) for any other purpose as de-
20 termined necessary by the Secretary to carry out
21 this section and the purposes of this Act.

22 (g) REPORTS.—The Secretary shall submit to Con-
23 gress biannual reports on the impact that the grant pro-
24 grams established under subsection (a) have had on—

1 (1) the rehabilitation, upgrades, innovation, and
2 transition of public housing in the United States;

3 (2) total greenhouse gas emission output, and
4 quarterly data on greenhouse gas emission reduc-
5 tions from individual public housing developments,
6 specifically as they relate to—

7 (A) home energy carbon pollution emis-
8 sions in each public housing development, as
9 calculated using the Carbon Footprint Calcula-
10 tor from the Environmental Protection Agen-
11 cy;

12 (B) waste-related carbon emissions in each
13 public housing development, as calculated using
14 the Carbon Footprint Calculator from the Envi-
15 ronmental Protection Agency; and

16 (C) total greenhouse gas emissions released
17 by individual public housing buildings and
18 homes within a public housing development, as
19 calculated using the Greenhouse Gas Equiva-
20 lencies Calculator from the Environmental Pro-
21 tection Agency;

22 (3) the amount of Federal money saved due to
23 energy cost savings at public housing projects, on a
24 quarterly basis;

1 (4) the amount of energy savings per KWH at
2 each public housing project, on a quarterly basis;

3 (5) public housing residents, including—

4 (A) access to economic opportunities
5 through compliance with the hiring and con-
6 tracting requirements described in subsections
7 (c) and (d) of section 3 of the Housing and
8 Urban Development Act of 1968 (12 U.S.C.
9 1701u);

10 (B) the impacts, if any, those residents
11 have experienced to their individual economic
12 growth as measured by individual and house-
13 hold income;

14 (C) the specific career skills acquired;

15 (D) the impacts, if any, those residents
16 have experienced to their overall health; and

17 (E) the specific educational or technical
18 certifications acquired; and

19 (6) changes to the overall community health in-
20 dicators in public housing developments and their
21 surrounding neighborhoods, including asthma rates,
22 air quality, water quality, and levels of lead and
23 mold.

24 (h) ELIGIBILITY FOR THE CAPITAL AND OPERATING
25 FUNDS.—The receipt of a grant under this section shall

1 not affect the eligibility of a public housing agency or a
 2 public housing dwelling unit to receive assistance under
 3 subsection (d) or (e) of section 9 of the United States
 4 Housing Act of 1937 (42 U.S.C. 1437g).

5 (i) FUNDING.—Out of funds in the Treasury not oth-
 6 erwise appropriated, there are appropriated to carry out
 7 this section such sums as may be necessary for each of
 8 fiscal years 2020 through 2030.

9 **SEC. 7. THE SECTION 3 PROGRAM FOR ECONOMIC OPPOR-**
 10 **TUNITIES.**

11 Section 3 of the Housing and Urban Development
 12 Act of 1968 (12 U.S.C. 1701u) is amended—

13 (1) in subsection (c)(1)—

14 (A) in subparagraph (A), by striking “, op-
 15 erating assistance provided pursuant to section
 16 9 of that Act, and modernization grants pro-
 17 vided pursuant to section 14 of that Act” and
 18 inserting “(42 U.S.C. 1437c), assistance from
 19 the Operating Fund under section 9(e) of that
 20 Act (42 U.S.C. 1437g(e)), assistance from the
 21 Capital Fund under section 9(d) of that Act
 22 (42 U.S.C. 1437g(d)), and assistance provided
 23 under a grant awarded under section 6 of the
 24 Green New Deal for Public Housing Act”; and

25 (B) by adding at the end the following:

1 “(C) HIRING REQUIREMENT.—The Sec-
2 retary shall require that, of the employment po-
3 sitions generated by development assistance
4 provided pursuant to section 6 of the United
5 States Housing Act of 1937 (42 U.S.C. 1437c),
6 assistance from the Operating Fund under sec-
7 tion 9(e) of that Act (42 U.S.C. 1437g(e)), as-
8 sistance from the Capital Fund under section
9 9(d) of that Act (42 U.S.C. 1437g(d)), and as-
10 sistance provided under a grant awarded under
11 section 6 of the Green New Deal for Public
12 Housing Act, public and Indian housing agen-
13 cies, and their contractors and subcontractors,
14 shall fill, to the greatest extent possible—

15 “(i) not less than 40 percent of those
16 positions generated during the 1-year pe-
17 riod beginning 1 year after the initial re-
18 ceipt of grant funds awarded, with low-
19 and very low-income persons;

20 “(ii) not less than 50 percent of those
21 positions generated during the 1-year pe-
22 riod beginning 2 years after the initial re-
23 ceipt of grant funds awarded, with low-
24 and very low-income persons; and

1 “(iii) not less than 90 percent of those
 2 positions generated after the expiration of
 3 the period described in clause (ii) with low-
 4 and very low-income persons.”;

5 (2) in subsection (d)(1)—

6 (A) in subparagraph (A), by striking “, op-
 7 erating assistance provided pursuant to section
 8 9 of that Act, and modernization grants pro-
 9 vided pursuant to section 14 of that Act” and
 10 inserting “(42 U.S.C. 1437c), assistance from
 11 the Operating Fund under section 9(e) of that
 12 Act (42 U.S.C. 1437g(e)), assistance from the
 13 Capital Fund under section 9(d) of that Act
 14 (42 U.S.C. 1437g(d)), and assistance provided
 15 under a grant awarded under section 6 of the
 16 Green New Deal for Public Housing Act”; and

17 (B) by adding at the end the following:

18 “(C) CONTRACTING REQUIREMENT.—The
 19 Secretary shall require that, of the aggregate
 20 dollar amount of contracts awarded for work to
 21 be performed in connection with assistance
 22 from the Operating Fund under section 9(e) of
 23 the United States Housing Act of 1937 (42
 24 U.S.C. 1437g(e)), assistance from the Capital
 25 Fund under section 9(d) of that Act (42 U.S.C.

1 1437g(d)), and assistance provided under a
2 grant awarded under section 6 of the Green
3 New Deal for Public Housing Act, public and
4 Indian housing agencies, and their contractors
5 and subcontractors, shall, to the greatest extent
6 possible, certify that—

7 “(i) not less than 20 percent of the
8 aggregate dollar amount of such contracts
9 awarded during the 1-year period begin-
10 ning 1 year after the initial receipt of
11 grant funds awarded shall be awarded to
12 public housing resident-owned businesses;

13 “(ii) not less than 30 percent of the
14 aggregate dollar amount of such contracts
15 awarded during the 1-year period begin-
16 ning 2 years after the initial receipt of
17 grant funds awarded shall be awarded to
18 public housing resident-owned businesses;
19 and

20 “(iii) not less than 50 percent of the
21 aggregate dollar amount of such contracts
22 awarded after the expiration of the period
23 described in clause (ii) shall be awarded to
24 public housing resident-owned busi-
25 nesses.”;

1 (3) in subsection (e), by adding at the end the
2 following:

3 “(3) PUBLIC HOUSING RESIDENT-OWNED BUSI-
4 NESS.—The term ‘public housing resident-owned
5 business’ has the meaning given the term in section
6 3 of the Green New Deal for Public Housing Act.”;

7 (4) by redesignating subsection (g) as sub-
8 section (i); and

9 (5) by inserting after subsection (f) the fol-
10 lowing:

11 “(g) MEASURING ECONOMIC IMPACT.—

12 “(1) MONITORING, MEASURING, AND REPORT-
13 ING REQUIREMENTS.—Before the start of the second
14 fiscal year beginning after the date of enactment of
15 the Green New Deal for Public Housing Act, and
16 quarterly thereafter, the Secretary shall require each
17 public housing agency to monitor, measure, and re-
18 port to the Secretary on the economic impacts of
19 this section on the community in which housing de-
20 velopments of the public housing agency are located,
21 including—

22 “(A) the aggregate dollar amount of con-
23 tracts awarded in compliance with this section;

24 “(B) the aggregate dollar amount of wages
25 and salaries paid for positions employed by low-

1 and very low-income persons in accordance with
2 this section;

3 “(C) the aggregate dollar amount ex-
4 pended for training opportunities provided to
5 low- and very low-income persons in accordance
6 with this section; and

7 “(D) the aggregate dollar amount ex-
8 pended for training and assisting public housing
9 resident-owned businesses for compliance with
10 this section.

11 “(2) TERMINATION OF SPEARS SYSTEM.—The
12 Secretary shall terminate the Section 3 Performance
13 Evaluation and Registration System of the Depart-
14 ment of Housing and Urban Development and shall
15 issue such notice and guidelines as may be necessary
16 to replace such system with the system for moni-
17 toring, measuring, and reporting under this sub-
18 section.

19 “(h) WORKFORCE ROSTER.—

20 “(1) REQUIREMENT.—The Secretary shall re-
21 quire each public housing agency to establish and
22 maintain a roster of the residents and public hous-
23 ing resident-owned businesses of the public housing
24 agency in order to identify and spotlight talented

1 local laborers and facilitate compliance with this sec-
 2 tion.

3 “(2) INFORMATION.—The roster maintained by
 4 a public housing agency under paragraph (1) shall
 5 include information that is updated not less fre-
 6 quently than every 30 days, including—

7 “(A) information for each public housing
 8 resident choosing to have their information re-
 9 corded that lists their occupational skills, career
 10 goals, and any workforce development programs
 11 they participate in; and

12 “(B) information for each public housing
 13 resident-owned business that lists the field of
 14 business they are in and the hiring opportuni-
 15 ties they currently have available.

16 “(3) AVAILABILITY.—In order to facilitate com-
 17 pliance with this subsection, the Secretary shall—

18 “(A) require each public housing agency to
 19 submit to the Secretary the information main-
 20 tained by the public housing agency in the ros-
 21 ter under this subsection; and

22 “(B) collect and make the data described
 23 in subparagraph (A) available on the website of
 24 the Department of Housing and Urban Devel-
 25 opment, upon request, to contractors, sub-

1 contractors, resident councils, resident manage-
 2 ment organizations, and YouthBuild pro-
 3 grams.”.

4 **SEC. 8. FAMILY SELF-SUFFICIENCY PROGRAM.**

5 Section 23 of the United States Housing Act of 1937
 6 (42 U.S.C. 1437u), as amended by section 306 of the Eco-
 7 nomic Growth, Regulatory Relief, and Consumer Protec-
 8 tion Act (Pub. L. 115–174; 132 Stat. 1339), is amend-
 9 ed—

10 (1) in subsection (c)(2), by adding at the end
 11 the following:

12 “(C) An Indian tribe or tribally designated
 13 housing entity, as defined in section 4 of the
 14 Native American Housing Assistance and Self-
 15 Determination Act of 1996 (25 U.S.C. 4103).”;

16 (2) in subsection (d)(2)—

17 (A) in subparagraph (J), by striking “and”
 18 at the end;

19 (B) by redesignating subparagraph (K) as
 20 subparagraph (M); and

21 (C) by inserting after subparagraph (J)
 22 the following:

23 “(K) digital literacy;

1 “(L) provision of a home health aide for el-
 2 derly and disabled members of participating
 3 families; and”;

4 (3) in subsection (g)(2), by inserting after the
 5 first sentence the following: “The program coordi-
 6 nating committee shall include representatives of any
 7 resident council and any jurisdiction-wide resident
 8 council of the eligible entity.”;

9 (4) in subsection (h)(3)—

10 (A) in subparagraph (H), by striking
 11 “and” at the end;

12 (B) by redesignating subparagraph (I) as
 13 subparagraph (J); and

14 (C) by inserting after subparagraph (H)
 15 the following:

16 “(I) a description of how the local program
 17 will ensure that opportunities provided through
 18 the local program will maximize success in syn-
 19 chronizing the program with, and complying
 20 with, the requirements regarding employment
 21 and contracting under section 3 of the Housing
 22 and Urban Development Act of 1968 (12
 23 U.S.C. 1701(u)).”; and

24 (5) in subsection (i)(2)—

1 (A) in subparagraph (A), by inserting “,
2 but not more than 35 participants,” before “is
3 eligible”;

4 (B) in subparagraph (B)—

5 (i) by striking “75” and inserting
6 “36”; and

7 (ii) by striking “50” and inserting
8 “35”;

9 (C) by redesignating subparagraphs (C),
10 (D), and (E) as subparagraphs (F), (G), and
11 (H), respectively; and

12 (D) by inserting after subparagraph (B)
13 the following:

14 “(C) ADDITIONAL AWARD FOR PUBLIC
15 HOUSING GREEN NEW DEAL APPLICANTS.—An
16 eligible entity that is approved for a grant
17 under section 6 of the Green New Deal for
18 Public Housing Act shall be eligible to receive
19 an additional award under this subparagraph to
20 cover costs of filling an additional family self-
21 sufficiency coordinator position, or additional
22 such positions, responsible for—

23 “(i) coordinating participation in a
24 local program under this section for par-

1 ticipants seeking employment opportunities
2 made available by the grant; and

3 “(ii) compliance by the eligible entity
4 with section 3 of the Housing and Urban
5 Development Act of 1968 (12 U.S.C.
6 1701u).

7 “(D) ADDITIONAL AWARD FOR SYNCHRO-
8 NIZATION WITH SECTION 3 REQUIREMENTS.—

9 An eligible entity that meets such criteria as
10 the Secretary shall establish regarding success-
11 ful synchronization and compliance of a local
12 program under this section with the require-
13 ments regarding employment and contracting
14 under section 3 of the Housing and Urban De-
15 velopment Act of 1968 (12 U.S.C. 1701u) shall
16 be eligible to receive an additional award under
17 this subparagraph to cover costs relating to a
18 family self-sufficiency coordinator position re-
19 sponsible for such synchronization and compli-
20 ance.

21 “(E) AWARDS TO ASSIST ELIGIBLE ENTI-
22 TIES TO ESTABLISH FAMILY SELF-SUFFICIENCY
23 PROGRAMS.—An eligible entity that is not ad-
24 ministering a local program under this section
25 and that meets such standards as the Secretary

1 shall establish shall be eligible to receive an
 2 award under this subparagraph to cover costs
 3 relating to a family self-sufficiency coordinator
 4 position responsible for assisting in preparing
 5 and submitting an application to establish such
 6 a local program.”.

7 **SEC. 9. RESIDENT COUNCILS.**

8 Section 2 of the United States Housing Act of 1937
 9 (42 U.S.C. 1437) is amended by adding at the end the
 10 following:

11 “(c) RESIDENT COUNCILS.—

12 “(1) IN GENERAL.—Each public housing
 13 project with not less than 50 dwelling units shall
 14 form a resident council to—

15 “(A) improve residents’ quality of life and
 16 resident satisfaction; and

17 “(B) establish self-help initiatives to enable
 18 residents to create a positive living environment
 19 for families living in public housing.

20 “(2) PARTICIPATION.—Each resident council
 21 formed under this subsection may actively partici-
 22 pate through working partnerships with a public
 23 housing agency to advise and assist in all aspects of
 24 public housing operations.

25 “(3) REQUIREMENTS.—

1 “(A) IN GENERAL.—A resident council
 2 shall consist of individuals residing in public
 3 housing and shall meet the requirements de-
 4 scribed in this paragraph in order to—

5 “(i) receive official recognition from
 6 the public housing agency and the Sec-
 7 retary;

8 “(ii) be eligible to receive funds for
 9 resident council activities; and

10 “(iii) be eligible to receive stipends for
 11 officers for their related costs in connec-
 12 tion with volunteer work in public housing.

13 “(B) RESIDENTS REPRESENTED.—A resi-
 14 dent council may represent residents residing
 15 in—

16 “(i) scattered site buildings;

17 “(ii) areas of contiguous row houses;

18 “(iii) 1 or more contiguous buildings;

19 “(iv) a development; or

20 “(v) any combination of clauses (i)
 21 through (iv).

22 “(C) ELECTIONS.—

23 “(i) WRITTEN PROCEDURES.—A resi-
 24 dent council shall adopt written proce-

dures, such as by-laws or a constitution,
which shall—

“(I) provide for a democratically
elected governing board that—

“(aa) consists of not less
than 5 members; and

“(bb) is elected—

“(AA) by the voting
membership of the residents
of the public housing; and

“(BB) in elections that
occur on a regular basis not
less frequently than every 2
years; and

“(II) provide for the recall of the
resident council by the voting mem-
bership through a petition or other ex-
pression of the desire of the voting
membership for a recall election and
set the threshold percentage of voting
membership who are required to be in
agreement in order to hold a recall
election, which percentage shall be not
less than 10 percent of the voting
membership.

1 “(ii) VOTING MEMBERSHIP.—The vot-
 2 ing membership of a resident council shall
 3 consist of heads of households of the public
 4 housing dwelling units of any age and
 5 other residents not less than 16 years of
 6 age.

7 “(4) STIPENDS.—Public housing agencies may
 8 provide stipends to resident council officers who
 9 serve as volunteers in their public housing develop-
 10 ments, which shall—

11 “(A) not exceed \$1,000 per month per offi-
 12 cer; and

13 “(B) be decided locally by the resident
 14 council and the public housing agency.

15 “(5) APPLICABILITY OF 2-YEAR ELECTION
 16 CYCLE.—The requirement under paragraph
 17 (3)(C)(i)(I)(bb)(BB) shall apply on and after Janu-
 18 ary 1, 2022.”.

19 **SEC. 10. REPEAL OF FAIRCLOTH AMENDMENT.**

20 Section 9(g) of the United States Housing Act of
 21 1937 (42 U.S.C. 1437g(g)) is amended by striking para-
 22 graph (3).

○