

105TH CONGRESS
1ST SESSION

H. R. 839

To amend the United States Housing Act of 1937 to require the Secretary of Housing and Urban Development to administer a program of construction and revitalization of public housing, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

FEBRUARY 26, 1997

Mr. CONYERS (for himself, Mr. DELLUMS, Mr. EVANS, Mrs. MEEK of Florida, and Ms. WATERS) introduced the following bill; which was referred to the Committee on Banking and Financial Services

A BILL

To amend the United States Housing Act of 1937 to require the Secretary of Housing and Urban Development to administer a program of construction and revitalization 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 “Jesse Gray Housing
5 Act”.

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

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

1 (1) the number of rental dwelling units avail-
2 able for lower income families is insufficient, and the
3 physical condition of a substantial portion of such
4 dwelling units is inadequate;

5 (2) new construction of rental dwelling units is
6 occurring primarily in higher income areas;

7 (3) Federal housing assistance programs, such
8 as rent subsidies, vouchers, and other rental and
9 mortgage assistance, too frequently assist middle
10 and higher income families and do not meet the de-
11 mand for housing by lower income families;

12 (4) such Federal housing assistance programs
13 are not cost-effective, due to a lack of suitable rental
14 dwelling units available for lower income families;
15 and

16 (5) a significant number of families are paying
17 more than 25 percent of their monthly income for
18 rent.

19 (b) PURPOSE.—The purposes of this Act are—

20 (1) to ensure that all families in the United
21 States have access to rental dwelling units at rents
22 that are not more than 25 percent of their monthly
23 income, and that such rental dwelling units are de-
24 cent, safe, and sanitary;

1 (2) to ensure that all funds for housing assist-
2 ance by the Federal Government benefit lower in-
3 come families by requiring the Secretary of Housing
4 and Urban Development to propose that Federal
5 housing assistance be limited to lower income fami-
6 lies;

7 (3) to encourage the establishment of a public
8 housing system that consists of—

9 (A) projects located throughout metropoli-
10 tan and rural areas;

11 (B) low-density projects, to the extent
12 practicable; and

13 (C) dwelling units that are visually indis-
14 tinguishable from comparable privately owned
15 dwelling units;

16 (4) to provide for the revitalization of the hous-
17 ing construction industry and related industries; and

18 (5) to remedy the discriminatory practices of
19 construction unions by providing for the establish-
20 ment of special procedures for employing individuals
21 to construct and revitalize public housing.

22 **SEC. 3. CONSTRUCTION OF PUBLIC HOUSING.**

23 Section 5 of the United States Housing Act of 1937
24 (42 U.S.C. 1437c) is amended by adding at the end the
25 following new subsection:

1 “(m)(1) The Secretary shall carry out a program for
2 the construction of 500,000 new dwelling units in public
3 housing during each of the fiscal years 1998 through
4 2007.

5 “(2) There are authorized to be appropriated to carry
6 out this subsection such sums as may be necessary for
7 each of the fiscal years 1998 through 2007. Any amount
8 appropriated under this paragraph shall remain available
9 until expended.”.

10 **SEC. 4. REVITALIZATION OF PUBLIC HOUSING.**

11 Section 14(b) of the United States Housing Act of
12 1937 (42 U.S.C. 1437l(b)) is amended by adding at the
13 end the following new paragraph:

14 “(3)(A) To the extent approved in appropriation Acts
15 and subject to subparagraph (B), the Secretary shall make
16 available and contract to make available financial assist-
17 ance under this subsection, in addition to financial assist-
18 ance made available under paragraphs (1) and (2). In
19 making assistance available under this paragraph, the Sec-
20 retary shall give particular preference to public housing
21 agencies requesting such assistance for public housing
22 projects that the Secretary determines would likely have
23 been subject to demolition or disposition under section 18,
24 as such section was in effect before the date of the enact-
25 ment of the Jesse Gray Housing Act.

1 “(B) For purposes of this paragraph, the aggregate
 2 amount of budget authority that may be obligated for con-
 3 tracts for annual contributions is increased on October 1
 4 of each of the years 1997 through 2006 by the amount
 5 necessary to provide for the revitalization of 100,000
 6 dwelling units in public housing during each of the fiscal
 7 years 1998 through 2007, respectively.”.

8 **SEC. 5. PROHIBITION OF DEMOLITION AND DISPOSITION**
 9 **OF PUBLIC HOUSING.**

10 (a) IN GENERAL.—Section 18(a) of the United
 11 States Housing Act of 1937 (42 U.S.C. 1437p(a)) is
 12 amended by striking “The Secretary” and all that follows
 13 and inserting the following: “The Secretary may not au-
 14 thorize any public housing agency to demolish or dispose
 15 of any public housing project or any portion of a public
 16 housing project.”.

17 (b) CONFORMING AMENDMENTS.—Section 18 of the
 18 United States Housing Act of 1937 is amended—

19 (1) by striking subsections (b), (c), (e), and (f);

20 (2) in subsection (d), by striking “without ob-
 21 taining the approval of the Secretary and satisfying
 22 the conditions specified in subsections (a) and (b)”;
 23 and

24 (3) by redesignating subsections (d) and (g) as
 25 subsections (b) and (c), respectively.

1 **SEC. 6. EMPLOYMENT IN PUBLIC HOUSING CONSTRUCTION**
2 **AND REVITALIZATION.**

3 Title I of the United States Housing Act of 1937 (42
4 U.S.C. 1437 et seq.) is amended by adding at the end
5 the following new section:

6 “EMPLOYMENT IN PUBLIC HOUSING CONSTRUCTION AND
7 REVITALIZATION

8 “SEC. 29. (a) IN GENERAL.—In connection with any
9 construction and revitalization of public housing under
10 sections 5 and 14, each public housing agency shall carry
11 out a program of job training and employment of individ-
12 uals residing in the area with respect to which such public
13 housing agency has authority. Each such program shall
14 give preference to such individuals who reside in public
15 housing.

16 “(b) PROGRAM REQUIREMENTS.—

17 “(1) Each training and employment program
18 required in subsection (a) shall provide that 50 per-
19 cent of the individuals employed in connection with
20 the construction of any public housing project shall
21 be individuals described in such subsection. Of the
22 individuals employed under this paragraph, 60 per-
23 cent shall be trained and employed in skilled and
24 semiskilled positions.

1 “(2) Each training and employment program
 2 required in subsection (a) shall provide that 35 per-
 3 cent of the individuals employed in connection with
 4 the revitalization of any public housing project shall
 5 be individuals described in such subsection. Of the
 6 individuals employed under this paragraph, 70 per-
 7 cent shall be trained and employed in skilled and
 8 semiskilled positions.

9 “(c) REGULATIONS.—The Secretary shall issue such
 10 regulations as may be necessary to carry out the provi-
 11 sions of this section.”.

12 **SEC. 7. TENANT RENT CONTRIBUTIONS.**

13 (a) LOWER INCOME HOUSING UNDER THE UNITED
 14 STATES HOUSING ACT OF 1937.—The United States
 15 Housing Act of 1937 is amended—

16 (1) in section 3(a)(1)(A) (42 U.S.C.
 17 1437a(a)(1)(A)), by striking “30” and inserting
 18 “25”;

19 (2) in section 8(o) (42 U.S.C. 1437f(o)), by
 20 striking “30” each place it appears and inserting
 21 “25”;

22 (3) in section 8(u)(2) (42 U.S.C. 1437f(u)(2)),
 23 by striking “30” and inserting “25”;

1 (4) in section 8(y)(2)(A) (42 U.S.C.
2 1437f(y)(2)(A)), by striking “30” and inserting
3 “25”;

4 (5) in section 16(d)(1) (42 U.S.C.
5 1437n(d)(1)), by striking “30” and inserting “25”;

6 (6) in section 23(d) (42 U.S.C. 1437u(d)), by
7 striking “30” each place it appears and inserting
8 “25”; and

9 (7) in section 304(b) (42 U.S.C. 1437aaa–
10 3(b)), by striking “30” and inserting “25”.

11 (b) PUBLIC HOUSING MIXED INCOME NEW COMMU-
12 NITIES STRATEGY DEMONSTRATION.—Section 521(e)(4)
13 of the Cranston-Gonzalez National Affordable Housing
14 Act (42 U.S.C. 1437f note) is amended by striking “30”
15 and inserting “25”.

16 (c) SUPPORTIVE HOUSING FOR THE ELDERLY.—Sec-
17 tion 202(c)(3) of the Housing Act of 1959 (12 U.S.C.
18 1701q(c)(3)) is amended by striking “30” and inserting
19 “25”.

20 (d) SUPPORTIVE HOUSING FOR PERSONS WITH DIS-
21 ABILITIES.—Section 811(d)(3) of the Cranston-Gonzalez
22 National Affordable Housing Act (42 U.S.C. 8013(d)(3))
23 is amended by striking “30” and inserting “25”.

24 (e) HOME PROGRAM.—Section 215(a) of the Cran-
25 ston-Gonzalez National Affordable Housing Act (42

1 U.S.C. 12745(a)) is amended by striking “30” each place
2 it appears and inserting “25”.

3 (f) RENT SUPPLEMENTS.—Section 101(d) of the
4 Housing and Urban Development Act of 1965 (12 U.S.C.
5 1701s(d)) is amended by striking “30” and inserting
6 “25”.

7 (g) RENTAL AND COOPERATIVE HOUSING FOR
8 LOWER INCOME FAMILIES.—Section 236(f) of the Na-
9 tional Housing Act (12 U.S.C. 1715z–1(f)) is amended—
10 (1) in paragraphs (1), (2), and (5)(A)(i), by
11 striking “30” each place it appears and inserting
12 “25”; and

13 (2) in paragraph (1)(ii), by striking “25” and
14 inserting “20”.

15 (h) MULTIFAMILY PROPERTY DISPOSITION.—Section
16 203 of the Housing and Community Development Amend-
17 ments of 1978 (12 U.S.C. 1701z–11) is amended by strik-
18 ing “30” each place it appears in subsections (b)(5) and
19 (g) and inserting “25”.

20 (i) TRANSITIONAL PROVISIONS.—Section 206(d)(6)
21 of the Housing and Urban-Rural Recovery Act of 1983
22 (42 U.S.C. 1437a note) is amended by striking “30” and
23 inserting “25”.

24 (j) LOW-INCOME HOUSING PRESERVATION AND
25 RESIDENT HOMEOWNERSHIP ACT OF 1990.—The Low-

1 Income Housing Preservation and Resident Homeowner-
2 ship Act of 1990 is amended—

3 (1) in section 218(a)(1)(A) (12 U.S.C.
4 4108(a)(1)(A)), by striking “30” and inserting
5 “25”; and

6 (2) in subparagraphs (D) and (E)(iii) of section
7 222(a)(2) (12 U.S.C. 4112(a)(2)), by striking “30”
8 each place it appears and inserting “25”.

9 (k) STATE PRESERVATION PROJECT ASSISTANCE.—
10 Section 613(b)(2) of the Cranston-Gonzalez National Af-
11 fordable Housing Act (12 U.S.C. 4125(b)(2)) is amended
12 by striking “30” and inserting “25”.

13 (l) PRESERVING EXISTING HOUSING INVESTMENT.—
14 The item relating to “HOUSING PROGRAMS—PRESERVING
15 EXISTING HOUSING INVESTMENT” in title II of the De-
16 partments of Veterans Affairs and Housing and Urban
17 Development, and Independent Agencies Appropriations
18 Act, 1997 (12 U.S.C. 4101 note) is amended by striking
19 “30” and inserting “25”.

20 (m) EMERGENCY LOW INCOME HOUSING PRESERVA-
21 TION ACT OF 1987.—In carrying out the provisions of the
22 Emergency Low Income Housing Preservation Act of
23 1987 (12 U.S.C. 1715l note) pursuant to section 604 of
24 the Cranston-Gonzalez National Affordable Housing Act,
25 each reference in such provisions to 30 percent of adjusted

1 income shall be considered to refer to 25 percent of ad-
2 justed income.

3 (n) HOPE HOMEOWNERSHIP PROGRAMS.—Sections
4 424(b) and 444(b) of the Cranston-Gonzalez National Af-
5 fordable Housing Act (42 U.S.C. 12874(b), 12894(b)) are
6 each amended by striking “30” and inserting “25”.

7 (o) NATIVE AMERICAN HOUSING ASSISTANCE.—Sec-
8 tion 203(a)(2) of the Native American Housing Assistance
9 and Self-Determination Act of 1996 (25 U.S.C.
10 4133(a)(2)) is amended by striking “30” and inserting
11 “25”.

12 (p) FHA-INSURED ASSISTED HOUSING.—Section
13 221 of the National Housing Act (12 U.S.C. 1715l) is
14 amended by striking “30” and inserting “25” in each of
15 the following provisions:

16 (1) Subparagraph (A) of the last undesignated
17 paragraph of subsection (f).

18 (2) Subsection (l)(1).

19 (q) AFFORDABLE HOUSING GOALS FOR FEDERAL
20 HOUSING ENTERPRISES.—Sections 1332(c)(2) and
21 1333(c)(2) of the Housing and Community Development
22 Act of 1992 (12 U.S.C. 4562(c)(2), 4563(c)(2)) are each
23 amended by striking “30” and inserting “15”.

24 (r) RURAL HOUSING FOR LOWER INCOME FAMI-
25 LIES.—The Housing Act of 1949 (42 U.S.C. 1471 et seq.)

1 is amended by striking “30” and inserting “25” each
2 place it appears in each of the following sections:

3 (1) Section 521(a).

4 (2) Section 530.

5 (3) Section 542(a).

6 (s) FEDERAL HOME LOAN BANK ACT.—The Federal
7 Home Loan Bank Act is amended by striking “30” and
8 inserting “25” in each of the following sections:

9 (1) Section 10(j)(13)(D) (12 U.S.C.
10 140(j)(13)(D)).

11 (2) Section 21A(c) (12 U.S.C. 1441a(c))—

12 (A) in paragraph (4)(A); and

13 (B) in paragraph (14)(G).

14 (t) FEDERAL DEPOSIT INSURANCE ACT.—Section 40
15 of the Federal Deposit Insurance Act (12 U.S.C. 1831q)
16 is amended by striking “30” and inserting “25” in each
17 of the following subsections:

18 (1) Subsection (e)(1).

19 (2) Subsection (n)(7).

20 (u) COMMUNITY DEVELOPMENT BLOCK GRANTS.—
21 Section 104(d)(2)(A)(iii)(I) of the Housing and Commu-
22 nity Development Act of 1974 (42 U.S.C.
23 5304(d)(2)(A)(iii)(I)) is amended by striking “30” and in-
24 serting “25”.

1 (v) NEW TOWNS EMERGENCY RELIEF DEMONSTRATION.—Sections 1103(c)(4) and 1106(d)(1)(A)(iii)(I) of
 2 TION.—Sections 1103(c)(4) and 1106(d)(1)(A)(iii)(I) of
 3 the Housing and Community Development Act of 1992
 4 (42 U.S.C. 5318 note) are each amended by striking “30”
 5 and inserting “25”.

6 (w) EXCLUSION OF CERTAIN INCOME.—Notwith-
 7 standing any other provision of law, for purposes of deter-
 8 mining the monthly contribution to be made by a family
 9 under the provisions amended by this section, the adjusted
 10 income of a family shall exclude any income attributable
 11 to any cost-of-living adjustment made after the effective
 12 date of this section in—

13 (1) any welfare assistance received by such fam-
 14 ily from a public agency; or

15 (2) any benefits received by such family under
 16 the Social Security Act.

17 (x) EFFECTIVE DATE.—The provisions of, and
 18 amendments made by, this section shall take effect on Oc-
 19 tober 1, 1997.

20 **SEC. 8. REPORT REGARDING FEDERAL HOUSING ASSIST-**
 21 **ANCE.**

22 The Secretary of Housing and Urban Development,
 23 following consultation with public housing agencies, shall

1 prepare and submit to the Congress a comprehensive re-
2 port setting forth a proposal to limit Federal housing as-
3 sistance to assistance for public housing in order to ensure
4 that all funds for housing assistance provided by the Fed-
5 eral Government benefit lower income families.

○