

111TH CONGRESS
2^D SESSION

S. 1481

AN ACT

To amend section 811 of the Cranston-Gonzalez National Affordable Housing Act to improve the program under such section for supportive housing for persons with disabilities.

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. SHORT TITLE; REFERENCES.**

2 (a) **SHORT TITLE.**—This Act may be cited as the
3 “Frank Melville Supportive Housing Investment Act of
4 2010”.

5 (b) **REFERENCES.**—Except as otherwise expressly
6 provided, wherever in this Act an amendment or repeal
7 is expressed in terms of an amendment to, or repeal of,
8 section 811 or any other provision of section 811, the ref-
9 erence shall be considered to be made to section 811 of
10 the Cranston-Gonzalez National Affordable Housing Act
11 (42 U.S.C. 8013).

12 **SEC. 2. TENANT-BASED RENTAL ASSISTANCE.**

13 (a) **RENEWAL THROUGH SECTION 8.**—Section
14 811(d)(4) is amended to read as follows:

15 “(4) **TENANT-BASED RENTAL ASSISTANCE.**—

16 “(A) **IN GENERAL.**—Tenant-based rental
17 assistance provided under subsection (b)(1)
18 shall be provided under section 8(o) of the
19 United States Housing Act of 1937 (42 U.S.C.
20 1437f(o)).

21 “(B) **CONVERSION OF EXISTING ASSIST-**
22 **ANCE.**—There is authorized to be appropriated
23 for tenant-based rental assistance under section
24 8(o) of the United States Housing Act of 1937
25 (42 U.S.C. 1437f(o)) for persons with disabili-
26 ties an amount not less than the amount nec-

1 essary to convert the number of authorized
2 vouchers and funding under an annual con-
3 tributions contract in effect on the date of en-
4 actment of the Frank Melville Supportive Hous-
5 ing Investment Act of 2010. Such converted
6 vouchers may be administered by the entity ad-
7 ministering the vouchers prior to conversion.
8 For purposes of administering such converted
9 vouchers, such entities shall be considered a
10 ‘public housing agency’ authorized to engage in
11 the operation of tenant-based assistance under
12 section 8 of the United States Housing Act of
13 1937.

14 “(C) REQUIREMENTS UPON TURNOVER.—

15 The Secretary shall develop and issue, to public
16 housing agencies that receive voucher assistance
17 made available under this subsection and to
18 public housing agencies that received voucher
19 assistance under section 8(o) of the United
20 States Housing Act of 1937 (42 U.S.C.
21 1437f(o)) for non-elderly disabled families pur-
22 suant to appropriation Acts for fiscal years
23 1997 through 2002 or any other subsequent ap-
24 propriations for incremental vouchers for non-
25 elderly disabled families, guidance to ensure

1 that, to the maximum extent possible, such
2 vouchers continue to be provided upon turnover
3 to qualified persons with disabilities or to quali-
4 fied non-elderly disabled families, respectively.”.

5 (b) **PROVISION OF TECHNICAL ASSISTANCE.**—The
6 Secretary is authorized to the extent amounts are made
7 available in future appropriations Acts, to provide tech-
8 nical assistance to public housing agencies and other ad-
9 ministering entities to facilitate using vouchers to provide
10 permanent supportive housing for persons with disabil-
11 ities, help States reduce reliance on segregated restrictive
12 settings for people with disabilities to meet community
13 care requirements, end chronic homelessness, as “chron-
14 ically homeless” is defined in section 401 of the McKin-
15 ney-Vento Homeless Assistance Act (42 U.S.C. 11361),
16 and for other related purposes.

17 **SEC. 3. MODERNIZED CAPITAL ADVANCE PROGRAM.**

18 (a) **PROJECT RENTAL ASSISTANCE CONTRACTS.**—
19 Section 811 is amended—

20 (1) in subsection (d)(2)—

21 (A) by inserting “(A) INITIAL PROJECT
22 RENTAL ASSISTANCE CONTRACT.—” after
23 “PROJECT RENTAL ASSISTANCE.—”;

1 (B) in the first sentence, by inserting after
2 “shall” the following: “comply with subsection
3 (e)(2) and shall”;

4 (C) by striking “annual contract amount”
5 each place such term appears and inserting
6 “amount provided under the contract for each
7 year covered by the contract”; and

8 (D) by adding at the end the following new
9 subparagraph:

10 “(B) RENEWAL OF AND INCREASES IN CON-
11 TRACT AMOUNTS.—

12 “(i) EXPIRATION OF CONTRACT TERM.—
13 Upon the expiration of each contract term, sub-
14 ject to the availability of amounts made avail-
15 able in appropriation Acts, the Secretary shall
16 adjust the annual contract amount to provide
17 for reasonable project costs, including adequate
18 reserves and service coordinators as appro-
19 priate, except that any contract amounts not
20 used by a project during a contract term shall
21 not be available for such adjustments upon re-
22 newal.

23 “(ii) EMERGENCY SITUATIONS.—In the
24 event of emergency situations that are outside
25 the control of the owner, the Secretary shall in-

1 crease the annual contract amount, subject to
2 reasonable review and limitations as the Sec-
3 retary shall provide.”.

4 (2) in subsection (e)(2)—

5 (A) in the first sentence, by inserting be-
6 fore the period at the end the following: “, ex-
7 cept that, in the case of the sponsor of a project
8 assisted with any low-income housing tax credit
9 pursuant to section 42 of the Internal Revenue
10 Code of 1986 or with any tax-exempt housing
11 bonds, the contract shall have an initial term of
12 not less than 360 months and shall provide
13 funding for a term of 60 months”; and

14 (B) by striking “extend any expiring con-
15 tract” and insert “upon expiration of a contract
16 (or any renewed contract), renew such con-
17 tract”.

18 (b) PROGRAM REQUIREMENTS.—Section 811 is
19 amended—

20 (1) in subsection (e)—

21 (A) by striking the subsection heading and
22 inserting the following: “PROGRAM REQUIRE-
23 MENTS”;

24 (B) by striking paragraph (1) and insert-
25 ing the following new paragraph:

1 “(1) USE RESTRICTIONS.—

2 “(A) TERM.—Any project for which a cap-
3 ital advance is provided under subsection (d)(1)
4 shall be operated for not less than 40 years as
5 supportive housing for persons with disabilities,
6 in accordance with the application for the
7 project approved by the Secretary and shall,
8 during such period, be made available for occu-
9 pancy only by very low-income persons with dis-
10 abilities.

11 “(B) CONVERSION.—If the owner of a
12 project requests the use of the project for the
13 direct benefit of very low-income persons with
14 disabilities and, pursuant to such request the
15 Secretary determines that a project is no longer
16 needed for use as supportive housing for per-
17 sons with disabilities, the Secretary may ap-
18 prove the request and authorize the owner to
19 convert the project to such use.”; and

20 (C) by adding at the end the following new
21 paragraphs:

22 “(3) LIMITATION ON USE OF FUNDS.—No as-
23 sistance received under this section (or any State or
24 local government funds used to supplement such as-
25 sistance) may be used to replace other State or local

1 funds previously used, or designated for use, to as-
2 sist persons with disabilities.

3 “(4) MULTIFAMILY PROJECTS.—

4 “(A) LIMITATION.—Except as provided in
5 subparagraph (B), of the total number of dwell-
6 ing units in any multifamily housing project
7 (including any condominium or cooperative
8 housing project) containing any unit for which
9 assistance is provided from a capital grant
10 under subsection (d)(1) made after the date of
11 the enactment of the Frank Melville Supportive
12 Housing Investment Act of 2010, the aggregate
13 number that are used for persons with disabili-
14 ties, including supportive housing for persons
15 with disabilities, or to which any occupancy
16 preference for persons with disabilities applies,
17 may not exceed 25 percent of such total.

18 “(B) EXCEPTION.—Subparagraph (A)
19 shall not apply in the case of any project that
20 is a group home or independent living facility.”;
21 and

22 (2) in subsection (l), by striking paragraph (4).

23 (c) DELEGATED PROCESSING.—Subsection (g) of
24 section 811 (42 U.S.C. 8013(g)) is amended—

1 (1) by striking “SELECTION CRITERIA.—” and
2 inserting “SELECTION CRITERIA AND PROC-
3 ESSING.—(1) SELECTION CRITERIA.—”;

4 (2) by redesignating paragraphs (1), (2), (3),
5 (4), (5), (6), and (7) as subparagraphs (A), (B),
6 (C), (D), (E), (G), and (H), respectively; and

7 (3) by adding at the end the following new
8 paragraph:

9 “(2) DELEGATED PROCESSING.—

10 “(A) In issuing a capital advance under sub-
11 section (d)(1) for any multifamily project (but not
12 including any project that is a group home or inde-
13 pendent living facility) for which financing for the
14 purposes described in the last sentence of subsection
15 (b) is provided by a combination of the capital ad-
16 vance and sources other than this section, within 30
17 days of award of the capital advance, the Secretary
18 shall delegate review and processing of such projects
19 to a State or local housing agency that—

20 “(i) is in geographic proximity to the prop-
21 erty;

22 “(ii) has demonstrated experience in and
23 capacity for underwriting multifamily housing
24 loans that provide housing and supportive serv-
25 ices;

1 “(iii) may or may not be providing low-in-
2 come housing tax credits in combination with
3 the capital advance under this section; and

4 “(iv) agrees to issue a firm commitment
5 within 12 months of delegation.

6 “(B) The Secretary shall retain the authority to
7 process capital advances in cases in which no State
8 or local housing agency is sufficiently qualified to
9 provide delegated processing pursuant to this para-
10 graph or no such agency has entered into an agree-
11 ment with the Secretary to serve as a delegated
12 processing agency.

13 “(C) The Secretary shall—

14 “(i) develop criteria and a timeline to peri-
15 odically assess the performance of State and
16 local housing agencies in carrying out the duties
17 delegated to such agencies pursuant to subpara-
18 graph (A); and

19 “(ii) retain the authority to review and
20 process projects financed by a capital advance
21 in the event that, after a review and assess-
22 ment, a State or local housing agency is deter-
23 mined to have failed to satisfy the criteria es-
24 tablished pursuant to clause (i).

1 “(D) An agency to which review and processing
2 is delegated pursuant to subparagraph (A) may as-
3 sess a reasonable fee which shall be included in the
4 capital advance amounts and may recommend
5 project rental assistance amounts in excess of those
6 initially awarded by the Secretary. The Secretary
7 shall develop a schedule for reasonable fees under
8 this subparagraph to be paid to delegated processing
9 agencies, which shall take into consideration any
10 other fees to be paid to the agency for other funding
11 provided to the project by the agency, including
12 bonds, tax credits, and other gap funding.

13 “(E) Under such delegated system, the Sec-
14 retary shall retain the authority to approve rents
15 and development costs and to execute a capital ad-
16 vance within 60 days of receipt of the commitment
17 from the State or local agency. The Secretary shall
18 provide to such agency and the project sponsor, in
19 writing, the reasons for any reduction in capital ad-
20 vance amounts or project rental assistance and such
21 reductions shall be subject to appeal.”.

22 (d) LEVERAGING OTHER RESOURCES.—Paragraph
23 (1) of section 811(g) (as so designated by subsection
24 (c)(1) of this section) is amended by inserting after sub-

1 paragraph (E) (as so redesignated by subsection (c)(2) of
 2 this section) the following new subparagraph:

3 “(F) the extent to which the per-unit cost
 4 of units to be assisted under this section will be
 5 supplemented with resources from other public
 6 and private sources;”.

7 (e) TENANT PROTECTIONS AND ELIGIBILITY FOR
 8 OCCUPANCY.—Section 811 is amended by striking sub-
 9 section (i) and inserting the following new subsection:

10 “(i) ADMISSION AND OCCUPANCY.—

11 “(1) TENANT SELECTION.—

12 “(A) PROCEDURES.—An owner shall adopt
 13 written tenant selection procedures that are sat-
 14 isfactory to the Secretary as (i) consistent with
 15 the purpose of improving housing opportunities
 16 for very low-income persons with disabilities;
 17 and (ii) reasonably related to program eligibility
 18 and an applicant’s ability to perform the obliga-
 19 tions of the lease. Owners shall promptly notify
 20 in writing any rejected applicant of the grounds
 21 for any rejection.

22 “(B) REQUIREMENT FOR OCCUPANCY.—
 23 Occupancy in dwelling units provided assistance
 24 under this section shall be available only to per-

1 sons with disabilities and households that in-
2 clude at least one person with a disability.

3 “(C) AVAILABILITY.—Except only as pro-
4 vided in subparagraph (D), occupancy in dwell-
5 ing units in housing provided with assistance
6 under this section shall be available to all per-
7 sons with disabilities eligible for such occupancy
8 without regard to the particular disability in-
9 volved.

10 “(D) LIMITATION ON OCCUPANCY.—Not-
11 withstanding any other provision of law, the
12 owner of housing developed under this section
13 may, with the approval of the Secretary, limit
14 occupancy within the housing to persons with
15 disabilities who can benefit from the supportive
16 services offered in connection with the housing.

17 “(2) TENANT PROTECTIONS.—

18 “(A) LEASE.—The lease between a tenant
19 and an owner of housing assisted under this
20 section shall be for not less than one year, and
21 shall contain such terms and conditions as the
22 Secretary shall determine to be appropriate.

23 “(B) TERMINATION OF TENANCY.—An
24 owner may not terminate the tenancy or refuse

1 to renew the lease of a tenant of a rental dwell-
2 ing unit assisted under this section except—

3 “(i) for serious or repeated violation
4 of the terms and conditions of the lease,
5 for violation of applicable Federal, State,
6 or local law, or for other good cause; and

7 “(ii) by providing the tenant, not less
8 than 30 days before such termination or
9 refusal to renew, with written notice speci-
10 fying the grounds for such action.

11 “(C) VOLUNTARY PARTICIPATION IN SERV-
12 ICES.—A supportive service plan for housing
13 assisted under this section shall permit each
14 resident to take responsibility for choosing and
15 acquiring their own services, to receive any sup-
16 portive services made available directly or indi-
17 rectly by the owner of such housing, or to not
18 receive any supportive services.”.

19 (f) DEVELOPMENT COST LIMITATIONS.—Subsection
20 (h) of section 811 is amended—

21 (1) in paragraph (1)—

22 (A) by striking the paragraph heading and
23 inserting “GROUP HOMES”;

1 (B) in the first sentence, by striking “var-
2 ious types and sizes” and inserting “group
3 homes”;

4 (C) by striking subparagraph (E); and

5 (D) by redesignating subparagraphs (F)
6 and (G) as subparagraphs (E) and (F), respec-
7 tively;

8 (2) in paragraph (3), by inserting “established
9 pursuant to paragraph (1)” after “cost limitation”;
10 and

11 (3) by adding at the end the following new
12 paragraph:

13 “(6) APPLICABILITY OF HOME PROGRAM COST
14 LIMITATIONS.—

15 “(A) IN GENERAL.—The provisions of sec-
16 tion 212(e) of the Cranston-Gonzalez National
17 Affordable Housing Act (42 U.S.C. 12742(e))
18 and the cost limits established by the Secretary
19 pursuant to such section with respect to the
20 amount of funds under subtitle A of title II of
21 such Act that may be invested on a per unit
22 basis, shall apply to supportive housing assisted
23 with a capital advance under subsection (d)(1)
24 and the amount of funds under such subsection
25 that may be invested on a per unit basis.

1 “(B) WAIVERS.—The Secretary may pro-
2 vide for waiver of the cost limits applicable pur-
3 suant to subparagraph (A)—

4 “(i) in the cases in which the cost lim-
5 its established pursuant to section 212(e)
6 of the Cranston-Gonzalez National Afford-
7 able Housing Act may be waived; and

8 “(ii) to provide for—

9 “(I) the cost of special design
10 features to make the housing acces-
11 sible to persons with disabilities;

12 “(II) the cost of special design
13 features necessary to make individual
14 dwelling units meet the special needs
15 of persons with disabilities; and

16 “(III) the cost of providing the
17 housing in a location that is accessible
18 to public transportation and commu-
19 nity organizations that provide sup-
20 portive services to persons with dis-
21 abilities.”.

22 (g) CONGRESSIONAL NOTIFICATION OF WAIVER.—
23 Section 811(k) is amended—

24 (1) in paragraph (1), by adding the following
25 after the second sentence: “Not later than the date

1 of the exercise of any waiver permitted under the
2 previous sentence, the Secretary shall notify the
3 Committee on Banking, Housing, and Urban Affairs
4 of the Senate and the Committee on Financial Serv-
5 ices of the House of Representatives of the waiver
6 or the intention to exercise the waiver, together with
7 a detailed explanation of the reason for the waiver.”;
8 and

9 (2) in paragraph (4)—

10 (A) by striking “prescribe, subject to the
11 limitation under subsection (h)(6) of this sec-
12 tion)” and inserting “prescribe”); and

13 (B) by adding the following after the first
14 sentence: “Not later than the date that the Sec-
15 retary prescribes a limit exceeding the 24 per-
16 son limit in the previous sentence, the Secretary
17 shall notify the Committee on Banking, Hous-
18 ing, and Urban Affairs of the Senate and the
19 Committee on Financial Services of the House
20 of Representatives of the limit or the intention
21 to prescribe a limit in excess of 24 persons, to-
22 gether with a detailed explanation of the reason
23 for the new limit.”.

1 (h) MINIMUM ALLOCATION FOR MULTIFAMILY
 2 PROJECTS.—Paragraph (1) of section 811(l) is amended
 3 to read as follows:

4 “(1) MINIMUM ALLOCATION FOR MULTIFAMILY
 5 PROJECTS.—The Secretary shall establish a min-
 6 imum percentage of the amount made available for
 7 each fiscal year for capital advances under sub-
 8 section (d)(1) that shall be used for multifamily
 9 projects subject to subsection (e)(4).”.

10 **SEC. 4. PROJECT RENTAL ASSISTANCE.**

11 Section 811(b) is amended—

12 (1) in the matter preceding paragraph (1), by
 13 striking “is authorized—” and inserting “is author-
 14 ized to take the following actions:”;

15 (2) in paragraph (1)—

16 (A) by striking “(1) to provide tenant-
 17 based” and inserting “(1) TENANT-BASED AS-
 18 SISTANCE.—To provide tenant-based”; and

19 (B) by striking “; and” and inserting a pe-
 20 riod;

21 (3) in paragraph (2), by striking “(2) to pro-
 22 vide assistance” and inserting “(2) CAPITAL AD-
 23 VANCES.—To provide assistance”; and

24 (4) by adding at the end the following:

25 “(3) PROJECT RENTAL ASSISTANCE.—

1 “(A) IN GENERAL.—To offer additional
2 methods of financing supportive housing for
3 non-elderly adults with disabilities, the Sec-
4 retary shall make funds available for project
5 rental assistance pursuant to subparagraph (B)
6 for eligible projects under subparagraph (C).
7 The Secretary shall provide for State housing
8 finance agencies and other appropriate entities
9 to apply to the Secretary for such project rental
10 assistance funds, which shall be made available
11 by such agencies and entities for dwelling units
12 in eligible projects based upon criteria estab-
13 lished by the Secretary. The Secretary may not
14 require any State housing finance agency or
15 other entity applying for such project rental as-
16 sistance funds to identify in such application
17 the eligible projects for which such funds will be
18 used, and shall allow such agencies and appli-
19 cants to subsequently identify such eligible
20 projects pursuant to the making of commit-
21 ments described in subparagraph (C)(ii).

22 “(B) CONTRACT TERMS.—

23 “(i) CONTRACT TERMS.—Project rent-
24 al assistance under this paragraph shall be
25 provided—

1 “(I) in accordance with sub-
2 section (d)(2); and

3 “(II) under a contract having an
4 initial term of not less than 180
5 months that provides funding for a
6 term 60 months, which funding shall
7 be renewed upon expiration, subject to
8 the availability of sufficient amounts
9 in appropriation Acts.

10 “(ii) LIMITATION ON UNITS AS-
11 SISTED.—Of the total number of dwelling
12 units in any multifamily housing project
13 containing any unit for which project rent-
14 al assistance under this paragraph is pro-
15 vided, the aggregate number that are pro-
16 vided such project rental assistance, that
17 are used for supportive housing for persons
18 with disabilities, or to which any occupancy
19 preference for persons with disabilities ap-
20 plies, may not exceed 25 percent of such
21 total.

22 “(iii) PROHIBITION OF CAPITAL AD-
23 VANCES.—The Secretary may not provide
24 a capital advance under subsection (d)(1)

1 for any project for which assistance is pro-
2 vided under this paragraph.

3 “(iv) ELIGIBLE POPULATION.—
4 Project rental assistance under this para-
5 graph may be provided only for dwelling
6 units for extremely low-income persons
7 with disabilities and extremely low-income
8 households that include at least one person
9 with a disability.

10 “(C) ELIGIBLE PROJECTS.—An eligible
11 project under this subparagraph is a new or ex-
12 isting multifamily housing project for which—

13 “(i) the development costs are paid
14 with resources from other public or private
15 sources; and

16 “(ii) a commitment has been made—

17 “(I) by the applicable State agen-
18 cy responsible for allocation of low-in-
19 come housing tax credits under sec-
20 tion 42 of the Internal Revenue Code
21 of 1986, for an allocation of such
22 credits;

23 “(II) by the applicable partici-
24 pating jurisdiction that receives assist-
25 ance under the HOME Investment

1 Partnership Act, for assistance from
2 such jurisdiction; or

3 “(III) by any Federal agency or
4 any State or local government, for
5 funding for the project from funds
6 from any other sources.

7 “(D) STATE AGENCY INVOLVEMENT.—As-
8 sistance under this paragraph may be provided
9 only for projects for which the applicable State
10 agency responsible for health and human serv-
11 ices programs, and the applicable State agency
12 designated to administer or supervise the ad-
13 ministration of the State plan for medical as-
14 sistance under title XIX of the Social Security
15 Act, have entered into such agreements as the
16 Secretary considers appropriate—

17 “(i) to identify the target populations
18 to be served by the project;

19 “(ii) to set forth methods for outreach
20 and referral; and

21 “(iii) to make available appropriate
22 services for tenants of the project.

23 “(E) USE REQUIREMENTS.—In the case of
24 any project for which project rental assistance
25 is provided under this paragraph, the dwelling

1 units assisted pursuant to subparagraph (B)
2 shall be operated for not less than 30 years as
3 supportive housing for persons with disabilities,
4 in accordance with the application for the
5 project approved by the Secretary, and such
6 dwelling units shall, during such period, be
7 made available for occupancy only by persons
8 and households described in subparagraph
9 (B)(iv).

10 “(F) REPORT.—Not later than 3 years
11 after the date of the enactment of this para-
12 graph, and again 2 years thereafter, the Sec-
13 retary shall submit to Congress a report—

14 “(i) describing the assistance provided
15 under this paragraph;

16 “(ii) analyzing the effectiveness of
17 such assistance, including the effectiveness
18 of such assistance compared to the assist-
19 ance program for capital advances set
20 forth under subsection (d)(1) (as in effect
21 pursuant to the amendments made by such
22 Act); and

23 “(iii) making recommendations re-
24 garding future models for assistance under
25 this section.”.

1 **SEC. 5. TECHNICAL CORRECTIONS.**

2 Section 811 is amended—

3 (1) in subsection (a)—

4 (A) in paragraph (1), by striking “and” at
5 the end;

6 (B) in paragraph (2)—

7 (i) by striking “provides” and insert-
8 ing “makes available”; and

9 (ii) by striking the period at the end
10 and inserting “; and”; and

11 (C) by adding at the end the following new
12 paragraph:

13 “(3) promotes and facilitates community inte-
14 gration for people with significant and long-term dis-
15 abilities.”;

16 (2) in subsection (c)—

17 (A) in paragraph (1), by striking “special”
18 and inserting “housing and community-based
19 services”; and

20 (B) in paragraph (2)—

21 (i) by striking subparagraph (A) and
22 inserting the following:

23 “(A) make available voluntary supportive
24 services that address the individual needs of
25 persons with disabilities occupying such hous-
26 ing;”; and

1 (ii) in subparagraph (B), by striking
2 the comma and inserting a semicolon;

3 (3) in subsection (d)(1), by striking “provided
4 under” and all that follows through “shall bear” and
5 inserting “provided pursuant to subsection (b)(1)
6 shall bear”;

7 (4) in subsection (f)—

8 (A) in paragraph (3)—

9 (i) in subparagraph (B), by striking
10 “receive” and inserting “be offered”;

11 (ii) by striking subparagraph (C) and
12 inserting the following:

13 “(C) evidence of the applicant’s experience
14 in—

15 “(i) providing such supportive serv-
16 ices; or

17 “(ii) creating and managing struc-
18 tured partnerships with service providers
19 for the delivery of appropriate community-
20 based services;”;

21 (iii) in subparagraph (D), by striking
22 “such persons” and all that follows
23 through “provision of such services” and
24 inserting “tenants”; and

1 (iv) in subparagraph (E), by inserting
2 “other Federal, and” before “State”; and
3 (B) in paragraph (4), by striking “special”
4 and inserting “housing and community-based
5 services”;

6 (5) in subsection (g), in paragraph (1) (as so
7 redesignated by section 3(c)(1) of this Act)—

8 (A) in subparagraph (D) (as so redesign-
9 ated by section 3(c)(2) of this Act), by strik-
10 ing “the necessary supportive services will be
11 provided” and inserting “appropriate supportive
12 services will be made available”; and

13 (B) by striking subparagraph (E) (as so
14 redesignated by section 3(c)(2) of this Act) and
15 inserting the following:

16 “(E) the extent to which the location and
17 design of the proposed project will facilitate the
18 provision of community-based supportive serv-
19 ices and address other basic needs of persons
20 with disabilities, including access to appropriate
21 and accessible transportation, access to commu-
22 nity services agencies, public facilities, and
23 shopping;”;

24 (6) in subsection (j)—

25 (A) by striking paragraph (4); and

1 (B) by redesignating paragraphs (5), (6),
2 and (7) as paragraphs (4), (5), and (6), respec-
3 tively;
4 (7) in subsection (k)—

5 (A) in paragraph (1), by inserting before
6 the period at the end of the first sentence the
7 following: “, which provides a separate bedroom
8 for each tenant of the residence”;

9 (B) in paragraph (2), by striking the first
10 sentence, and inserting the following: “The
11 term ‘person with disabilities’ means a house-
12 hold composed of one or more persons who is
13 18 years of age or older and less than 62 years
14 of age, and who has a disability.”;

15 (C) by striking paragraph (3) and insert-
16 ing the following new paragraph:

17 “(3) The term ‘supportive housing for persons
18 with disabilities’ means dwelling units that—

19 “(A) are designed to meet the permanent
20 housing needs of very low-income persons with
21 disabilities; and

22 “(B) are located in housing that make
23 available supportive services that address the
24 individual health, mental health, or other needs
25 of such persons.”;

1 (D) in paragraph (5), by striking “a
2 project for”; and

3 (E) in paragraph (6)—

4 (i) by inserting after and below sub-
5 paragraph (D) the matter to be inserted by
6 the amendment made by section 841 of the
7 American Homeownership and Economic
8 Opportunity Act of 2000 (Public Law
9 106–569; 114 Stat. 3022); and

10 (ii) in the matter inserted by the
11 amendment made by subparagraph (A) of
12 this paragraph, by striking “wholly owned
13 and”; and

14 (8) in subsection (l)—

15 (A) in paragraph (2), by striking “sub-
16 section (c)(1)” and inserting “subsection
17 (d)(1)”; and

18 (B) in paragraph (3), by striking “sub-
19 section (c)(2)” and inserting “subsection
20 (d)(2)”.

21 **SEC. 6. AUTHORIZATION OF APPROPRIATIONS.**

22 Subsection (m) of section 811 is amended to read as
23 follows:

24 “(m) AUTHORIZATION OF APPROPRIATIONS.—There
25 are authorized to be appropriated for providing assistance

1 pursuant to this section \$300,000,000 for each of fiscal
2 years 2011 through 2015.”.

3 **SEC. 7. GAO STUDY.**

4 The Comptroller General of the United States shall
5 conduct a study of the supportive housing for persons with
6 disabilities program under section 811 of the Cranston-
7 Gonzalez National Affordable Housing Act (42 U.S.C.
8 8013) to determine the adequacy and effectiveness of such
9 program in assisting households of persons with disabili-
10 ties. Such study shall determine—

11 (1) the total number of households assisted
12 under such program;

13 (2) the extent to which households assisted
14 under other programs of the Department of Housing
15 and Urban Development that provide rental assist-
16 ance or rental housing would be eligible to receive
17 assistance under such section 811 program; and

18 (3) the extent to which households described in
19 paragraph (2) who are eligible for, but not receiving,
20 assistance under such section 811 program are re-
21 ceiving supportive services from, or assisted by, the
22 Department of Housing and Urban Development
23 other than through the section 811 program (includ-
24 ing under the Resident Opportunity and Self-Suffi-
25 ciency program) or from other sources.

1 Upon the completion of the study required under this sec-
2 tion, the Comptroller General shall submit a report to the
3 Congress setting forth the findings and conclusions of the
4 study.

Passed the Senate December 17, 2010.

Attest:

Secretary.

117TH CONGRESS
2^D SESSION

S. 1481

AN ACT

To amend section 811 of the Cranston-Gonzalez National Affordable Housing Act to improve the program under such section for supportive housing for persons with disabilities.