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(Original Signature of Member)

119TH CONGRESS
1ST SESSION

H. R. _____

To authorize the Department of Housing and Urban Development to transform neighborhoods of extreme poverty into sustainable, mixed-income neighborhoods with access to economic opportunities, by revitalizing severely distressed housing, and investing and leveraging investments in well-functioning services, educational opportunities, public assets, public transportation, and improved access to jobs, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

Mr. CLEAVER introduced the following bill; which was referred to the
Committee on _____

A BILL

To authorize the Department of Housing and Urban Development to transform neighborhoods of extreme poverty into sustainable, mixed-income neighborhoods with access to economic opportunities, by revitalizing severely distressed housing, and investing and leveraging investments in well-functioning services, educational opportunities, public assets, public transportation, and improved access to jobs, 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,*

1 **SECTION 1. SHORT TITLE.**

2 This Act may be cited as the “Choice Neighborhoods
3 Initiative Act of 2025”.

4 **SEC. 2. DEFINITIONS.**

5 In this Act:

6 (1) AFFORDABLE HOUSING.—The term “afford-
7 able housing” includes—

8 (A) public housing assisted under section 9
9 of the United States Housing Act of 1937 (42
10 U.S.C. 1437g);

11 (B) assisted housing;

12 (C) housing assisted under an affordable
13 housing program administered by the Secretary
14 of Agriculture through Rural Housing Service;

15 (D) rental housing that utilizes tax credits
16 under section 42 of the Internal Revenue Code
17 of 1986;

18 (E) affordable rental housing owned, devel-
19 oped, or assisted through a State or local gov-
20 ernment or State housing finance agency, in-
21 cluding State-assisted public housing, which is
22 subject to a long-term affordability restriction
23 requiring occupancy by low-income households;
24 and

25 (F) private housing for low- and moderate-
26 income households and for which the Secretary

1 requires the owner or purchaser of the project
2 to maintain affordability for not less than 30
3 years in accordance with use restrictions under
4 regulations issued by the Secretary, which re-
5 strictions shall be—

6 (i) contained in a legally enforceable
7 document recorded in the appropriate
8 records; and

9 (ii) consistent with the long-term via-
10 bility of the project as rental or homeown-
11 ership housing.

12 (2) APPLICANT.—The term “applicant” means
13 an eligible entity under section 4(a) that submits an
14 application for a grant under this Act pursuant to
15 section 7.

16 (3) ASSISTED HOUSING.—The term “assisted
17 housing” means rental housing assisted under—

18 (A) section 8 of the United States Housing
19 Act of 1937 (42 U.S.C. 1437f);

20 (B) section 221(d)(3) or 236 of the Na-
21 tional Housing Act (12 U.S.C. 1715l, 1715z–
22 1);

23 (C) section 202 of the Housing Act of
24 1959 (12 U.S.C. 1701q); or

1 (D) section 811 of Cranston-Gonzalez Na-
2 tional Affordable Housing Act (42 U.S.C.
3 8013).

4 (4) COMMUNITY DEVELOPMENT CORPORA-
5 TION.—The term “community development corpora-
6 tion” has the meaning given the term in section
7 204(b) of the Departments of Veterans Affairs and
8 Housing and Urban Development, and Independent
9 Agencies Appropriations Act, 1997 (12 U.S.C.
10 1715z–11a(b)).

11 (5) CRITICAL COMMUNITY IMPROVEMENTS.—
12 The term “critical community improvements”
13 means—

14 (A) development or improvement of com-
15 munity facilities to promote upward mobility,
16 self-sufficiency, or improved quality of life for
17 residents of the neighborhood, such as construc-
18 tion or rehabilitation of parks and community
19 gardens, environmental improvements, or site
20 remediation at affected sites; or

21 (B) activities to promote economic develop-
22 ment, such as development or improvement of
23 transit, retail, community financial institutions,
24 public services, facilities, assets, or other com-
25 munity resources.

1 (6) ELEMENTARY SCHOOL; SECONDARY
2 SCHOOL.—The terms “elementary school” and “sec-
3 ondary school” have the meanings given those terms
4 in section 9101 of the Elementary and Secondary
5 Education Act of 1965 (20 U.S.C. 7801).

6 (7) EXTREME POVERTY.—The term “extreme
7 poverty” means, with respect to a neighborhood,
8 that the neighborhood—

9 (A) has a high percentage of residents who
10 are—

11 (i) estimated to be in poverty; or

12 (ii) have extremely low incomes based
13 on the most recent data collected by the
14 Bureau of the Census; and

15 (B) is experiencing distress related to—

16 (i) per capita crime rates over 3 or
17 more years that are significantly higher
18 than the per capita crime rates of the city
19 or county in which the neighborhood is lo-
20 cated;

21 (ii) high rates of vacant, abandoned,
22 or substandard homes relative to the city
23 or county as a whole;

24 (iii) a low-performing public school; or

1 (iv) other such factors as determined
2 by the Secretary that further the purposes
3 of this Act.

4 (8) FAMILIES; PUBLIC HOUSING; PUBLIC HOUS-
5 ING AGENCY.—The terms “families”, “public hous-
6 ing”, and “public housing agency” have the mean-
7 ings given those terms in section 3(b) of the United
8 States Housing Act of 1937 (42 U.S.C. 1437a(b)).

9 (9) GRANTEE.—The term “grantee” means an
10 eligible entity under section 4 that is awarded a
11 grant under this Act, pursuant to selection under
12 section 7.

13 (10) INSTITUTION OF HIGHER EDUCATION.—
14 The term “institution of higher education” has the
15 meaning given the term in section 102 of the Higher
16 Education Act of 1965 (20 U.S.C. 1002).

17 (11) LOCAL GOVERNMENT.—The term “local
18 government” has the meaning given the term “unit
19 of general local government” in section 102(a)(1) of
20 the Housing and Community Development Act of
21 1974 (42 U.S.C. 5302(a)(1)).

22 (12) LONG-TERM VIABILITY.—The term “long-
23 term viability” means, with respect to a neighbor-
24 hood, that the neighborhood is sustainable on an
25 economic, education, and environmental basis.

1 (13) NEIGHBORHOOD.—The term “neighbor-
2 hood” means an area that—

3 (A) has distinguishing characteristics;

4 (B) represents the geographical distribu-
5 tion of targeted populations; and

6 (C) is not exclusive of areas that are inte-
7 grally related to the composition of the commu-
8 nity.

9 (14) SECRETARY.—The term “Secretary”
10 means the Secretary of Housing and Urban Develop-
11 ment.

12 (15) SEVERELY DISTRESSED HOUSING.—The
13 term “severely distressed housing” means a public
14 or assisted housing project (or building in a project)
15 that—

16 (A)(i) has been certified, by an engineer or
17 architect licensed by a State licensing board, as
18 meeting criteria for physical distress that indi-
19 cate that the project requires major redesign,
20 reconstruction, or redevelopment, or partial or
21 total demolition, to correct serious deficiencies
22 in the original design (including inappropriately
23 high-population density), deferred maintenance,
24 physical deterioration or obsolescence of major

1 systems, and other deficiencies in the physical
2 plant of the project; and

3 (ii) is a significant contributing factor to
4 the physical decline of and disinvestment by
5 public and private entities in the surrounding
6 neighborhood, as documented by evidence of
7 non-physical distress, such as extreme poverty,
8 including census data and past surveys of
9 neighborhood stability conducted by an appli-
10 cant or co-applicant or their qualified designee;
11 or

12 (B) was a project described in subpara-
13 graph (A) that has been legally vacated or de-
14 molished, but for which the Secretary has not
15 yet provided replacement housing assistance
16 other than tenant-based assistance.

17 (16) SIGNIFICANT.—The term “significant”
18 means, with respect to an amendment or change to
19 a transformation plan, that the amendment or
20 change—

21 (A) changes the use of 20 percent or more
22 of the total amount of the grant provided under
23 this Act from use for 1 activity to use for an-
24 other;

1 (B) eliminates an activity that is a re-
2 quired activity that, notwithstanding the
3 change, would otherwise be carried out under
4 the plan; or

5 (C) significantly changes the scope, loca-
6 tion, or beneficiaries of the project carried out
7 under the plan.

8 (17) SUPPORTIVE SERVICES.—The term “sup-
9 portive services” includes all activities that will pro-
10 mote upward mobility, self-sufficiency, or improved
11 quality of life, including—

12 (A) such activities as literacy training, re-
13 medial and continuing education, job training,
14 financial literacy instruction, daycare, youth
15 services, aging-in-place, physical and mental
16 health services, and other programs for which
17 such residents demonstrate need;

18 (B) case management and service coordi-
19 nation services, including providing coordinators
20 for the Family Self-Sufficiency program under
21 section 23 of the United States Housing Act of
22 1937 (42 U.S.C. 1437u) and the Resident Op-
23 portunity and Supportive Services program
24 under section 34 of such Act (42 U.S.C.
25 1437z–6); and

1 (C) technical assistance to enable residents
2 to access programs from other key agencies and
3 local service providers in order to help residents
4 be stably housed, improve outcomes for chil-
5 dren, and enhance adults' capacity for self-suf-
6 ficiency and economic security, and services for
7 the elderly and persons with disabilities to
8 maintain independence.

9 **SEC. 3. GRANT AUTHORITY.**

10 The Secretary may make competitive grants to eligi-
11 ble entities that submit transformation plans for eligible
12 neighborhoods that will further the purposes of this Act
13 in eligible neighborhoods.

14 **SEC. 4. ELIGIBLE ENTITIES.**

15 (a) PRIMARY APPLICANTS.—

16 (1) IN GENERAL.—A grant under this Act may
17 be made only to a local government, a public housing
18 agency, or a nonprofit entity that owns a major
19 housing project that is proposed to be assisted under
20 a grant under this Act, either as a sole applicant or
21 as a co-applicant with another local government or
22 public housing agency or with an entity specified in
23 subsection (b).

24 (2) NONPROFIT ENTITIES.—A nonprofit entity
25 may be a sole applicant under paragraph (1) only if

1 the application has the support of a local govern-
2 ment.

3 (b) CO-APPLICANTS.—

4 (1) COMMUNITY DEVELOPMENT CORPORA-
5 TIONS.—A community development corporation may,
6 at the request of an entity specified in subsection
7 (a), be a co-applicant for a grant under this Act.

8 (2) FOR-PROFIT ENTITIES.—A for-profit entity
9 that owns a major housing project that is proposed
10 to be assisted under a grant under this Act made in
11 fiscal year 2022 or thereafter and that has an estab-
12 lished presence in the community may be a co-appli-
13 cant for a grant under this Act.

14 (3) REQUIRED CO-APPLICANTS.—A grant under
15 this Act may not be made for an application that
16 will involve transformation of a major public housing
17 project unless the public housing agency having ju-
18 risdiction with respect to the project is the sole ap-
19 plicant or a co-applicant for the application.

20 (c) PARTNERS.—Nothing in this section may be con-
21 strued to limit the ability of an applicant to partner with
22 any entity in carrying out activities with a grant under
23 this Act.

1 **SEC. 5. ELIGIBLE NEIGHBORHOODS.**

2 A grant under this Act may be made only for activi-
3 ties to be conducted in neighborhoods that have—

4 (1) a concentration of extreme poverty; and

5 (2) housing that is severely distressed housing.

6 **SEC. 6. AUTHORIZED ACTIVITIES.**

7 (a) IN GENERAL.—Amounts from a grant under this
8 Act may be used only for transformational programs and
9 activities in accordance with a transformation plan ap-
10 proved under section 7 that will further the purposes of
11 this Act.

12 (b) REQUIRED ACTIVITIES.—Each transformation
13 plan submitted pursuant to section 7 and implemented by
14 a grantee under this Act shall include the following activi-
15 ties:

16 (1) The transformation of housing through re-
17 habilitation, preservation, or demolition and replace-
18 ment of severely distressed housing projects, expan-
19 sion of affordable housing opportunities, or any com-
20 bination thereof, which may incorporate energy-effi-
21 cient design principles.

22 (2) The one-for-one replacement of any public
23 and assisted housing units demolished or disposed of
24 in accordance with the requirements under section 9.

1 (3) Activities that promote economic self-suffi-
2 ciency of residents of the revitalized housing and of
3 the surrounding neighborhood.

4 (4) Activities that preserve affordable housing
5 in the neighborhood and other activities necessary to
6 ensure that existing public and assisted housing resi-
7 dents have access to the benefits of the neighbor-
8 hood transformation.

9 (5) Activities that demonstrate that each resi-
10 dent of housing assisted by the grant who is dis-
11 placed by the transformation plan and who wishes to
12 return to the revitalized on-site housing in the neigh-
13 borhood or to replacement housing outside of the
14 neighborhood, can return, and shall be provided a
15 preference in accordance with the program require-
16 ments under section 8.

17 (6) Activities that meet the program require-
18 ments for replacement of housing units under sec-
19 tion 9.

20 (7) Activities that meet the fair housing pro-
21 gram requirements under section 10(a) and the ac-
22 cessibility requirements under section 10(b).

23 (8) Appropriate service coordination and sup-
24 portive services.

1 (9) Resident involvement, as described in sec-
2 tion 8, in planning and implementation of the trans-
3 formation plan, including reasonable steps to help
4 ensure meaningful participation for residents who,
5 as a result of their national origin, are limited in
6 their English language proficiency.

7 (10) Monitoring, under section 8(g), of resi-
8 dents relocated during redevelopment throughout the
9 term of the grant or until full occupancy of replace-
10 ment housing, whichever is completed later.

11 (11) Relocation assistance, including tenant-
12 based rental assistance renewable under section 8 of
13 the United States Housing Act of 1937 (42 U.S.C.
14 1437f), mobility or relocation counseling over mul-
15 tiple years, reasonable moving costs, and security de-
16 posits.

17 (12) Establishment of links to local education
18 efforts, as described in subsection (c)(3).

19 (13) Activities to comply with section 3 of the
20 Housing and Urban Development Act of 1968 (12
21 U.S.C. 1701u).

22 (c) ELIGIBLE ACTIVITIES.—Amounts from a grant
23 under this Act may be used for the following activities:

24 (1) Construction, acquisition, or rehabilitation
25 of affordable housing, which may include energy effi-

1 ciency improvements and sustainable design features
2 for that housing.

3 (2) Acquisition or disposition of residential
4 properties, including properties subject to a mort-
5 gage previously insured, and foreclosed upon, by the
6 Federal Housing Administration, and demolition.

7 (3) Outreach to local educators, and engaging
8 in local community planning, to help increase access
9 to educational opportunities, a continuum of effec-
10 tive community services, and strong family supports,
11 and to improve the educational and life outcomes
12 that have a significant benefit to residents of hous-
13 ing assisted under this Act, including children and
14 youth and, as appropriate, for adult residents, in-
15 cluding the elderly or persons with disabilities.

16 (4) Providing supportive services that have a
17 significant benefit to residents of housing assisted
18 under this Act, primarily focused on services de-
19 scribed in subparagraphs (B) and (C) of section
20 2(17).

21 (5) Rehabilitation and physical improvement of
22 community facilities that are primarily intended to
23 facilitate the delivery of community and supportive
24 services that have a significant benefit to residents

1 of housing assisted by the grant and residents of off-
2 site replacement housing.

3 (6) Work incentives designed to help low-income
4 residents assisted by the housing under this Act ac-
5 cess jobs and move toward self-sufficiency.

6 (7) Partnering with employers and for-profit
7 and nonprofit organizations to create jobs and job
8 training opportunities that have a significant benefit
9 to residents of housing assisted under this Act.

10 (8) Activities that promote sustainable housing
11 by incorporating principles of sustainable design and
12 development, including energy efficiency.

13 (9) Critical community improvements under-
14 taken at sites that are adjacent to, or in the imme-
15 diate vicinity of, housing assisted under this Act.

16 (10) Loss reserves to protect residents of hous-
17 ing assisted by the grant and continue the project in
18 the case of default, foreclosure, or any other adverse
19 financial event.

20 (d) ADDITIONAL PLAN.—The Secretary shall require
21 any grantee under this Act that will provide benefits under
22 paragraph (3), (4), (5), or (7) of subsection (c) to any
23 residents who are not living in housing assisted with a
24 grant under this Act to submit to the Secretary a plan
25 identifying how such services will be provided.

1 (e) ELIGIBLE METHODS OF SUPPORT.—Activities
2 carried out with amounts from a grant under this Act may
3 be carried out through—

4 (1) endowments or revolving loan funds; or

5 (2) land assembly, land banking, and other ac-
6 tivities, except that no amounts made available for
7 use under this Act may be used to acquire any prop-
8 erty by means of the exercise of the power of emi-
9 nent domain.

10 (f) FUNDING LIMITATIONS.—

11 (1) SCHOOL BUILDINGS.—No amounts from
12 grant under this Act may be used for construction
13 or rehabilitation of an elementary school or sec-
14 ondary school or an institution of higher education,
15 except that such amounts may be used to construct
16 common infrastructure that is shared by such a
17 school or institution and by housing assisted under
18 this Act, or community facilities authorized under
19 subsection (c)(5), but only if costs are shared on a
20 pro rata basis and the grantee certifies, and the Sec-
21 retary determines, that such use of funds will not
22 promote or further segregation.

23 (2) NON-HOUSING ACTIVITIES AND SUPPORTIVE
24 SERVICES.—For each grant under this Act, the

1 grantee shall comply with each of the following re-
2 quirements:

3 (A) Of the amount of the grant, not more
4 than 25 percent may be used for eligible activi-
5 ties under paragraphs (3) through (9) of sub-
6 section (c).

7 (B) Of the amount of the grant, not more
8 than 5 percent may be used for eligible activi-
9 ties under paragraphs (8) and (9) of subsection
10 (c).

11 (3) CONSULTATION.—With respect to activities
12 assisted pursuant to paragraph (2), the Secretary
13 shall consult with the Secretary of Labor, the Sec-
14 retary of Health and Human Services, the Secretary
15 of Energy, the Secretary of Transportation, the Sec-
16 retary of Education, and the Attorney General in
17 identifying funding resources that may be provided
18 to supplement amounts from grants under this Act.

19 **SEC. 7. SUBMISSION AND SELECTION OF TRANS-**
20 **FORMATION PLANS.**

21 (a) TRANSFORMATION PLAN REQUIREMENTS.—To
22 be eligible for a grant under this Act, an eligible entity
23 shall submit to the Secretary, at such time in accordance
24 with procedures as the Secretary shall prescribe, an appli-
25 cation in the form of a transformation plan that—

1 (1) demonstrates how the transformation plan
2 will achieve the desired priority outcomes of trans-
3 forming a distressed neighborhood of extreme pov-
4 erty into a mixed-income neighborhood with high
5 quality, safe, and affordable housing (including the
6 one-for-one replacement of any public or assisted
7 housing units demolished or disposed of under the
8 transformation plan), economic opportunities, well-
9 functioning services, public assets, access to jobs,
10 public transportation, and effective education pro-
11 grams and public schools, including charter schools
12 and other autonomous public schools;

13 (2) demonstrates how the required activities
14 under section 6(b) will be carried out, including a
15 detailed description of the housing transformation
16 activities under paragraphs (1) and (2) of such sec-
17 tion;

18 (3) describes the other eligible activities under
19 section 6(c) that will be carried out in support of the
20 housing transformation;

21 (4) defines desired outcomes of the strategy,
22 how residents of housing assisted under this Act will
23 benefit, describes the challenges they face, and the
24 evidence base that informs the proposed strategies

1 that will result in the desired outcomes for the com-
2 munity and residents;

3 (5) includes a long-term affordability plan, de-
4 veloped in collaboration with residents of the public
5 and assisted housing assisted under this Act, that
6 describes how the grantee will maintain affordable
7 housing in the neighborhood over the next 50 years
8 or longer, including affordability provisions relating
9 to dwelling units provided using assistance under the
10 grant under this Act, and an agreement by the ap-
11 plicant to update the plan every 5 years during such
12 period; and

13 (6) includes such other information as the Sec-
14 retary shall, by regulation, prescribe.

15 (b) SELECTION CRITERIA.—The Secretary shall es-
16 tablish criteria for the award of grants under this Act,
17 with the greatest consideration given to applicant and
18 neighborhood need as identified in section 5, and which
19 shall include the extent to which the transformation
20 plan—

21 (1) demonstrates the ability of the plan to fur-
22 ther the purposes of this Act;

23 (2) demonstrates inclusive local planning with
24 input from local governments, housing owners and
25 providers, educators, residents of housing assisted

1 under this Act, local community organizations, pub-
2 lic schools, early learning in programs, health service
3 organizations, and community stakeholders in the
4 development and implementation of a sustainable re-
5 vitalization program;

6 (3) includes efforts to coordinate multiple fund-
7 ing resources, including public, private, and philan-
8 thropic funding, and emphasizes collaboration be-
9 tween local governments, early learning programs
10 and public schools, or a public housing agency, or all
11 3;

12 (4) includes current data showing that the
13 neighborhood targeted for revitalization is in need of
14 and can benefit from the authorized activities de-
15 scribed in section 6 and proposed in the trans-
16 formation plan;

17 (5) demonstrates the capability and record of
18 the applicant and the partners of the applicant for
19 managing housing redevelopment or modernization
20 projects, successfully working with public and as-
21 sisted housing residents during the planning and re-
22 design process, and meeting performance bench-
23 marks;

24 (6) demonstrates that sustainable building and
25 energy efficient design principles are incorporated or

1 will be incorporated in the activities conducted pur-
2 suant to the plan;

3 (7) demonstrates that the applicant has plans
4 to have, within a reasonable time, improved access
5 to transportation, including public transportation, in
6 the neighborhood that provides access to economic
7 opportunities and commercial and public services;

8 (8) demonstrates that the residents of revital-
9 ized housing developments will have, to the extent
10 possible, improved access to high-quality educational
11 opportunities, including early learning and effective
12 elementary and secondary public schools, in or out-
13 side of the neighborhood, where relevant;

14 (9) demonstrates that the transformation plan
15 includes the provision of appropriate supportive serv-
16 ices and activities, including those that promote eco-
17 nomic self-sufficiency of residents and supportive
18 services to continue to live independently, of housing
19 assisted under the grant, and a plan to sustain those
20 services;

21 (10) demonstrates that the transformation plan
22 provides support for residents displaced as a result
23 of the revitalization of the project, including assist-
24 ance in obtaining housing in areas with low con-

1 centrations of poverty in a manner that does not in-
2 crease racial segregation;

3 (11) demonstrates that sufficient housing op-
4 portunities are available in the neighborhood to be
5 revitalized and in low-poverty areas to accommodate
6 displaced residents, in a manner that does not in-
7 crease racial segregation;

8 (12) includes a well-documented assessment of
9 the number of households with special needs for on-
10 going supportive services residing in the public or
11 assisted housing properties that are the target of the
12 grant and an effective plan to address those needs;

13 (13) demonstrates the compliance with the re-
14 quirements of section 9, regarding one-for-one re-
15 placement of public and assisted housing units;

16 (14) demonstrates how the applicant will use
17 indicators of housing redevelopment, neighborhood
18 quality, resident well-being, and other outcomes to
19 measure success, manage program implementation,
20 and engage stakeholders, consistent with require-
21 ments established by the Secretary;

22 (15) demonstrates, if feasible, phased redevelop-
23 ment that provides for demolition and construction
24 of dwelling units in phases, to limit disruptions to
25 residents;

1 (16) demonstrates efforts to promote a diverse
2 housing mix that includes market-rate and owner-
3 ship opportunities for residents moving up the in-
4 come scale;

5 (17) demonstrates that the neighborhood will
6 improve its long-term viability through the revitaliza-
7 tion of severely distressed housing, improved access
8 to economic opportunities, improved investment and
9 leveraging in well-functioning services, and improved
10 education programs, public assets, public transpor-
11 tation and access to jobs; and

12 (18) demonstrates compliance with any other
13 factors and priorities that further the purposes of
14 this Act, as the Secretary may, by regulation, pre-
15 scribe.

16 **SEC. 8. RIGHT OF RESIDENTS TO RETURN; RELOCATION.**

17 (a) DETERMINATION OF RESIDENT PREF-
18 ERENCES.—An applicant shall, not later than 30 days be-
19 fore submitting an application to the Secretary for a grant
20 under this Act—

21 (1) hold a community meeting and provide in-
22 formation to all residents who occupy a dwelling unit
23 in public housing or assisted housing subject to the
24 transformation plan of—

1 (A) the intent of the applicant to submit
2 an application for a grant under this Act;

3 (B) their right to return and relocation
4 housing options; and

5 (C) all planned replacement housing units;
6 and

7 (2) solicit from each resident information re-
8 garding the desire of the resident to return to the
9 replacement housing units constructed upon the
10 original public or assisted housing location, interest
11 in moving to other neighborhoods or communities, or
12 interest in retaining a voucher for rental assistance.

13 (b) RESIDENT INVOLVEMENT.—

14 (1) IN GENERAL.—Each transformation plan
15 assisted under this Act shall provide opportunities
16 for the active involvement and participation of, and
17 consultation with, residents of the public and as-
18 sisted housing that is subject to the transformation
19 plan during the planning process for the trans-
20 formation plan, including prior to submission of the
21 application, and during all phases of the planning
22 and implementation, which opportunities—

23 (A) may include participation of members
24 of any resident council or tenant organization,
25 but may not be limited to those members; and

1 (B) shall include—

2 (i) all segments of the population of
3 residents of the public and assisted hous-
4 ing that is subject to the revitalization
5 plan, including single parent-headed house-
6 holds, the elderly, young employed and un-
7 employed adults, teenage youth, and dis-
8 abled persons; and

9 (ii) a process that provides oppor-
10 tunity for comment on specific proposals
11 for redevelopment, any demolition and dis-
12 position involved, and any proposed signifi-
13 cant amendments or changes to the trans-
14 formation plan.

15 (2) PUBLIC MEETING.—The Secretary may not
16 make a grant under this Act to an applicant unless
17 the applicant has convened and conducted a public
18 meeting regarding the transformation plan, includ-
19 ing the one-for-one replacement to occur under the
20 plan, not later than 30 days before submission of the
21 application for the grant under this section for the
22 plan, at a time and location that is convenient for
23 residents of the public and assisted housing subject
24 to the plan.

1 (3) SIGNIFICANT AMENDMENTS OR CHANGES
2 TO PLAN.—An applicant may not carry out any sig-
3 nificant amendment or change to a transformation
4 plan unless—

5 (A) the applicant has convened and con-
6 ducted a public meeting regarding the signifi-
7 cant amendment or change at a time and loca-
8 tion that is convenient for residents of the pub-
9 lic and assisted housing subject to the plan and
10 has provided each household occupying a dwell-
11 ing unit in the public and assisted housing with
12 written notice of the meeting not less than 10
13 days before such meeting;

14 (B) after the meeting held under subpara-
15 graph (A), the applicant consults with the
16 households occupying dwelling units in the pub-
17 lic and assisted housing that are subject to, or
18 to be subject to the plan, and the agency sub-
19 mits a report to the Secretary describing the re-
20 sults of the consultation; and

21 (C) the Secretary approves the significant
22 amendment or change.

23 (c) RIGHT TO RETURN.—The Secretary may not ap-
24 prove a transformation plan under this Act unless the plan
25 provides that each resident of public or assisted housing

1 displaced by activities under the transformation plan who
2 wishes to return to the on-site or off-site replacement
3 housing provided under the plan may return if the resi-
4 dent—

5 (1) was in compliance with the lease at the time
6 of departure from the housing subject to rehabilita-
7 tion or demolition; and

8 (2) would be eligible, as of the time of the re-
9 turn, for occupancy under the eligibility, screening,
10 and occupancy standards, policies, or practices appli-
11 cable to the housing from which the resident was
12 displaced, as in effect at the time of displacement.

13 (d) RELOCATION, NOTICE, APPLICATION FOR
14 VOUCHERS, AND DATA.—All relocation activities resulting
15 from, or that will result from, demolition, disposition, or
16 both demolition and disposition, to be carried out under
17 a transformation plan relating to a grant under this Act
18 shall be subject to the following requirements:

19 (1) UNIFORM RELOCATION AND REAL PROP-
20 ERTY ACQUISITION ACT.—The Uniform Relocation
21 and Real Property Acquisition Policies Act of 1970
22 (42 U.S.C. 4601 et seq.) shall apply. To the extent
23 the provisions of this subsection and such Act con-
24 flict, the provisions that provide greater protection

1 to residents displaced by the demolition, disposition,
2 or demolition and disposition, shall apply.

3 (2) RELOCATION PLAN.—The applicant shall
4 submit to the Secretary, together with the applica-
5 tion for a grant under this Act, a relocation plan
6 providing for the relocation of residents occupying
7 the public or assisted housing for which the demoli-
8 tion or disposition is proposed, which shall include—

9 (A) a statement of the estimated number
10 of vouchers for rental assistance under section
11 8 that will be needed for such relocation;

12 (B) identification of the location of the re-
13 placement dwelling units that will be made
14 available for permanent occupancy; and

15 (C) a statement of whether any temporary,
16 off-site relocation of any residents is necessary
17 and a description of the plans for such reloca-
18 tion.

19 (3) NOTICE UPON APPROVAL OF APPLICA-
20 TION.—Within a reasonable time after notice to the
21 applicant of the approval of an application for a
22 grant under this section, the applicant shall provide
23 notice in writing, in plain and non-technical lan-
24 guage, to the residents of the public and assisted

1 housing subject to the approved transformation plan
2 that—

3 (A) states that the application and trans-
4 formation plan has been approved;

5 (B) describes the process involved to relo-
6 cate the residents, including a statement that
7 the residents may not be relocated until the
8 conditions set forth in section 10 have been
9 met;

10 (C) provides information regarding reloca-
11 tion options; and

12 (D) advises residents of the availability of
13 relocation counseling as required in paragraph
14 (7).

15 (4) NOTICE BEFORE RELOCATION.—Except in
16 cases of a substantial and imminent threat to health
17 or safety, not later than 90 days before the date on
18 which residents will be relocated, the grantee shall
19 provide notice in writing, in plain and non-technical
20 language, to each family residing in a public or as-
21 sisted housing project that is subject to an approved
22 transformation plan, and in accordance with such
23 guidelines as the Secretary may issue governing such
24 notifications, that—

1 (A) the public or assisted housing project
2 will be demolished or disposed of;

3 (B) the demolition of the building in which
4 the family resides will not commence until each
5 resident of the building is relocated; and

6 (C) if temporary, off-site relocation is nec-
7 essary, each family displaced by the action shall
8 be offered comparable housing—

9 (i) that meets housing quality stand-
10 ards;

11 (ii) that is located in an area that is
12 generally not less desirable than the loca-
13 tion of the housing of the displaced family,
14 which shall include not less than 1 unit lo-
15 cated in an area of low poverty or 1 unit
16 located within the neighborhood of the
17 original public or assisted housing site;

18 (iii) that is identified and available to
19 the family; and

20 (iv) which shall include—

21 (I) tenant-based assistance, ex-
22 cept that the requirement under this
23 subparagraph regarding offering of
24 comparable housing shall be fulfilled
25 by use of tenant-based assistance only

1 upon the relocation of the family into
2 such housing;

3 (II) project-based assistance;

4 (III) occupancy in a unit oper-
5 ated or assisted by the public housing
6 agency or the owner of the assisted
7 project demolished or disposed of
8 under this section, at a rental rate
9 paid by the family that is comparable
10 to the rental rate applicable to the
11 unit from which the family is relo-
12 cated; or

13 (IV) other comparable housing.

14 (5) SEARCH PERIOD.—

15 (A) IN GENERAL.—Notwithstanding any
16 other provision of law, in the case of a house-
17 hold that is provided tenant-based assistance
18 for relocation of the household under this sec-
19 tion, the period during which the household
20 may lease a dwelling unit using that assistance
21 shall not be shorter in duration than the 150-
22 day period that begins at the time a comparable
23 replacement unit is made available to the fam-
24 ily.

1 (B) EXTENSION.—If a household is unable
2 to lease a dwelling unit using the assistance de-
3 scribed in subparagraph (A) during the period
4 described in that subparagraph, the grantee
5 shall—

6 (i) extend the period during which the
7 household may lease a dwelling unit using
8 the assistance; or

9 (ii) at the request of the resident, pro-
10 vide the resident with the next available
11 comparable public housing unit or com-
12 parable housing unit for which project-
13 based assistance is provided.

14 (6) PAYMENT OF RELOCATION EXPENSES.—
15 The grantee shall provide for the payment of the ac-
16 tual and reasonable relocation expenses, including
17 security deposits, of each resident to be displaced
18 and any other relocation expenses as are required by
19 the Uniform Relocation Assistance and Real Prop-
20 erty Acquisition Policies Act of 1970 (42 U.S.C.
21 4601 et seq.).

22 (7) COMPREHENSIVE RELOCATION COUN-
23 SELING.—The grantee shall provide all advisory pro-
24 grams and services as required by the Uniform Relo-
25 cation Assistance and Real Property Acquisition

1 Policies Act of 1970 (42 U.S.C. 4601 et seq.) and
2 counseling for residents who are displaced that
3 shall—

4 (A) fully inform residents to be displaced
5 of all relocation options, which may include re-
6 locating to housing in a neighborhood with a
7 lower concentration of poverty than their cur-
8 rent residence, a neighborhood where relocation
9 will not increase racial segregation, or remain-
10 ing in the current neighborhood; and

11 (B) include providing school options for
12 children and comprehensive housing search as-
13 sistance for households that receive a voucher
14 for tenant-based assistance.

15 (8) TIMING OF DEMOLITION OR DISPOSITION.—
16 The grantee shall not commence demolition or com-
17 plete disposition of a building subject to the ap-
18 proved transformation plan until all residents resid-
19 ing in the building are relocated.

20 (9) TIMING OF RELOCATION.—The applicant
21 shall not commence relocation before approval by the
22 Secretary of the transformation plan providing for
23 the demolition or disposition, unless the applicant
24 generally relocates residents in accordance with this
25 section, as determined by the Secretary, except in

1 the case of a substantial and imminent threat to
2 health or safety.

3 (e) MONITORING OF DISPLACED HOUSEHOLDS.—

4 (1) GRANTEE RESPONSIBILITIES.—To facilitate
5 compliance with the requirement under subsection
6 (a) (relating to right of residents to return), the Sec-
7 retary shall, by regulation, require each grantee of
8 a grant under this section, during the period of the
9 transformation plan assisted with the grant and
10 until all funding under the grant has been ex-
11 pended—

12 (A) to maintain a current address of resi-
13 dence and contact information for each house-
14 hold affected by the transformation plan who
15 was occupying a dwelling unit in the housing
16 that is subject to the plan; and

17 (B) to provide such updated information to
18 the Secretary on at least a quarterly basis.

19 (2) CERTIFICATION.—The Secretary may not
20 close out any grant made under this section before
21 the grantee has certified to the Secretary that the
22 agency has complied with subsection (a) (relating to
23 right of residents to return) with respect to each
24 resident displaced as a result of the transformation
25 plan, including providing occupancy in a replacement

1 dwelling unit for each resident who requested such
2 a unit in accordance with such subsection.

3 (f) PREFERENCE.—A returning resident shall be pro-
4 vided a preference for occupancy of on-site or off-site re-
5 placement units before those units are made available for
6 occupancy by any other eligible households, or the resident
7 may choose to retain tenant-based voucher assistance pro-
8 vided under section 8(o) of the United States Housing Act
9 of 1937 (42 U.S.C. 1437f(o)) for relocation from the prop-
10 erties revitalized under a transformation plan assisted
11 with a grant under this Act.

12 (g) PROHIBITION ON RE-SCREENING.—A public
13 housing agency or any other manager of on-site or off-
14 site replacement housing shall not, through the application
15 of any additional eligibility, screening, occupancy, or other
16 policy or practice, prevent any person otherwise eligible
17 under subsection (a) from occupying a replacement hous-
18 ing unit.

19 **SEC. 9. ONE-FOR-ONE REPLACEMENT OF PUBLIC AND AS-**
20 **SISTED HOUSING DWELLING UNITS.**

21 (a) ONE-FOR-ONE REPLACEMENT OF PUBLIC OR AS-
22 SISTED HOUSING UNITS.—The Secretary may not ap-
23 prove a transformation plan that provides for dwelling
24 units to be demolished or disposed of unless the plan pro-
25 vides as follows:

1 (1) REQUIREMENT TO REPLACE EACH UNIT.—

2 One hundred percent of the public and assisted
3 housing dwelling units and units described in section
4 2(1)(E) that are demolished or disposed of pursuant
5 to the transformation plan shall be replaced with a
6 newly constructed, rehabilitated, or purchased public
7 or assisted housing unit or with a newly constructed,
8 rehabilitated, or purchased unit (including through
9 project-based assistance) that is subject to require-
10 ments regarding eligibility for occupancy, tenant
11 contribution toward rent, and long-term affordability
12 restrictions that are consistent with such require-
13 ments for public and assisted housing dwelling units
14 or for State units, as applicable, except that sub-
15 paragraphs (B) and (D) of section 8(o)(13) of the
16 United States Housing Act of 1936 (relating to per-
17 centage limitation and income mixing requirement of
18 project-based assistance) shall not apply with respect
19 to vouchers used to comply with the requirements of
20 this paragraph.

21 (2) OTHER REQUIREMENTS.—Admission to, ad-
22 ministration of, and eviction from replacement hous-
23 ing units that replaced public housing units, but
24 that are not public housing dwelling units, shall be

1 subject to the following provisions to the same ex-
2 tent as public housing dwelling units:

3 (A) Section 578 of the Quality Housing
4 and Work Responsibility Act of 1998 (42
5 U.S.C. 13663; relating to ineligibility of dan-
6 gerous sex offenders).

7 (B) Section 16(f) of the United States
8 Housing Act of 1937 (42 U.S.C. 1437n(f); re-
9 lating to ineligibility of certain drug offenders).

10 (C) Sections 20 and 21 of the United
11 States Housing Act of 1937 (42 U.S.C. 1437r,
12 1437s; relating to resident management).

13 (D) Section 25 of the United States Hous-
14 ing Act of 1937 (42 U.S.C. 1437w; relating to
15 transfer of management at request of resi-
16 dents).

17 (E) Section 6(k) of the United States
18 Housing Act of 1937 (42 U.S.C. 1437d(k); re-
19 lating to administrative grievance procedure).

20 (F) Section 6(f) of the United States
21 Housing Act of 1937 (42 U.S.C. 1437d(f); re-
22 lating to housing quality requirements).

23 (G) Part 964 of title 24, Code of Federal
24 Regulations (relating to tenant participation
25 and opportunities).

1 (3) RETENTION OF RIGHTS.—Tenants occu-
2 pying a replacement housing unit shall have all
3 rights provided to tenants of the housing from which
4 the tenants were relocated.

5 (4) SIZE.—

6 (A) IN GENERAL.—Replacement units shall
7 be of comparable size, unless a market analysis
8 shows a need for other-sized units, in which
9 case such need shall be addressed.

10 (B) BEDROOMS.—The number of bed-
11 rooms within each replacement unit shall be
12 sufficient to serve families displaced as a result
13 of the demolition or disposition.

14 (5) LOCATION ON SITE.—At least one-third of
15 all replacement units for public and assisted housing
16 units demolished shall be public or assisted housing
17 units constructed within the immediate area of the
18 original public or assisted housing location, unless
19 the Secretary determines that—

20 (A) construction on the location would re-
21 sult in the violation of a consent decree; or

22 (B) the land on which the public and as-
23 sisted housing is located is environmentally un-
24 safe or geologically unstable.

1 (6) LOCATION IN THE NEIGHBORHOOD.—Any
2 replacement housing units provided in addition to
3 dwelling units provided pursuant to paragraph (5)
4 shall—

5 (A) be provided in areas within the neigh-
6 borhood, except that if rebuilding the units
7 within the neighborhood is not feasible, units
8 shall be provided within the jurisdiction of the
9 public housing agency—

10 (i) in a manner that furthers the eco-
11 nomic and educational opportunities for
12 residents; and

13 (ii) in areas offering access to public
14 transportation; and

15 (B) have access to social, recreational, edu-
16 cational, commercial, and health facilities and
17 services, including municipal services and facili-
18 ties, that are comparable to services provided to
19 the revitalized neighborhood from which resi-
20 dents were displaced.

21 (7) LOCATION OUTSIDE OF JURISDICTION.—If
22 rebuilding replacement housing units within the ju-
23 risdiction, in a manner that complies with the re-
24 quirements of clauses (i) through (iv) of subpara-
25 graph (A) and subparagraph (B) of paragraph (6)

1 is not feasible, units may be provided outside of the
2 jurisdiction of the public housing agency, but within
3 the metropolitan area of such jurisdiction, pro-
4 vided—

5 (A) the grantee requests, and the public
6 housing agency or local government in which
7 such units shall be located, agrees to such
8 transfer of units; and

9 (B) the units shall comply with the re-
10 quirements of clauses (i) through (iv) of sub-
11 paragraph (A) and subparagraph (B) of para-
12 graph (6).

13 (b) WAIVER.—

14 (1) AUTHORITY.—Upon the written request of
15 an applicant for a grant under this Act submitted as
16 part of the transformation plan pursuant to section
17 7, the Secretary may reduce the percentage applica-
18 ble under subsection (a)(1) to the transformation
19 plan of the applicant to not less than 90 percent,
20 but only if—

21 (A) a judgment, consent decree, or other
22 order of a court limits the ability of the appli-
23 cant to comply with such requirements; or

24 (B) the applicant demonstrates that there
25 is an excess supply of affordable rental housing

1 in areas of low poverty and provides data show-
2 ing that, in the area surrounding the revitalized
3 neighborhood—

4 (i) not less than 90 percent of vouch-
5 ers issued under section 8(o) of the United
6 States Housing Act of 1937 (42 U.S.C.
7 1437f(o)) over the last 24 months to com-
8 parable families were successfully used to
9 lease a dwelling unit within 120 days of
10 issuance or, if a sufficient number of com-
11 parable families have not received vouch-
12 ers, an alternative measure, as the Sec-
13 retary shall design, is met;

14 (ii) existing voucher holders are widely
15 dispersed geographically in areas of low
16 poverty with access to public transpor-
17 tation, education, and other amenities, as
18 determined by the Secretary, among the
19 available private rental housing stock; and

20 (iii) the applicant provides a market
21 analysis demonstrating that—

22 (I) there is a relatively high va-
23 cancy rate among units that would
24 meet or exceed housing quality stand-
25 ards, as determined by the Secretary,

1 within the market area with rent and
2 utility costs not exceeding the applica-
3 ble payment standard under section
4 8(o) of the United States Housing Act
5 of 1937 (42 U.S.C. 1437f(o)); and

6 (II) the high vacancy rate within
7 the market area is expected to con-
8 tinue for the next 5 years or longer.

9 **SEC. 10. OTHER PROGRAM REQUIREMENTS.**

10 (a) FAIR HOUSING.—

11 (1) IN GENERAL.—The demolition or disposi-
12 tion, relocation, replacement, and re-occupancy of
13 housing units in connection with a grant under this
14 Act shall be carried out in a manner that affirma-
15 tively furthers fair housing, as required by section
16 808(e) of the Civil Rights Act of 1968 (42 U.S.C.
17 3608(e)).

18 (2) MARKETING AND OUTREACH.—Grantees
19 shall adopt affirmative marketing procedures, and
20 require affirmative marketing activities of project
21 owners and managers, which shall be targeted o
22 those who are least likely to apply for the housing,
23 to ensure that all persons regardless of their race,
24 color, national origin, religion, sex, disability, or fa-

1 mial status are aware of the housing opportunities
2 in each project funded with a grant under this Act.

3 (b) ACCESSIBILITY REQUIREMENTS.—All new con-
4 struction and alterations of existing buildings carried out
5 in connection with a grant under this Act shall comply
6 with the requirements of the section 504 of Rehabilitation
7 Act of 1973 (29 U.S.C. 794), the Accessibility Standards
8 for Design, Construction, and Alteration of Publicly
9 Owned Residential Structures of the Department of Hous-
10 ing and Urban Development under part 40 of title 24,
11 Code of Federal Regulations, or any successor regulation,
12 the Fair Housing Act (42 U.S.C. 3601 et seq.), and any
13 other requirements as determined by the Secretary.

14 (c) AFFORDABILITY REQUIREMENT.—Amounts from
15 a grant under this Act may not be used for assistance
16 for any housing property unless the owner of the property
17 assisted agrees to a period of affordability for the property
18 which shall be not shorter than the period of affordability
19 to which the property is already subject and remains sub-
20 ject, or 3H1 0 years, whichever is longer.

21 (d) COST LIMITS.—Subject to the provisions of this
22 Act, the Secretary shall establish cost limits on eligible ac-
23 tivities under this Act sufficient to provide for effective
24 transformation programs.

1 (e) ENVIRONMENTAL REVIEW.—For purposes of en-
2 vironmental review, assistance and projects under this Act
3 shall be—

4 (1) treated as assistance for special projects
5 that are subject to section 305(c) of the Multifamily
6 Housing Property Disposition Reform Act of 1994
7 (42 U.S.C. 3547(c)); and

8 (2) subject to the regulations issued by the Sec-
9 retary to implement such section.

10 (f) GRANTEE REPORTING.—The Secretary shall re-
11 quire grantees under this Act to report the sources and
12 uses of all amounts expended and other information for
13 transformation plans for the annual report of the Sec-
14 retary to Congress or other purposes as determined by the
15 Secretary.

16 **SEC. 11. DEMOLITION AND DISPOSITION.**

17 (a) INAPPLICABILITY OF PUBLIC HOUSING DEMOLI-
18 TION AND DISPOSITION REQUIREMENTS TO TRANS-
19 FORMATION PLAN.—The demolition or disposition of se-
20 verely distressed public housing pursuant to a trans-
21 formation plan approved under this Act shall be exempt
22 from the provisions of section 18 of the United States
23 Housing Act of 1937 (42 U.S.C. 1437p).

24 (b) APPLICABILITY OF PUBLIC HOUSING DEMOLI-
25 TION AND DISPOSITION REQUIREMENTS TO REPLACE-

1 MENT PUBLIC HOUSING.—Nothing in this Act may be
2 construed to exempt any replacement public housing
3 dwelling units provided under a transformation plan in ac-
4 cordance with the requirements under section 8 (relating
5 to one-for-one replacement of public housing dwelling
6 units) from the provisions of section 18 of the United
7 States Housing Act of 1937 (42 U.S.C. 1437p).

8 **SEC. 12. PHASE-SPECIFIC UNDERWRITING.**

9 To the extent that a transformation plan provides for
10 different phases of activities, the Secretary may allow for
11 the various phases of the plan to be underwritten on a
12 separate basis.

13 **SEC. 13. ADMINISTRATION BY OTHER ENTITIES.**

14 The Secretary may require a grantee under this Act
15 to make arrangements satisfactory to the Secretary for
16 use of an entity other than the original grantee to carry
17 out activities assisted under the transformation plan of the
18 grantee, if—

19 (1) the original grantee has failed to meet per-
20 formance benchmarks relating to implementation of
21 the transformation plan; and

22 (2) the Secretary determines that the action
23 will help to effectuate the purposes of this Act.

1 **SEC. 14. WITHDRAWAL OF FUNDING.**

2 If a grantee under this Act does not proceed within
3 a reasonable timeframe in implementing the trans-
4 formation plan of the grantee or does not otherwise com-
5 ply with the requirements of this Act and the grant agree-
6 ment, as determined by the Secretary, the Secretary
7 may—

8 (1) withdraw any grant amounts under this Act
9 that have not been obligated by the grantee; and

10 (2) redistribute any withdrawn amounts to 1 or
11 more other eligible entities capable of proceeding ex-
12 peditiously in the same locality in carrying out the
13 transformation plan of the original grantee, or as
14 such plan may be modified and approved by the Sec-
15 retary, or, if that is not feasible, to 1 or more other
16 applicants that have already received assistance
17 under this Act.

18 **SEC. 15. ANNUAL REPORT; PUBLIC AVAILABILITY OF**
19 **GRANT INFORMATION.**

20 (a) ANNUAL REPORT.—Not less than 90 days before
21 the conclusion of each fiscal year, the Secretary shall sub-
22 mit to the Committee on Banking, Housing, and Urban
23 Affairs of the Senate and the Committee on Financial
24 Services of the House of Representatives a report on the
25 implementation and status of grants awarded under this
26 Act, which shall include—

1 (1) the number, type, and cost of affordable
2 housing units revitalized pursuant to this Act;

3 (2) the amount and type of financial assistance
4 provided under and in conjunction with this Act, in-
5 cluding a specification of the amount and type of as-
6 sistance provided for educational opportunities, serv-
7 ices, public assets, public transportation, and access
8 to jobs;

9 (3) the impact of grants made under this Act
10 on the original residents, the target neighborhoods,
11 and the larger communities within which they are lo-
12 cated;

13 (4) all information submitted to the Secretary
14 pursuant to section 8(e)(1) by all grantees and sum-
15 maries of the extent of compliance by grantees with
16 the requirements under subsections (a) and (g) of
17 section 8; and

18 (5) any information related to grantees imple-
19 mentation of the requirements under section 9 (re-
20 lating to one-for-one replacement of public housing
21 dwelling units) and the efforts of the Secretary to
22 coordinate funding pursuant to section 6(e)(3).

23 (b) PUBLIC AVAILABILITY OF GRANT INFORMA-
24 TION.—

1 (1) IN GENERAL.—To the extent not incon-
2 sistent with any other provisions of law, the Sec-
3 retary shall make publicly available through a
4 website of the Department of Housing and Urban
5 Development all documents of, or filed with, the De-
6 partment relating to the program under this Act, in-
7 cluding applications, grant agreements, plans, budg-
8 ets, reports, and amendments to those documents.

9 (2) PRIVACY.—In carrying out this subsection,
10 the Secretary shall take such actions as may be nec-
11 essary to protect the privacy of any residents and
12 households displaced from public or assisted housing
13 as a result of a transformation plan assisted under
14 a grant under this Act.

15 **SEC. 16. FUNDING.**

16 There are authorized to be appropriated the following
17 amounts:

18 (1) GRANTS.—\$1,000,000,000 for fiscal year
19 2026 and such sums as may be necessary in each
20 subsequent fiscal year, for grants under this Act, of
21 which, in any fiscal year—

22 (A) up to 10 percent of such amount au-
23 thorized may be used for planning grants, ex-
24 cept that in awarding planning grants, the Sec-

1 retary may elect to base selection on a subset
2 of the required provisions of this Act;

3 (B) up to 5 percent of the amount author-
4 ized may be used for technical assistance and
5 program evaluation efforts related to grants
6 awarded under this Act, or under predecessor
7 programs; and

8 (C) not less than 80 percent shall be used
9 for, or 80 percent of the number of housing
10 units assisted under this Act shall be, public
11 housing units, subject to de minimis variations
12 as may result from the grantee selection proc-
13 ess.

14 (2) RENTAL ASSISTANCE.—Such sums as may
15 be necessary for fiscal year 2026 and each subse-
16 quent fiscal year for providing tenant-based assist-
17 ance for relocation and for rental assistance under
18 section 8 of the United States Housing Act of 1937
19 (42 U.S.C. 1437f) for the purposes of complying
20 with section 8(c) of this Act, but not to exceed the
21 amount of assistance for the number of units demol-
22 ished or disposed of under section 8(c)(1).

1 **SEC. 17. REGULATIONS.**

2 Not later than 180 days after the date of enactment
3 of this Act, the Secretary shall issue regulations to carry
4 out the following provisions of this Act:

5 (1) Paragraphs (5), (7), (12), (13), and (15) of
6 section 2.

7 (2) Subsections (c) and (f) of section 6.

8 (3) Section 9(b).