

Thursday, January 17, 2008

House Meets At...	Votes Predicted At...
10:00 a.m.: Legislative Business	Last Vote: 4:00 p.m.
Five "One-minutes" Per Side	

Any anticipated Member absences for votes this week should be reported to the Office of the Majority Whip at 226-3210.

Floor Schedule and Procedure

- **H. Res. 922-Rule providing for consideration of H.R. 3524 – HOPE VI Improvement and Reauthorization Act of 2007 (Rep. Castor-Rules):**
The structured rule provides one hour of general debate equally divided and controlled by the Chairman and Ranking Minority Member of the Committee on Financial Services. The rule provides one motion to recommit with or without instructions. Finally, the rule provides that H.Res. 894 is laid on the table. Debate on the rule will be managed by Rep. Castor, and consideration will proceed as follows:
 - One hour of debate on the rule.
 - Possible vote on a Democratic motion to move the previous question. **Democrats are urged to vote yes on the previous question.**
 - Vote on adoption of the rule. **Democrats are urged to vote yes on adoption of the rule.**
- **H.R. 3524 – HOPE VI Improvement and Reauthorization Act of 2007(Rep. Waters-Financial Services):** Debate on the bill will be managed by Financial Services Committee Chair Rep. Barney Frank, or his designee, and will proceed as follows:
 - One hour of debate on the bill.
 - Debate and votes on amendments to the bill.
 - Possible debate and vote on a Republican Motion to Recommit the bill.
 - Vote on passage of the bill.

Bill Summary and Key Issues

H.R. 3524-The HOPE VI Improvement and Reauthorization Act of 2007

The Act reauthorizes and makes a number of changes to the HOPE VI public housing revitalization program to provide for the retention of public housing units, to expand housing opportunities available to relocated residents, to protect

displaced residents from discrimination, and to improve the efficiency and expediency of HOPE VI construction:

One-for-One Replacement. The bill requires that all public housing units proposed for demolition or disposition be replaced on a one-for-one basis. A mixed-income housing development must be provided on the site of the original public housing location. At least a third of the units in this development must be public housing units, with limited exceptions. Public housing agencies can build additional units on the site provided the provision of these units does not violate fair housing laws and the number of additional units is determined in consultation with residents, community leaders, and local government officials. Remaining units must be built in the jurisdiction of the public housing agency in low poverty areas and in a manner that affirmatively furthers fair housing. All replacement housing units must be located in a mixed-income community.

Expanded Housing Opportunities. The bill provides displaced residents with three housing choices: a) a revitalized unit on the site of the original public housing location; b) a revitalized unit in the jurisdiction of the public housing agency; or c) a housing choice voucher, which can be used in areas with lower concentrations of poverty.

Unfair Screening Criteria. The bill prohibits housing authorities or resident advisory boards from implementing strict re-entry standards that are only applied to tenants who will be residing in HOPE VI developments. Instead, the bill requires that the same screening criteria that are used for all public housing units be applied to public housing residents of the revitalized developments.

Tenant Protections. The bill requires public housing agencies to monitor and track all households affected by the HOPE VI revitalization plan. In addition, public housing agencies must develop a temporary relocation plan that provides comparable housing for all relocated residents, protects residents in transitioning to the private rental market with housing choice vouchers, provides for housing opportunities in neighborhoods with lower concentrations of poverty, and extends the voucher search time to 150 days.

Resident Involvement. The bill provides for the active involvement and participation of residents in the grant planning process, including public hearings and four notices to residents on a) the intent to apply for a HOPE VI grant, b) grant award and relocation options, c) grant agreement and relocation options, and d) replacement housing.

Improvements to Grant Implementation. The bill includes several provisions designed to increase the rate at which HOPE VI developments are constructed. The bill requires all new housing to be rebuilt within 12 months from the allocation of low-income housing tax credits or, for those grants that do not use tax credits, within 12 months of demolition or disposition. The bill does not penalize housing authorities in states with limited tax credit allocations. The bill waives the grant matching requirement for HOPE VI applicants in areas recovering from natural disasters or emergencies. The bill also provides penalties for grantees that do not meet performance benchmarks. The bill provides additional consideration for applications that are realistic and achievable.

Green Housing. The bill requires all replacement housing and other structures part of the HOPE VI development to be built in accordance with green building standards. The bill requires the Secretary to verify compliance with criteria for Green Communities for residential construction and for LEED for non-residential construction.

Technical Assistance. The bill provides planning and technical assistance grants to public housing agencies.

Anticipated Amendments to H.R. 3524

1. Waters (CA)/Frank (MA)/Watt (NC): The amendment makes a number of technical and conforming changes as well as enhancements to the bill, including the following: (1) redefines the scope of the 1 for 1 replacement requirement by requiring the replacement of all units in existence as of January 1, 2005, and provides a limited waiver from the replacement requirement; (2) extends the timeline for rebuilding replacement housing units to 54 months from the date of execution of the grant agreement, consistent with current HUD practice; (3) clarifies procedural requirements for making any significant amendments or changes to a revitalization plan; (4) removes specific references to LEED for non-residential construction and excludes costs associated with green development compliance from HUD's Total Development Cost calculation; (5) clarifies eligibility and occupancy standards; and (6) explicitly states that no person not lawfully permitted to be in, or remain in, the United States is eligible for housing assistance under this bill. (20 minutes)

2. Neugebauer (TX): The bill requires that all units torn down through use of HOPE VI grants be replaced on a one for one basis, with a provision for a waiver from this requirement. The amendment waters down this one for one replacement requirement by requiring only units occupied at the time of grant application to be replaced, creating incentives for housing agencies to increase the number of vacant units prior to seeking a HOPE VI grant. (10 minutes)

3. Mahoney (FL): The amendment restores the set-aside for the Main Street grant program for smaller communities. (10 minutes)

4. Sessions (TX): The amendment restores HUD's authority to issue demolition-only grants. The amendment would undermine the primary bill purpose of one-for-one replacement of affordable housing units by permitting the demolition of affordable housing units without requiring their comparable replacement. (10 minutes)

5. Lee (CA): The amendment will safeguard the rights of tenants of HOPE VI housing from eviction based on the criminal activities of others if the tenant is elderly or disabled, and did not or should not have known of the activity, or if they were the victims of a criminal act. (10 minutes)

6. King, Steve (IA): The amendment prohibits any amounts authorized under the bill from being used to pay wages in compliance with Davis-Bacon, which would nullify applicability of Davis-Bacon to the HOPE VI program. (10 minutes)

7. Capito (WV): The amendment eliminates the requirement in the bill that all grants must comply with Green Building requirements, instead replacing this mandatory requirement with compliance as merely one factor among many in grading grant applications. Even as just one factor, amendment would permit HUD to propose much weaker green building standards than the bill requires. (10 minutes)

Quote of the Day

"All's well that ends well."—William Shakespeare

The Office of the House Majority Whip | H-329 The Capitol |
Washington, DC 20515 | p. (202)226-3210 | f. (202)226-1115