

118TH CONGRESS
1ST SESSION

S. _____

To increase access to affordable housing, reduce regulatory barriers, increase oversight, and assist the most vulnerable.

IN THE SENATE OF THE UNITED STATES

Mr. SCOTT of South Carolina introduced the following bill; which was read twice and referred to the Committee on _____

A BILL

To increase access to affordable housing, reduce regulatory barriers, increase oversight, and assist the most vulnerable.

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

3 **SECTION 1. SHORT TITLE; TABLE OF CONTENTS.**

4 (a) SHORT TITLE.—This Act may be cited as the
5 “Renewing Opportunity in the American Dream to Hous-
6 ing Act” or the “ROAD to Housing Act”.

7 (b) TABLE OF CONTENTS.—The table of contents for
8 this Act is as follows:

Sec. 1. Short title; table of contents.

TITLE I—IMPROVING FINANCIAL LITERACY

Sec. 101. Reforms to housing counseling and financial literacy programs.

TITLE II—INCREASING ACCESS TO HOUSING

- Sec. 201. Rental assistance demonstration program.
 Sec. 202. Creating incentives for small dollar loan originators.
 Sec. 203. Small dollar mortgage points and fees.

TITLE III—REGULATORY FLEXIBILITY

- Sec. 301. Authorization of Moving to Work Program.
 Sec. 302. Updating the definition of manufactured home.
 Sec. 303. Rescission of Public and Indian Housing Notice 2021–18.

TITLE IV—SERVING THE MOST VULNERABLE

- Sec. 401. Incentivizing local solutions to homelessness.

TITLE V—PROMOTING OPPORTUNITY

- Sec. 501. Increasing housing in opportunity zones.

TITLE VI—GOOD GOVERNANCE

- Sec. 601. Requiring annual testimony and oversight from housing regulators.
 Sec. 602. FHA reporting requirements on safety and soundness.
 Sec. 603. United States Interagency Council on Homelessness.

1 **TITLE I—IMPROVING FINANCIAL**
 2 **LITERACY**

3 **SEC. 101. REFORMS TO HOUSING COUNSELING AND FINAN-**
 4 **CIAL LITERACY PROGRAMS.**

5 (a) IN GENERAL.—Section 106(a)(4) of the Housing
 6 and Urban Development Act of 1968 (12 U.S.C.
 7 1701x(a)(4)) is amended—

8 (1) in subparagraph (B)—

9 (A) by striking “The Secretary” and in-
 10 sserting the following:

11 “(i) IN GENERAL.—The Secretary”;

12 and

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

14 “(ii) REQUIREMENT.—The Secretary
 15 shall require each organization receiving

1 assistance under this paragraph to employ
2 individuals providing housing counseling
3 who—

4 “(I) are certified to understand
5 sustainable homeownership; and

6 “(II) pass required examinations
7 that determine the ability of the indi-
8 vidual to counsel borrowers on respon-
9 sible homeownership.

10 “(iii) SUSPENSION OF CERTIFI-
11 CATION.—If an individual employed by an
12 organization that receives assistance under
13 this paragraph provides counseling services
14 to borrowers who, after receiving those
15 services, have default rates that exceed the
16 average default rates for borrowers coun-
17 seled by individuals in the area served by
18 the organization, the Secretary—

19 “(I) shall suspend the certifi-
20 cation from the individual; and

21 “(II) may deny future assistance
22 under this paragraph to that organi-
23 zation.

24 “(iv) PROHIBITION ON LOBBYING AC-
25 TIVITIES.—An organization that applies

1 for or receives assistance under this para-
2 graph shall not engage in political activi-
3 ties, advocacy, or lobbying, whether di-
4 rectly or through other parties.”; and

5 (2) by adding at the end the following:

6 “(F) SET ASIDES.—The Secretary shall set
7 aside 40 percent of amounts authorized to carry
8 out this paragraph for organizations that pro-
9 vide rental counseling or pre-foreclosure coun-
10 seling.

11 “(G) GEOGRAPHIC DIVERSITY.—In making
12 grants under this paragraph, the Secretary
13 shall ensure that the recipients are geographi-
14 cally diverse and include organizations that
15 serve urban and rural areas.”.

16 (b) REQUIRING PREPURCHASE AND FORECLOSURE
17 MITIGATION COUNSELING.—

18 (1) COVERED MORTGAGE LOAN DEFINED.—In
19 this subsection, the term “covered mortgage loan”
20 means any loan which is secured by a first or subor-
21 dinate lien on residential real property (including in-
22 dividual units of condominiums and cooperatives) de-
23 signed principally for the occupancy of from 1- to 4-
24 families that is—

1 (A) insured by the Federal Housing Ad-
2 ministration under title II of the National
3 Housing Act (12 U.S.C. 1707 et seq.);

4 (B) insured under section 255 of the Na-
5 tional Housing Act (12 U.S.C. 1715z-20);

6 (C) guaranteed under section 184 or 184A
7 of the Housing and Community Development 3
8 Act of 1992 (12 U.S.C. 1715z-13a, 1715z- 4
9 13b);

10 (D) guaranteed or insured by the Depart-
11 ment of Agriculture; or

12 (E) made by the Department of Agri-
13 culture.

14 (2) REQUIREMENT FOR PURCHASERS.—Before
15 purchasing residential real property that secures a
16 covered mortgage loan, the purchaser shall partici-
17 pate in prepurchase housing counseling.

18 (3) REQUIREMENT FOR BORROWERS.—A bor-
19 rower with respect to a covered mortgage loan who
20 is 30 days or more delinquent on payments for the
21 covered mortgage loan shall participate in fore-
22 closure mitigation counseling.

1 **TITLE II—INCREASING ACCESS**
2 **TO HOUSING**

3 **SEC. 201. RENTAL ASSISTANCE DEMONSTRATION PRO-**
4 **GRAM.**

5 The language under the heading “Rental Assistance
6 Demonstration” in the Department of Housing and Urban
7 Development Appropriations Act, 2012 (Public Law 112–
8 55), is amended—

9 (1) by striking the second proviso; and

10 (2) by striking the fourth proviso.

11 **SEC. 202. CREATING INCENTIVES FOR SMALL DOLLAR**
12 **LOAN ORIGINATORS.**

13 (a) **SMALL DOLLAR MORTGAGE DEFINED.**—In this
14 section, the term “small dollar mortgage” means a mort-
15 gage loan having an original principal obligation of not
16 more than \$70,000 that is—

17 (1) secured by real property designed for the
18 occupancy of 1 to 4 families; and

19 (2)(A) insured by the Federal Housing Admin-
20 istration under title II of the National Housing Act
21 (12 U.S.C. 1707 et seq.); or

22 (B) purchased or securitized by the Federal
23 Home Loan Mortgage Corporation or the Federal
24 National Mortgage Association.

1 (b) REQUIREMENT TO UPDATE REGULATIONS.—Not
2 later than 270 days after the date of enactment of this
3 Act, the Director of the Bureau of Consumer Financial
4 Protection shall issue regulations to update part 1026 of
5 title 12, Code of Federal Regulations (commonly referred
6 to as “Regulation Z”) to allow for salaried originators of
7 residential mortgage loans that only originate small dollar
8 mortgages.

9 **SEC. 203. SMALL DOLLAR MORTGAGE POINTS AND FEES.**

10 (a) DEFINITION.—In this section, the term “small
11 dollar mortgage” means a mortgage with an original prin-
12 cipal obligation of less than \$70,000.

13 (b) AMENDMENTS REQUIRED.—Not later than 180
14 days after the date of enactment of this Act, the Director
15 of the Bureau of Consumer Financial Protection, in con-
16 sultation with the Secretary of Housing and Urban Devel-
17 opment and the Director of the Federal Housing Finance
18 Agency, shall amend the limitations with respect to points
19 and fees under section 1026.32 of title 12, Code of Fed-
20 eral Regulations, or any successor regulation, to encourage
21 additional lending for small dollar mortgages.

1 **TITLE III—REGULATORY**
2 **FLEXIBILITY**

3 **SEC. 301. AUTHORIZATION OF MOVING TO WORK PRO-**
4 **GRAM.**

5 (a) PROGRAM REFORMS.—Section 204 of the Depart-
6 ments of Veterans Affairs and Housing and Urban Devel-
7 opment, and Independent Agencies Appropriations Act,
8 1996 (42 U.S.C. 1437f note) is amended—

9 (1) in the section heading, by striking “DEM-
10 ONSTRATION” and inserting “PROGRAM”;

11 (2) by striking subsection (a) and inserting the
12 following:

13 “(a) PURPOSES.—The purposes of the program
14 under this section are as follows:

15 “(1) ECONOMIC INDEPENDENCE.—To develop
16 measures to promote economic independence for
17 families with children whose head of household is
18 working, seeking work, or preparing for work, for
19 able-bodied individuals, and for persons with disabili-
20 ties who are able to work on a limited basis, to ob-
21 tain employment and become economically inde-
22 pendent, by participating in job training, educational
23 programs, or other supportive services and programs
24 that assist in meeting such goal.

1 “(2) FLEXIBILITY AND COST-EFFECTIVE-
2 NESS.—To give public housing agencies and the Sec-
3 retary of Housing and Urban Development the flexi-
4 bility to design and implement various approaches
5 for providing and administering housing assistance
6 that reduce cost and achieve greater cost effective-
7 ness in Federal expenditures.

8 “(3) HOUSING CHOICE.—To increase housing
9 choices for low-income families.”;

10 (3) in subsection (b)—

11 (A) by striking “(b) PROGRAM AUTHOR-
12 ITY.—The Secretary” and inserting the fol-
13 lowing:

14 “(b) PROGRAM AUTHORITY.—

15 “(1) IN GENERAL.—The Secretary”;

16 (B) in the first sentence, by striking “con-
17 duct a demonstration program” and all that fol-
18 lows through “Indian housing program and”
19 and inserting “carry out a program under this
20 section under which public housing agencies ad-
21 ministering the public housing program or”;

22 (C) by inserting after the first sentence the
23 following: “There shall be no limitation on the
24 number of public housing agencies that may
25 participate in the program under this section.”;

1 (D) by striking “The Secretary shall” and
2 all that follows through “demonstration.” and
3 inserting the following:

4 “(2) IDENTIFICATION OF REPLICABLE MOD-
5 ELS.—The Secretary shall provide training and tech-
6 nical assistance under the program and conduct de-
7 tailed evaluations of various agencies to identify
8 replicable program models promoting the purposes
9 of the program.”;

10 (E) by striking “Under the demonstration”
11 and inserting the following:

12 “(3) COMBINATION OF ASSISTANCE.—Under
13 the program under this section”; and

14 (F) by striking “operating assistance pro-
15 vided under section 9 of the United States
16 Housing Act of 1937, modernization assistance
17 provided under section 14” and inserting
18 “amounts provided to the agency from the Op-
19 erating Fund under section 9(e) of the United
20 States Housing Act of 1937, amounts provided
21 to the agency from the Capital Fund under sec-
22 tion 9(d)”;

23 (4) in subsection (c)—

11

1 (A) in the matter preceding paragraph (1),
2 by striking “demonstration” and inserting “pro-
3 gram under this section”;

4 (B) in paragraph (1), by striking “9, and
5 14” and inserting “9(d), and 9(e)”;

6 (C) in paragraph (3)—

7 (i) in subparagraph (A), by striking
8 “demonstration”;

9 (ii) in subparagraph (B)—

10 (I) by striking “self-sufficiency”
11 and inserting “economic independ-
12 ence”; and

13 (II) by striking “purpose of this
14 demonstration” and inserting “pur-
15 pose of the program under subsection
16 (a)(1)”;

17 (iii) in subparagraph (D), by striking
18 “demonstration” and inserting “program
19 under this section;”;

20 (iv) in subparagraph (E), by striking
21 “demonstration program” and inserting
22 “program under this section”;

23 (v) by redesignating subparagraphs
24 (A), (B), (C), (D), and (E) as subpara-

1 graphs (B), (C), (D), (G), and (H), respec-
2 tively;

3 (vi) by inserting before subparagraph
4 (B), as so redesignated, the following:

5 “(A) actions to be taken under the pro-
6 posed program to achieve the purposes of the
7 program under paragraphs (1), (2), and (3) of
8 subsection (a);”; and

9 (vii) by inserting after subparagraph
10 (D), as so redesignated, the following:

11 “(E) hardship exceptions consistent with
12 the purposes under subsection (a) under which
13 tenants may be temporarily exempted from
14 compliance with the program operated by the
15 agency in the event of extenuating cir-
16 cumstances preventing such compliance and a
17 process that provides tenants with recourse to
18 a speedy determination regarding such an ex-
19 ception and makes available the contents and
20 results of such a determination available to the
21 public and the board of directors or other gov-
22 erning body on request of the tenant concerned
23 or the director or other head official of the
24 agency;

1 “(F) providing assisted families and par-
2 ticipants in the program operated by the agency
3 with an informal administrative hearing or
4 grievance process, prior to any eviction or ter-
5 mination of assistance, which process shall
6 make the content and determination of the
7 hearing available to the public and the board of
8 directors or other governing body on request of
9 the tenant concerned or the director or other
10 head official of the agency;” and

11 (D) in paragraph (4), by striking “dem-
12 onstration” and inserting “proposed program”;
13 (5) in subsection (d)—

14 (A) by striking “(d) SELECTION.—In se-
15 lecting among applications, the Secretary shall
16 take into account the” and inserting the fol-
17 lowing:

18 “(d) APPLICATIONS FOR PARTICIPATION.—

19 “(1) SUBMISSION; STANDARDS FOR PARTICIPA-
20 TION.—The Secretary shall provide for public hous-
21 ing agencies to submit applications for participation
22 in the program under this section and shall estab-
23 lish, and make public, standards and requirements
24 for participation that further the purposes of this
25 program set forth in subsection (a), which shall—

1 “(A) provide that all public housing agen-
2 cies not designated as troubled pursuant to part
3 902 or subpart B of part 985, Code of Federal
4 Regulations, at any time during the most recent
5 2 fiscal years are invited to submit applications
6 for consideration;

7 “(B) provide that participation of a public
8 housing agency, upon approval, shall be for a
9 period not shorter than 10 years;

10 “(C) include a common set of budget
11 metrics for use under the program that allow
12 for comparison of the performance of different
13 public housing agencies under the program;

14 “(D) require that each public housing
15 agency include in its application—

16 “(i) a list of innovative proposals to
17 be carried out under the program that are
18 designed to reduce the cost of, and in-
19 crease the cost-efficiency of, housing pro-
20 vided in connection with the program and
21 metrics to assess the progress of the agen-
22 cy toward such goals; and

23 “(ii) a list of innovative manners in
24 which the public housing agency will use
25 the authorities under the program to assist

1 families, goals regarding such activities to
2 accomplish on an annual basis, and metrics
3 to assess the progress of the agency toward
4 such goals; and

5 “(E) include a plan for using, to the great-
6 est extent feasible, electronic data-matching for
7 income verification services.

8 “(2) DETERMINATION AND NOTIFICATION.—

9 “(A) REVIEW AND DETERMINATION.—

10 Upon receipt of an application for participation
11 in the program under this section, the Secretary
12 shall provide for review such application by a
13 selection panel comprised of Federal officials
14 and employees and established by the Secretary
15 for such purpose. Based on such review, such
16 selection panel shall make a determination of
17 whether to approve such agency for participa-
18 tion in the program under this section, based
19 on the criteria under paragraph (4).

20 “(B) NOTIFICATION.—Upon making a de-
21 termination pursuant to subparagraph (A), the
22 selection panel shall notify the public housing
23 agency, the Secretary, and the governments for
24 any counties and municipalities in which the ju-
25 risdiction of the public housing agency is lo-

1 cated of such determination. In the case of dis-
2 approval of an application, such notice shall in-
3 clude a statement specifying the reasons for
4 such disapproval.

5 “(3) TRANSITION.—

6 “(A) NUMERICAL LIMITATION.—

7 “(i) IN GENERAL.—The Secretary
8 shall review and process such applications
9 as to enable the transition of not less than
10 25 public housing agencies per year to the
11 program under this section (subject to ap-
12 provable applications), until such time as
13 there are not 25 public housing agencies
14 whose applications merit approval.

15 “(ii) RESERVED SPOTS FOR SMALL
16 AND RURAL PHAS.—Of the applications of
17 public housing agencies approved in each
18 year pursuant to clause (i), not less than
19 10 shall be applications of public housing
20 agencies that administer, in the aggregate,
21 fewer than 6,000 vouchers for rental as-
22 sistance under section 8 of the United
23 States Housing Act of 1937 (42 U.S.C.
24 1437f) and public housing dwelling units,
25 except that if for any year the Secretary

1 receives fewer than 10 applications by pub-
2 lic housing agencies described in this
3 clause that merit approval, the require-
4 ment under this clause shall apply for such
5 year only to the extent of the number of
6 such approvable applications received.

7 “(iii) TREATMENT OF NEW MTW
8 AGENCIES.—Any agency that is newly
9 transitioned under this subparagraph to
10 participation in the program as in effect
11 pursuant to the amendments made by the
12 Renewing Opportunity in the American
13 Dream to Housing Act shall count toward
14 fulfillment of the numerical limitation in
15 clause (i), notwithstanding the authority
16 under section 239 of the Transportation,
17 Housing and Urban Development, and Re-
18 lated Agencies Appropriations Act, 2016
19 (division L of Public Law 114–113) or any
20 other provision of law other than this sec-
21 tion authorizing participation of new agen-
22 cies.

23 “(B) CONTRACT REVISIONS.—The Sec-
24 retary shall, from time to time and in consulta-
25 tion with public housing agencies, amend con-

1 tracts for participation by agencies in the pro-
2 gram under this section as may be necessary,
3 based on experiences of agencies that have par-
4 ticipated in the program, to correct mistakes
5 and better achieve the goals of this program set
6 forth in subsection (a).

7 “(C) RENEWAL OF CERTIFICATION.—

8 “(i) IN GENERAL.—The Secretary
9 shall provide that upon expiration of a con-
10 tract for participation by a public housing
11 agency in the program under this section,
12 to continue participating in the program
13 the agency shall be required to recertify
14 with the Secretary for such renewed par-
15 ticipation. The standards and requirements
16 applicable to applications for initial partici-
17 pation in the program shall also apply to
18 applications for renewed participation in
19 the program.

20 “(ii) TREATMENT OF NUMERICAL LIM-
21 ITATION.—An agency approved for contin-
22 ued participation in the program pursuant
23 to recertification under this subparagraph
24 shall not count toward fulfillment of the

1 numerical limitation in subparagraph
2 (A)(i).

3 “(4) CRITERIA.—The Secretary shall establish
4 criteria for approval of applications of public housing
5 agencies for participation in the program under this
6 section, which shall provide for approval of applica-
7 tions that are reasonably designed to carry out the
8 purposes of the program under subsection (a). Such
9 criteria shall take into consideration the capacity
10 and”;

11 (B) by striking “each” and inserting
12 “the”;

13 (C) by striking “a program under the dem-
14 onstration” and inserting “the proposed pro-
15 gram in the application”; and

16 (D) by striking “an agency” and inserting
17 “the agency”;

18 (6) in subsection (e)—

19 (A) in paragraph (1), by striking “this
20 demonstration” and inserting “the program
21 under this section”; and

22 (B) in paragraph (2), by striking “dem-
23 onstration” and inserting “program under this
24 section”;

1 (7) in subsection (f), by striking “section 9, or
2 pursuant to section 14 by a public housing agency
3 participating in the demonstration under this part”
4 and inserting “of the United States Housing Act of
5 1937, or provided from the Operating Fund under
6 section 9(e) or from the Capital Fund under section
7 9(d) of such Act, by a public housing agency partici-
8 pating in the program under this section”;

9 (8) in subsection (g)—

10 (A) in paragraph (1), by inserting “, in-
11 cluding performance in achieving each of the
12 purposes of the program specified in subsection
13 (a)”;

14 (B) in paragraph (2)—

15 (i) in the first sentence—

16 (I) by inserting “, and including
17 such content, as shall be” before
18 “specified by the Secretary”; and

19 (II) by inserting “, but not less
20 often than annually” before the period
21 at the end; and

22 (ii) by striking subparagraph (C) and
23 inserting the following:

24 “(C) describe and analyze the effects of
25 the program of the agency and the assisted ac-

1 “(iv) the household incomes, and
2 changes in such incomes, of members of
3 families participating in the program who
4 are not exempt from work requirements;
5 and

6 “(v) such other factors as the Sec-
7 retary considers appropriate.”;

8 (C) by redesignating paragraphs (3) and
9 (4) as paragraphs (5) and (6); and

10 (D) by inserting after paragraph (2) the
11 following new paragraphs:

12 “(3) ANNUAL BUDGET PLAN.—

13 “(A) REQUIREMENT.—Each agency shall
14 submit annually to the Secretary, together with
15 the report under paragraph (2), a budget plan
16 for the program of the agency for the upcoming
17 year and shall make such budget plan publicly
18 available.

19 “(B) FORM AND METRICS.—Each annual
20 budget plan shall be set forth in a standard
21 form, prescribed by the Secretary and shall uti-
22 lize a common budget metric that allows for
23 comparison of the budget plans of all public
24 housing agencies participating in the program.

1 “(C) CONTENT.—Each annual budget plan
2 shall include such content as the Secretary shall
3 specify, which shall include—

4 “(i) a description and explanation of
5 all new rules and policy changes adopted
6 by the agency in accordance with this sec-
7 tion and the program under this section
8 and, with respect to such new rules and
9 policy changes—

10 “(I) a description of the effect
11 such rules and changes will have on
12 the operation of the agency as com-
13 pared to the preceding year and as
14 compared to the operations of the
15 agency other than under the program
16 under this section;

17 “(II) a description of the extent
18 to which such rules and changes
19 helped to achieve the annual goals
20 identified in the public housing agen-
21 cy’s application pursuant to sub-
22 section (d)(1)(E) and, in the case of
23 any such goals not achieved, a de-
24 scription of the extent to which such

1 goals were not achieved and the rea-
2 sons for such failure; and

3 “(III) whether the adoption of
4 such new rules and policy changes re-
5 quired an adjustment in the annual
6 goals identified in the public housing
7 agency’s application pursuant to sub-
8 section (d)(1);

9 “(ii) a plan for all capital assets and
10 anticipated construction and rehabilitation
11 activities of the public housing agency in
12 the upcoming year and a description of
13 whether and how such activities are au-
14 thorized and assisted under the program
15 under this section; and

16 “(iii) assurances satisfactory to the
17 Secretary that such plan will conform with
18 all applicable provisions of the Civil Rights
19 Act of 1964 (42 U.S.C. 2000d et seq.), the
20 Fair Housing Act (42 U.S.C. 3601 et
21 seq.), the Rehabilitation Act of 1973 (29
22 U.S.C. 701 et seq.), and the Americans
23 with Disabilities Act of 1990 (42 U.S.C.
24 12101 et seq.).

25 “(4) PUBLIC AND RESIDENT PARTICIPATION.—

1 “(A) NOTIFICATION OF RESIDENTS.—Each
2 public housing agency shall annually hold a
3 meeting to notify all assisted families partici-
4 pating in the program of the public housing
5 agency of the contents of the report under
6 paragraph (2) for such year and budget plan
7 under paragraph (3) for such year and impacts
8 on such assisted families. Any public housing
9 agency that assists, in the aggregate, more than
10 50,000 families or assists families in multiple
11 counties shall hold as many meetings as nec-
12 essary to provide each assisted family a good-
13 faith opportunity to attend such a meeting.

14 “(B) PUBLIC COMMENT.—Each annual re-
15 port under paragraph (2) and annual plan
16 under paragraph (3) shall—

17 “(i) be made available for inspection
18 and public comment 30 days before the
19 meeting required by subparagraph (A) re-
20 garding such plan or report; and

21 “(ii) be approved in a public meeting
22 of the board of directors or other gov-
23 erning body of the public housing agency
24 before submission to the Secretary.

1 “(C) PUBLIC AVAILABILITY.—Each annual
2 report under paragraph (2) and annual plan
3 under paragraph (3) shall, upon submission to
4 the Secretary, be made publicly available and
5 shall include all comments provided pursuant to
6 subparagraph (B).”;

7 (9) in subsection (h)—

8 (A) in paragraph (1), by striking “dem-
9 onstration” and inserting “program under this
10 section”; and

11 (B) by striking paragraph (2) and insert-
12 ing the following:

13 “(2) REVIEW.—The Secretary shall annually
14 review the activities of each public housing agency
15 participating in the program under this section and,
16 based on such review and the information submitted
17 by the agency pursuant to subsection (g), deter-
18 mine—

19 “(A) the impact and effectiveness of the
20 public housing agency’s program and activities
21 in achieving each of the purposes of the pro-
22 gram specified in subsection (a), including an
23 assessment of such impact and effectiveness
24 using the common set of budget metrics estab-
25 lished pursuant to subsection (d)(1)(D);

1 “(B) the progress of the public housing
2 agency toward meeting the goals identified in
3 the public housing agency’s application pursu-
4 ant to subsection (d)(1)(E), using the metrics
5 identified in the public housing agency’s appli-
6 cation pursuant to such subsection; and

7 “(C) the extent of compliance by the public
8 housing agency with the requirements of the
9 program under this section and, in determining
10 such extent of compliance, shall take into con-
11 sideration the unique characteristics of the pub-
12 lic housing agency.

13 “(3) VERIFICATION OF ACCURACY.—In assess-
14 ing information submitted by public housing agen-
15 cies pursuant to subsection (g) and in reviewing
16 such information and making determinations pursu-
17 ant to paragraph (2) of this subsection, the Sec-
18 retary shall carry out control activities and proce-
19 dures designed to verify the accuracy of such infor-
20 mation, which shall include auditing a representative
21 sample of such information using standard statis-
22 tical methods.

23 “(4) CONTINUED PARTICIPATION.—The Sec-
24 retary shall not terminate the participation of any

1 public housing agency in the program under this
2 section unless the Secretary finds that the agency—

3 “(A) is in material default of the condi-
4 tions and obligations under the agreement en-
5 tered into between the agency and the Secretary
6 providing for such participation;

7 “(B) as demonstrated in its reports under
8 subsection (g)(2) and its annual budget plans
9 under subsection (g)(3), has persistently failed
10 to meet the goals identified in its application,
11 and the reasons or circumstances specified in
12 the public housing agency’s reports and plans
13 for such failure are not sufficient to justify the
14 continued failure;

15 “(C) has misused or misappropriated
16 funds;

17 “(D) has failed to make a good faith effort
18 to carry out the purposes of the program speci-
19 fied in subsection (a); or

20 “(E) has failed to cure a material defi-
21 ciency in performance after notice and an op-
22 portunity to correct the deficiency.

23 “(5) CORRECTIVE ACTION PROGRAM.—The Sec-
24 retary shall carry out a program—

1 “(A) to identify public housing agencies
2 participating in the program under this section
3 that are at risk of termination of such partici-
4 pation pursuant to paragraph (6);

5 “(B) to consult with such public housing
6 agencies regarding actions that may be taken to
7 avoid such termination;

8 “(C) to establish goals and timelines for
9 such corrective actions; and

10 “(D) to provide appropriate technical as-
11 sistance designed to facilitate such actions and
12 avoid such termination.

13 “(6) TERMINATION OF PARTICIPATION.—Any
14 public housing agency whose participation in the
15 program under this section is terminated shall be
16 subject to the provisions of the United States Hous-
17 ing Act of 1937 (42 U.S.C. 1437 et seq.) and all
18 other provisions of law applicable to public housing
19 agencies not participating in the program, except
20 that the Secretary shall provide a transition period,
21 that begins upon such termination and is not shorter
22 than 18 months, for such public housing agencies to
23 come into compliance with such laws.

24 “(7) REPORTS TO CONGRESS.—Not later than
25 the expiration of the 5-year period beginning on the

1 date of the enactment of the Renewing Opportunity
2 in the American Dream to Housing Act, and not
3 later than the expiration of each successive 5-year
4 period thereafter, the Secretary shall submit a re-
5 port to the Congress regarding the program under
6 this section and the results of the reviews conducted
7 under paragraph (2), which shall—

8 “(A) evaluate the programs carried out by
9 public housing agencies participating in the pro-
10 gram, including with respect to each of the pur-
11 poses specified in subsection (a); and

12 “(B) include findings and recommenda-
13 tions for appropriate legislative changes to the
14 program.

15 “(8) GAO REVIEWS AND REPORTS.—Not later
16 than 180 days after the date of enactment of the
17 Renewing Opportunity in the American Dream to
18 Housing Act, and not less frequently than every 8
19 years thereafter, the Comptroller General of the
20 United States shall—

21 “(A) conduct and complete a review of the
22 program under this section, which shall include
23 examination and analysis of the implementation
24 of the program and identification of any short-

1 comings and any means for improving the pro-
2 gram; and

3 “(B) submit to the Congress a report re-
4 garding the review, which shall set forth a de-
5 tailed description of such implementation, any
6 shortcomings of the program identified, and
7 recommendations for improving the program.”;
8 (10) in subsection (i)—

9 (A) in the matter preceding paragraph (1),
10 by striking “section 14 of the United States
11 Housing Act of 1937 for fiscal years 1996,
12 1997, and 1998” and inserting “the Capital
13 Fund under section 9(d) of the United States
14 Housing Act of 1937 in each fiscal year”; and

15 (B) in paragraph (1)(B), by striking “up
16 to 10”; and
17 (11) by striking subsection (j).

18 (b) TREATMENT OF PARTICIPATING AGENCIES.—

19 (1) CONTINUATION OF PARTICIPATION.—This
20 section and the amendments made by this section
21 shall not affect the status of any public housing
22 agency that, as of the date of the enactment of this
23 Act, is participating in the Moving to Work Program
24 under section 204 of the Departments of Veterans
25 Affairs and Housing and Urban Development, and

1 Independent Agencies Appropriations Act, 1996 (42
2 U.S.C. 1437f note), as such a participating agency.

3 (2) ELECTION.—Any public housing agency re-
4 ferred to in paragraph (1) may elect—

5 (A) to continue participation in the Pro-
6 gram under section 204 of the Departments of
7 Veterans Affairs and Housing and Urban De-
8 velopment, and Independent Agencies Appro-
9 priations Act, 1996 (42 U.S.C. 1437f note)
10 under the terms of the agreement entered into
11 between the agency and the Secretary providing
12 for such participation until the date of the expi-
13 ration of such agreement; or

14 (B) at any time before date of the expira-
15 tion of such agreement, to transition to partici-
16 pation under the program under such section
17 204, as amended by this Act.

18 (3) CONVERSION TO REFORMED PROGRAM.—

19 (A) IN GENERAL.—Except as provided in
20 subparagraph (B) of this paragraph, any public
21 housing agency that elects pursuant to para-
22 graph (2)(A) of this subsection to continue par-
23 ticipation in the Program under section 204 of
24 the Departments of Veterans Affairs and Hous-
25 ing and Urban Development, and Independent

1 Agencies Appropriations Act, 1996 (42 U.S.C.
2 1437f note) shall, upon the expiration of the
3 agreement referred to in such paragraph, be
4 considered to have been approved for participa-
5 tion in the Program under such section 204, as
6 amended by this Act, and the Secretary of
7 Housing and Urban Development shall provide
8 for the transition of the agency to participation
9 under the Program under such section as so
10 amended.

11 (B) INAPPLICABILITY.—Subparagraph (A)
12 shall not apply to any public housing agency
13 that is determined by the Secretary to be in
14 material default, upon the expiration of the
15 agreement referred to in paragraph (2)(A), of
16 the conditions and obligations under such
17 agreement.

18 (4) INAPPLICABILITY OF NUMERICAL LIMITA-
19 TION.—Any public housing agency transitioned pur-
20 suant to paragraph (2)(B) or (3)(A) of this sub-
21 section to participation under the program under
22 section 204 of the Departments of Veterans Affairs
23 and Housing and Urban Development, and Inde-
24 pendent Agencies Appropriations Act, 1996 (42
25 U.S.C. 1437f note), as amended by this section,

1 shall not count toward fulfillment of the numerical
2 limitation under section 204(d)(3)(A) of the Depart-
3 ments of Veterans Affairs and Housing and Urban
4 Development, and Independent Agencies Appropria-
5 tions Act, 1996 (42 U.S.C. 1437f note), as added by
6 the amendment made by this section.

7 **SEC. 302. UPDATING THE DEFINITION OF MANUFACTURED**
8 **HOME.**

9 Section 603(6) of the National Manufactured Hous-
10 ing Construction Safety and Standards Act of 1976 (42
11 U.S.C. 5402(6)) is amended by striking “built on a per-
12 manent chassis and”.

13 **SEC. 303. RESCISSION OF PUBLIC AND INDIAN HOUSING**
14 **NOTICE 2021-18.**

15 The Public and Indian Housing Notice 2021-18 of
16 the Department of Housing and Urban Development is
17 hereby rescinded.

18 **TITLE IV—SERVING THE MOST**
19 **VULNERABLE**

20 **SEC. 401. INCENTIVIZING LOCAL SOLUTIONS TO HOME-**
21 **LESSNESS.**

22 (a) CONTINUUM OF CARE PROGRAM.—Section 428 of
23 the McKinney-Vento Homeless Assistance Act (42 U.S.C.
24 1186b) is amended by adding at the end the following:

25 “(f) INCENTIVES FOR REDUCING HOMELESSNESS.—

1 “(1) IN GENERAL.—From the amounts made
2 available to carry out this subtitle for a fiscal year,
3 the Secretary may use not more than 10 percent of
4 the amounts made available to carry out this subtitle
5 for incentives described in paragraph (2).

6 “(2) INCENTIVES.—The Secretary may provide
7 bonuses or other incentives to a geographic area
8 under this subtitle if, during a fiscal year, the Sec-
9 retary determines that an entity receiving funds
10 under this subtitle has demonstrably and measurably
11 improved housing outcomes for homeless individuals
12 in the geographic area.”.

13 (b) EMERGENCY SOLUTIONS GRANTS PROGRAM.—
14 Section 413 of the McKinney-Vento Homeless Assistance
15 Act (42 U.S.C. 11372a) is amended by adding at the end
16 the following:

17 “(c) INCENTIVES FOR REDUCING HOMELESNESS.—

18 “(1) IN GENERAL.—From the amounts made
19 available to carry out this subtitle for a fiscal year,
20 the Secretary may use not more than 10 percent of
21 the amounts made available to carry out this subtitle
22 for incentives described in paragraph (2).

23 “(2) INCENTIVES.—The Secretary may provide
24 bonuses or other incentives to a geographic area
25 under this subtitle if, during a fiscal year, the Sec-

1 retary determines that an entity receiving funds
2 under this subtitle has demonstrably and measurably
3 improved housing outcomes for homeless individuals
4 in the geographic area.”.

5 **TITLE V—PROMOTING** 6 **OPPORTUNITY**

7 **SEC. 501. INCREASING HOUSING IN OPPORTUNITY ZONES.**

8 The Secretary of Housing and Urban Development
9 shall prioritize the award of grants from the Department
10 of Housing and Urban Development to recipients located
11 in, or that primarily serve, a community that has been
12 designated as a qualified opportunity zone under section
13 1400Z–1 of the Internal Revenue Code of 1986.

14 **TITLE VI—GOOD GOVERNANCE**

15 **SEC. 601. REQUIRING ANNUAL TESTIMONY AND OVER-** 16 **SIGHT FROM HOUSING REGULATORS.**

17 (a) HUD PROGRAMS.—The Department of Housing
18 and Urban Development Act (42 U.S.C. 3531 et seq.) is
19 amended by adding at the end the following:

20 **“SEC. 15. ANNUAL TESTIMONY.**

21 “The Secretary shall, on an annual basis, testify be-
22 fore the Committee on Banking, Housing, and Urban Af-
23 fairs of the Senate and the Committee on Financial Serv-
24 ices of the House of Representatives on the status of all

1 programs carried out by the Department, whether author-
2 ized or unauthorized.”.

3 (b) GOVERNMENT GUARANTEED OR INSURED MORT-
4 GAGES.—On an annual basis, the following individuals
5 shall testify before the Committee on Banking, Housing,
6 and Urban Affairs of the Senate and the Committee on
7 Financial Services of the House of Representatives on
8 mortgage loans guaranteed or insured by the Federal Gov-
9 ernment:

10 (1) The President of the Government National
11 Mortgage Association.

12 (2) The Federal Housing Commissioner.

13 (3) The Administrator of the Rural Housing
14 Service.

15 **SEC. 602. FHA REPORTING REQUIREMENTS ON SAFETY**
16 **AND SOUNDNESS.**

17 (a) MONTHLY REPORTING ON MUTUAL MORTGAGE
18 INSURANCE FUND CAPITAL RATIO.—Section 202(a) of
19 the National Housing Act (12 U.S.C. 1708(a)) is amended
20 by adding at the end the following:

21 “(8) OTHER REQUIRED REPORTING.—The Sec-
22 retary shall—

23 “(A) submit to Congress monthly reports
24 on the capital ratio required under section
25 205(f)(2); and

1 “(B) notify Congress as soon as prac-
2 ticable after the Fund falls below the capital
3 ratio required under section 205(f)(2).”.

4 (b) FIRST-TIME HOMEBUYERS.—

5 (1) DEFINITIONS.—In this section—

6 (A) the terms “consumer report” has the
7 meaning given the term in section 603 of the
8 Fair Credit Reporting Act (15 U.S.C. 1681a);
9 and

10 (B) the term “Federally backed mortgage
11 loan” has the meaning given the term in section
12 4022 of the CARES Act (15 U.S.C. 9056).

13 (2) DEFINITION OF FIRST-TIME HOMEBUYER.—

14 For purposes of qualifying for a Federally backed
15 mortgage loan for which a consumer report is fur-
16 nished to a creditor by a consumer reporting agency
17 described in section 603(p) of the Fair Credit Re-
18 porting Act (15 U.S.C. 1681a(p)), a first-time
19 homebuyer shall be defined as a borrower whose con-
20 sumer report does not indicate that the borrower has
21 or had a loan with a consumer purpose that is se-
22 cured by a 1- to 4-unit residential real property.

23 (c) GAO STUDY ON SUSTAINABLE HOMEOWNER-
24 SHIP.—Not later than 180 days after the date of enact-
25 ment of this Act, the Comptroller General of the United

1 States shall conduct a study and submit to Congress a
2 report on—

3 (1) the value for the Federal Housing Adminis-
4 tration of defining what is sustainable homeowner-
5 ship in way that considers borrower default, refi-
6 nancing to a non-insured mortgage product, paying
7 off a mortgage loan and transitioning back to rent-
8 ing, and other factors that demonstrate whether in-
9 surance provided under title II of the National
10 Housing Act (12 U.S.C. 1707 et seq.) has success-
11 fully served a borrower, including for first-time
12 homebuyers as defined in subsection (b)(2); and

13 (2) the feasibility of the Federal Housing Ad-
14 ministration developing a scorecard using the
15 metrics described in paragraph (1) to measure bor-
16 rower performance and reporting the scorecard data
17 to Congress.

18 **SEC. 603. UNITED STATES INTERAGENCY COUNCIL ON**
19 **HOMELESSNESS.**

20 Section 203(a) of the McKinney-Vento Homeless As-
21 sistance Act (42 U.S.C. 11313(a)) is amended—

22 (1) in paragraph (1)—

23 (A) by striking “Homeless Emergency As-
24 sistance and Rapid Transition to Housing Act

1 of 2009” and inserting “Renewing Opportunity
2 in the American Dream to Housing Act”; and

3 (B) by striking “update such plan annu-
4 ally” and inserting the following: “submit to the
5 President and Congress a report every year
6 thereafter that includes—

7 “(A) the status of completion of the plan;

8 “(B) any modifications that were made to
9 the plan and the reasons for those modifica-
10 tions; and

11 “(C) an estimate of when homelessness will
12 be ended;”;

13 (2) by redesignating paragraphs (10) through
14 (13) as paragraphs (11) through (14), respectively;

15 (3) by redesignating the second paragraph (9)
16 (relating to collecting and disseminating informa-
17 tion) as paragraph (10);

18 (4) in paragraph (13), as so redesignated, by
19 striking “and” at the end;

20 (5) in paragraph (14), as so redesignated, by
21 striking the period at the end and inserting “; and”;

22 and

23 (6) by adding at the end the following:

24 “(15) testify annually before Congress.”.