

118TH CONGRESS  
2D SESSION

**S.** \_\_\_\_\_

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

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IN THE SENATE OF THE UNITED STATES

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Mr. SCOTT of South Carolina (for himself, Mr. CRAPO, Mr. ROUNDS, Mr. HAGERTY, Ms. LUMMIS, Mrs. BRITT, Mr. CRAMER, and Mr. DAINES) introduced the following bill; which was read twice and referred to the Committee on \_\_\_\_\_

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**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.

## 2

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. Improving self-sufficiency of families in HUD-subsidized housing.

Sec. 303. Updating the definition of manufactured home.

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.

Sec. 604. Neighborhood Reinvestment Corporation oversight.

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 of the Housing and  
 6 Urban Development Act of 1968 (12 U.S.C. 1701x) is  
 7 amended—

8 (1) in subsection (a)(4)—

9 (A) in subparagraph (B), by striking “sub-  
 10 paragraph (D)” and inserting “subparagraph  
 11 (E)”;

12 (B) in subparagraph (C), by striking “ade-  
 13 quate distribution” and all that follows through

1 “foreclosure rates” and inserting “that the re-  
2 cipients are geographically diverse and include  
3 organizations that serve urban or rural areas”;

4 (C) by redesignating subparagraphs (D),  
5 (E), and (F) as subparagraphs (E), (F), and  
6 (G), respectively; and

7 (D) by inserting after subparagraph (C)  
8 the following:

9 “(D) PRIORITY CONSIDERATION.—In dis-  
10 tributing assistance made available under this  
11 paragraph, the Secretary shall give priority con-  
12 sideration to entities serving areas with the  
13 highest home foreclosure rates.”.

14 (2) in subsection (e), by adding at the end the  
15 following:

16 “(6) CONSIDERATIONS.—

17 “(A) COVERED MORTGAGE LOAN DE-  
18 FINED.—In this paragraph, the term ‘covered  
19 mortgage loan’ means any loan which is secured  
20 by a first or subordinate lien on residential real  
21 property (including individual units of con-  
22 dominiums and cooperatives) designed prin-  
23 cipally for the occupancy of from 1- to 4-fami-  
24 lies that is—

1                   “(i) insured by the Federal Housing  
2                   Administration under title II of the Na-  
3                   tional Housing Act (12 U.S.C. 1707 et  
4                   seq.); or

5                   “(ii) guaranteed under section 184 or  
6                   184A of the Housing and Community De-  
7                   velopment Act of 1992 (12 U.S.C. 1715z-  
8                   13a, 1715z- 13b).

9                   “(B) COMPARISON.—For each counselor  
10                  employed by an organization receiving assist-  
11                  ance under this section, the Secretary shall con-  
12                  sider the competence of the counselor compared  
13                  to the default rate of all counseled borrowers of  
14                  a covered mortgage loan in comparable mar-  
15                  kets, and such other factors as the Secretary  
16                  determines appropriate to further the purposes  
17                  of this section.

18                  “(7) SUSPENSION OF CERTIFICATION.—If,  
19                  based on the comparison required under paragraph  
20                  (6)(B), the Secretary determines that a counselor  
21                  lacks competence to provide counseling in the areas  
22                  described in subsection (e)(2), the Secretary may—

23                         “(A) require retesting of the individual; or

24                         “(B) suspend the certification under this  
25                  subsection for the individual.”; and

1 (3) in subsection (i)—

2 (A) by redesignating paragraph (3) as  
3 paragraph (4); and

4 (B) by inserting after paragraph (2) the  
5 following:

6 “(3) TERMINATION OF ASSISTANCE.—

7 “(A) IN GENERAL.—The Secretary may  
8 deny future covered assistance to an organiza-  
9 tion or entity receiving covered assistance if the  
10 Secretary determines that the organization or  
11 entity, or the individual through which the or-  
12 ganization or entity provides such counseling,  
13 presents an unacceptable risk to families ac-  
14 cessing counseling services or the programs  
15 under which covered mortgage loans (as defined  
16 in subsection (e)(6)(A)), which determination  
17 shall be—

18 “(i) based on the comparison required  
19 under subsection (e)(6)(B); and

20 “(ii) made in accordance with regula-  
21 tions issued by the Secretary.

22 “(B) NOTICE.—

23 “(i) IN GENERAL.—The Secretary  
24 shall give an organization or entity receiv-  
25 ing covered assistance at least 60 days

1 prior written notice of any termination  
2 under this paragraph, and the termination  
3 shall take effect at the end of the notice  
4 period, unless the Secretary withdraws the  
5 termination notice or extends the notice  
6 period.

7 “(ii) INFORMAL CONFERENCE.—If re-  
8 quested in writing by the organization or  
9 entity within 30 days of the date of the no-  
10 tice described in clause (i), the organiza-  
11 tion or entity shall be entitled to an infor-  
12 mal conference with the official authorized  
13 to issue termination notices on behalf of  
14 the Secretary (or a designee of that offi-  
15 cial) at which the organization or entity  
16 may present for consideration specific fac-  
17 tors that the organization or entity believes  
18 were beyond the control of the organization  
19 or entity and that caused the excessive de-  
20 fault rates.”.

21 (b) OFFERING FORECLOSURE MITIGATION COUN-  
22 SELING.—

23 (1) COVERED MORTGAGE LOAN DEFINED.—In  
24 this subsection, the term “covered mortgage loan”  
25 means any loan which is secured by a first or subor-

1       dinate lien on residential real property (including in-  
2       dividual units of condominiums and cooperatives) de-  
3       signed principally for the occupancy of from 1- to 4-  
4       families that is—

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

8               (B) guaranteed under section 184 or 184A  
9       of the Housing and Community Development  
10       Act of 1992 (12 U.S.C. 1715z–13a, 1715z–  
11       13b);

12              (C) made, guaranteed, or insured by the  
13       Department of Veterans Affairs; or

14              (D) made, guaranteed, or insured by the  
15       Department of Agriculture.

16       (2) OPPORTUNITY FOR BORROWERS.—A bor-  
17       rower with respect to a covered mortgage loan who  
18       is 60 days or more delinquent on payments for the  
19       covered mortgage loan shall be given an opportunity  
20       to participate in housing counseling.

21       (3) COST.—The cost of counseling for delin-  
22       quent borrowers described in paragraph (2) with re-  
23       spect to a covered mortgage loan described in para-  
24       graph (1)(A) shall be paid for by the Mutual Mort-  
25       gage Insurance Fund, as authorized under section

1       203(r)(4) of the National Housing Act (12 U.S.C.  
2       1709(r)(4)).

3       **TITLE II—INCREASING ACCESS**  
4                                   **TO HOUSING**

5       **SEC. 201. RENTAL ASSISTANCE DEMONSTRATION PRO-**  
6                                   **GRAM.**

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

11                   (1) by striking the second proviso; and

12                   (2) by striking the fourth proviso.

13      **SEC. 202. CREATING INCENTIVES FOR SMALL DOLLAR**  
14                                   **LOAN ORIGINATORS.**

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

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

21                   (2)(A) insured by the Federal Housing Admin-  
22      istration under title II of the National Housing Act  
23      (12 U.S.C. 1707 et seq.);

24                   (B) made, guaranteed, or insured by the De-  
25      partment of Veterans Affairs;

1 (C) made, guaranteed, or insured by the De-  
2 partment of Agriculture; or

3 (D) eligible to be purchased or securitized by  
4 the Federal Home Loan Mortgage Corporation or  
5 the Federal National Mortgage Association.

6 (b) REQUIREMENT TO UPDATE REGULATIONS.—Not  
7 later than 270 days after the date of enactment of this  
8 Act, the Director of the Bureau of Consumer Financial  
9 Protection shall issue regulations to update part 1026 of  
10 title 12, Code of Federal Regulations (commonly referred  
11 to as “Regulation Z”) to provide flexibilities for loan origi-  
12 nator compensation that encourage origination of small  
13 dollar mortgages.

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

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

18 (b) AMENDMENTS REQUIRED.—Not later than 270  
19 days after the date of enactment of this Act, the Director  
20 of the Bureau of Consumer Financial Protection, in con-  
21 sultation with the Secretary of Housing and Urban Devel-  
22 opment and the Director of the Federal Housing Finance  
23 Agency, shall amend the limitations with respect to points  
24 and fees under section 1026.43 of title 12, Code of Fed-

1 eral Regulations, or any successor regulation, to encourage  
2 additional lending for small dollar mortgages.

3 **TITLE III—REGULATORY**  
4 **FLEXIBILITY**

5 **SEC. 301. AUTHORIZATION OF MOVING TO WORK PRO-**  
6 **GRAM.**

7 (a) PROGRAM REFORMS.—Section 204 of the Depart-  
8 ments of Veterans Affairs and Housing and Urban Devel-  
9 opment, and Independent Agencies Appropriations Act,  
10 1996 (42 U.S.C. 1437f note) is amended—

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

13 (2) by striking subsection (a) and inserting the  
14 following:

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

17 “(1) ECONOMIC INDEPENDENCE.—To develop  
18 measures to promote economic independence for  
19 families with children whose head of household is  
20 working, seeking work, or preparing for work, and  
21 for persons who are able to work, to obtain employ-  
22 ment and become economically independent, by par-  
23 ticipating in job training, educational programs, or  
24 other supportive services and programs that assist in  
25 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)—

## 13

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 and 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 and 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 potential of each agency  
17          to plan and carry out a program under the  
18          demonstration” and inserting the following:

19          “(d) APPLICATIONS FOR PARTICIPATION.—

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

1 for participation that further the purposes of this  
2 program set forth in subsection (a), which shall—

3 “(A) provide that all public housing agen-  
4 cies designated as high performers pursuant to  
5 part 902 or subpart B of part 985, Code of  
6 Federal Regulations, at any time during the  
7 most recent 2 fiscal years are invited to submit  
8 applications for consideration;

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

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

16 “(D) require that each public housing  
17 agency include in its application—

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

1                   “(ii) a list of innovative manners in  
2                   which the public housing agency will use  
3                   the authorities under the program to assist  
4                   families, goals regarding such activities to  
5                   accomplish on an annual basis, and metrics  
6                   to assess the progress of the agency toward  
7                   such goals.

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 fewer  
10 than 25 public housing agencies per year  
11 to the program under this section (subject  
12 to eligible 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) REVISIONS.—The Secretary shall,  
24 from time to time and in consultation with pub-  
25 lic housing agencies, amend governing docu-

1           ments for participation by agencies in the pro-  
2           gram under this section, as the Secretary deter-  
3           mines necessary.

4           “(C) RENEWAL OF PARTICIPATION.—

5           “(i) IN GENERAL.—The Secretary  
6           shall provide that upon expiration of a con-  
7           tract for participation by a public housing  
8           agency in the program under this section,  
9           to continue participating in the program,  
10          the public housing agency shall be required  
11          to request to renew the participation of the  
12          agency with the Secretary. The standards  
13          and requirements applicable to applications  
14          for initial participation in the program  
15          shall also apply to applications for renewed  
16          participation in the program. Renewed par-  
17          ticipation of a public housing agency under  
18          this clause shall proceed under the same  
19          terms applicable for the initial participa-  
20          tion of the public housing agency in the  
21          program.

22          “(ii) TREATMENT OF NUMERICAL LIM-  
23          ITATION.—An agency approved for contin-  
24          ued participation in the program pursuant  
25          to recertification under this subparagraph

1           shall not count toward fulfillment of the  
2           numerical limitation in subparagraph  
3           (A)(i).

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

13                 (B) by striking “each” and inserting  
14                 “the”;

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

18                 (D) by striking “an agency” and inserting  
19                 “the agency”;

20           (6) in subsection (e)—

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

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

4 (7) in subsection (f), by striking “section 9, or  
5 pursuant to section 14 by a public housing agency  
6 participating in the demonstration under this part”  
7 and inserting “of the United States Housing Act of  
8 1937, or provided from the Operating Fund under  
9 section 9(e) or from the Capital Fund under section  
10 9(d) of such Act, by a public housing agency partici-  
11 pating in the program under this section”;

12 (8) in subsection (g)—

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

17 (B) in paragraph (2)—

18 (i) in the first sentence—

19 (I) by inserting “, and including  
20 such content, as shall be” before  
21 “specified by the Secretary”; and

22 (II) by inserting “, but not less  
23 often than annually” before the period  
24 at the end; and

25 (ii) in the second sentence—

1 (I) in subparagraph (B), by  
2 striking “the demonstration” and in-  
3 sserting “the program”; and

4 (II) by striking subparagraph (C)  
5 and inserting the following:

6 “(C) describe and analyze the effects of  
7 the program of the agency and the assisted ac-  
8 tivities under such program in addressing and  
9 achieving the objectives of the program under  
10 this section and each of the purposes specified  
11 in subsection (a), including the effects of the  
12 program on—

13 “(i) the number of new families the  
14 agency has been able to assist from the  
15 waiting lists for housing assistance that is  
16 administered by the agency, including  
17 vouchers for rental assistance under sec-  
18 tion 8(o) of the United States Housing Act  
19 of 1937 (42 U.S.C. 1437f(o)) and dwelling  
20 units in public housing, as a result of the  
21 flexibility of funds and achievement of eco-  
22 nomic independence;

23 “(ii) the cost and annual change, per  
24 family participating in the program, of  
25 providing housing assistance referred to in

1 clause (i) that is administered by the agen-  
2 cy;

3 “(iii) any cost savings and additional  
4 housing resulting from the program; and

5 “(iv) the household incomes, and  
6 changes in such incomes, of members of  
7 families participating in the program who  
8 are not exempt from work requirements;  
9 and

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

12 (C) by redesignating paragraphs (3) and  
13 (4) as paragraphs (5) and (6); and

14 (D) by inserting after paragraph (2) the  
15 following new paragraphs:

16 “(3) ANNUAL PLAN.—

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

22 “(B) FORM AND METRICS.—Each annual  
23 plan shall be set forth in a standard form, pre-  
24 scribed by the Secretary and shall utilize com-  
25 mon performance metrics that allow for com-



1                   description of the extent to which such  
2                   goals were not achieved and the rea-  
3                   sons for such failure; and

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

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

17                  “(iii) assurances satisfactory to the  
18                  Secretary that such plan will conform with  
19                  all applicable provisions of title VI of the  
20                  Civil Rights Act of 1964 (42 U.S.C. 2000d  
21                  et seq.), the Fair Housing Act (42 U.S.C.  
22                  3601 et seq.), section 504 of the Rehabili-  
23                  tation Act of 1973 (29 U.S.C. 794), and  
24                  the Americans with Disabilities Act of  
25                  1990 (42 U.S.C. 12101 et seq.).

1 “(4) PUBLIC AND RESIDENT PARTICIPATION.—

2 “(A) NOTIFICATION OF RESIDENTS.—Each  
3 public housing agency shall annually hold a  
4 meeting to notify all assisted families partici-  
5 pating in the program of the public housing  
6 agency of the contents of the plan under para-  
7 graph (3) for such year and impacts on such  
8 assisted families. Any public housing agency  
9 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 governing docu-  
5 ment for the participation in the program;

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

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

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

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

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

24 “(A) to identify public housing agencies  
25 participating in the program under this section

1           that are at risk of termination of such partici-  
2           pation pursuant to paragraph (6);

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

6           “(C) to establish goals and timelines for  
7           such corrective actions; and

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

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

22          “(7) REPORTS TO CONGRESS.—Not later than  
23          the expiration of the 5-year period beginning on the  
24          date of the enactment of the Renewing Opportunity  
25          in the American Dream to Housing Act, and not

1 later than the expiration of each successive 5-year  
2 period thereafter, the Secretary shall submit a re-  
3 port to the Congress regarding the program under  
4 this section and the results of the reviews conducted  
5 under paragraph (2), which shall—

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

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

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

19 “(A) conduct and complete a review of the  
20 program under this section, which shall include  
21 examination and analysis of the implementation  
22 of the program and identification of any short-  
23 comings and any means for improving the pro-  
24 gram; and

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

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

13          (B) in paragraph (1)—

14                 (i) in subparagraph (A), by striking  
15                 “the demonstration” and inserting “the  
16                 program”; and

17                 (ii) in subparagraph (B), by striking  
18                 “up to 10”; and

19          (11) by striking subsection (j).

20          (b) TREATMENT OF PARTICIPATING AGENCIES.—

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

1 under section 204 of the Departments of Veterans  
2 Affairs and Housing and Urban Development, and  
3 Independent Agencies Appropriations Act, 1996 (42  
4 U.S.C. 1437f note), as such a participating agency.

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

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

16 (B) at any time before date of the expira-  
17 tion of such agreement, to transition to partici-  
18 pation under the program under such section  
19 204, as amended by this Act.

20 (3) CONVERSION TO REFORMED PROGRAM.—

21 (A) IN GENERAL.—Except as provided in  
22 subparagraph (B) of this paragraph, any public  
23 housing agency that elects pursuant to para-  
24 graph (2)(A) of this subsection to continue par-  
25 ticipation in the Program under section 204 of

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

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

20 (4) INAPPLICABILITY OF NUMERICAL LIMITA-  
21 TION.—Any public housing agency transitioned pur-  
22 suant to paragraph (2)(B) or (3)(A) of this sub-  
23 section to participation under the program under  
24 section 204 of the Departments of Veterans Affairs  
25 and Housing and Urban Development, and Inde-

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

9       **SEC. 302. IMPROVING SELF-SUFFICIENCY OF FAMILIES IN**  
10       **HUD-SUBSIDIZED HOUSING.**

11       (a) IN GENERAL.—

12               (1) STUDY.—Subject to subsection (b), the Sec-  
13       retary of Housing and Urban Development shall  
14       conduct a study on the implementation of work re-  
15       quirements by public housing agencies described in  
16       paragraph (2) participating in the program under  
17       section 204 of the Departments of Veterans Affairs  
18       and Housing and Urban Development, and Inde-  
19       pendent Agencies Appropriations Act, 1996 (42  
20       U.S.C. 1437f note), as amended by section 301 of  
21       this Act.

22               (2) PUBLIC HOUSING AGENCIES DESCRIBED.—

23       The public housing agencies described in this para-  
24       graph are public housing agencies that, as part of an  
25       application to participate in the program under sec-

1           tion 204 of the Departments of Veterans Affairs and  
2           Housing and Urban Development, and Independent  
3           Agencies Appropriations Act, 1996 (42 U.S.C. 1437f  
4           note), as amended by section 301 of this Act, submit  
5           a proposal identifying work requirements as an inno-  
6           vative proposal described in section 204(d)(1)(D)(i)  
7           of such Act, as amended by section 301 of this Act.

8           (b) DETERMINATION.—The requirement under sub-  
9           section (a) shall apply if the Secretary of Housing and  
10          Urban Development determines that—

11                 (1) there are a sufficient number of public  
12           housing agencies described in subsection (a)(2) such  
13           that the Secretary of Housing and Urban Develop-  
14           ment can rigorously evaluate the impact of the im-  
15           plementation of work requirements described in that  
16           subsection; and

17                 (2) the study would not negatively impact low-  
18           income families receiving assistance through a public  
19           housing agency described in subsection (a)(2) .

20   **SEC. 303. UPDATING THE DEFINITION OF MANUFACTURED**  
21                                   **HOME.**

22           (a) IN GENERAL.—Section 603(6) of the National  
23   Manufactured Housing Construction and Safety Stand-  
24   ards Act of 1974 (42 U.S.C. 5402(6)) is amended by

1 striking “on a permanent chassis” and inserting “with or  
2 without a permanent chassis”.

3 (b) MANUFACTURED HOME CERTIFICATIONS.—Sec-  
4 tion 604 of the National Manufactured Housing Construc-  
5 tion and Safety Standards Act of 1974 (42 U.S.C. 5403)  
6 is amended by adding at the end the following:

7 “(i) MANUFACTURED HOME CERTIFICATIONS.—

8 “(1) IN GENERAL.—

9 “(A) INITIAL CERTIFICATION.—Subject to  
10 subparagraph (B), not later than 1 year after  
11 the date of enactment of the Renewing Oppor-  
12 tunity in the American Dream to Housing Act,  
13 a State shall submit to the Secretary an initial  
14 certification that the laws and regulations of  
15 the State—

16 “(i) treat a manufactured home, in-  
17 cluding a manufactured home without a  
18 permanent chassis, in parity with a manu-  
19 factured home (as defined and regulated  
20 by the State); and

21 “(ii) subject a manufactured home  
22 without a permanent chassis to the same  
23 laws and regulations of the State as a  
24 manufactured home built on a permanent  
25 chassis with respect to financing, title, in-

1                   surance, manufacture, sale, taxes, trans-  
2                   portation, and installation.

3                   “(B) EXTENDED DEADLINE.—With re-  
4                   spect to a State with a legislature that meets  
5                   biennially, the deadline for the submission of  
6                   the initial certification required under subpara-  
7                   graph (A) shall be 2 years after the date of en-  
8                   actment of the Renewing Opportunity in the  
9                   American Dream to Housing Act.

10                  “(2) FORM OF CERTIFICATION.—The initial  
11                  certification required under paragraph (1)(A) shall  
12                  contain, in a form prescribed by the Secretary, an  
13                  attestation by an official that the State has taken  
14                  the steps necessary to ensure the veracity of the cer-  
15                  tification required under paragraph (1)(A), includ-  
16                  ing, as necessary, by—

17                         “(A) amending the definition of ‘manufac-  
18                         tured home’ in the laws and regulation of the  
19                         State; and

20                         “(B) directing State agencies to amend the  
21                         definition of ‘manufactured home’ in regula-  
22                         tions.

23                  “(3) ANNUAL RECERTIFICATION.—Not later  
24                  than a date to be determined by the Secretary each

1 year, the State shall submit to the Secretary an ad-  
2 ditional certification that—

3 “(A) confirms the accuracy of initial cer-  
4 tification submitted under paragraph (1)(A);  
5 and

6 “(B) certifies that any new laws or regula-  
7 tions enacted or adopted by the State since the  
8 date of the previous certification does not  
9 change the veracity of the initial certification  
10 submitted under paragraph (1)(A).

11 “(4) LIST.—The Secretary shall publish and  
12 maintain in the Federal Register and on the website  
13 of the Department of Housing and Urban Develop-  
14 ment a list of States that are up-to-date with the  
15 submission of initial and subsequent certifications  
16 required under this subsection.

17 “(5) PROHIBITION.—

18 “(A) DEFINITION.—In this paragraph the  
19 term ‘covered manufactured home’ means a  
20 home that is—

21 “(i) not considered a manufactured  
22 home under the laws and regulations of a  
23 State because the home is constructed  
24 without a permanent chassis;

1           “(ii) considered a manufactured home  
2           under the definition of the term in section  
3           603; and

4           “(iii) constructed after the date of en-  
5           actment of the Renewing Opportunity in  
6           the American Dream to Housing Act.

7           “(B) BUILDING, INSTALLATION, AND  
8           SALE.—

9           “(i) IN GENERAL.—If a State does  
10          not submit a certification under paragraph  
11          (1)(A) or (3) by the date on which those  
12          certifications are required to be sub-  
13          mitted—

14               “(I) with respect to a State in  
15               which the State administers the in-  
16               stallation of manufactured homes, the  
17               State shall prohibit the manufacture,  
18               installation, or sale of a covered man-  
19               ufactured home within the State; and

20               “(II) with respect to a State in  
21               which the Secretary administers the  
22               installation of manufactured homes,  
23               the State and the Secretary shall pro-  
24               hibit the manufacture, installation, or

1 sale of a covered manufactured home  
2 within the State.”.

3 (c) OTHER FEDERAL LAWS REGULATING MANUFAC-  
4 TURED HOMES.—The Secretary of Housing and Urban  
5 Development shall coordinate with the heads of other Fed-  
6 eral agencies to ensure that Federal agencies treat a man-  
7 ufactured home (as defined in Federal laws and regula-  
8 tions other than section 603 of the National Manufactured  
9 Housing Construction and Safety Standards Act of 1974  
10 (42 U.S.C. 5402)) in the same manner as a manufactured  
11 home (as defined in section National Manufactured Hous-  
12 ing Construction and Safety Standards Act of 1974 (42  
13 U.S.C. 5402), as amended by this Act).

14 (d) ASSISTANCE TO STATES.—Section 609 of the Na-  
15 tional Manufactured Housing Construction and Safety  
16 Standards Act of 1974 (42 U.S.C. 5408) is amended—

17 (1) in paragraph (1), by striking “and” at the  
18 end;

19 (2) in paragraph (2), by striking the period at  
20 the end and inserting “; and”; and

21 (3) by adding at the end the following:

22 “(3) model guidance to support the submission  
23 of the certification required under section 604(i).”.

1     **TITLE IV—SERVING THE MOST**  
2                     **VULNERABLE**

3     **SEC. 401. INCENTIVIZING LOCAL SOLUTIONS TO HOME-**  
4                     **LESSNESS.**

5             (a) CONTINUUM OF CARE PROGRAM.—Section 428 of  
6 the McKinney-Vento Homeless Assistance Act (42 U.S.C.  
7 11386b) is amended by adding at the end the following:

8             “(f) INCENTIVES FOR REDUCING HOMELESSNESS.—

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

14                     “(2) INCENTIVES.—The Secretary may provide  
15 bonuses or other incentives to a geographic area  
16 under this subtitle if, during a fiscal year, the Sec-  
17 retary determines that an entity receiving funds  
18 under this subtitle has demonstrably and measurably  
19 improved housing outcomes for homeless individuals  
20 in the geographic area.”.

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

25             “(c) 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           **TITLE V—PROMOTING** 14           **OPPORTUNITY**

### 15   **SEC. 501. INCREASING HOUSING IN OPPORTUNITY ZONES.**

16           (a) COVERED GRANT DEFINED.—In this section, the  
17 term “covered grant” means—

18           (1) a Choice Neighborhoods Program grant;

19           (2) a grant under section 11 of the Housing  
20 Opportunity Program Extension Act of 1996 (42  
21 U.S.C. 12805 note); and

22           (3) any other competitive grant relating to the  
23 construction, modification, rehabilitation, or preser-  
24 vation of housing, as determined by the Secretary of  
25 Housing and Urban Development.

1 (b) PRIORITY.—The Secretary of Housing and Urban  
2 Development shall prioritize the award of covered grants  
3 to recipients located in, or that primarily serve, a commu-  
4 nity that has been designated as a qualified opportunity  
5 zone under section 1400Z–1 of the Internal Revenue Code  
6 of 1986.

## 7 **TITLE VI—GOOD GOVERNANCE**

### 8 **SEC. 601. REQUIRING ANNUAL TESTIMONY AND OVER-** 9 **SIGHT FROM HOUSING REGULATORS.**

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

#### 13 **“SEC. 15. ANNUAL TESTIMONY.**

14 “The Secretary shall, on an annual basis, testify be-  
15 fore the Committee on Banking, Housing, and Urban Af-  
16 fairs of the Senate and the Committee on Financial Serv-  
17 ices of the House of Representatives on the status of all  
18 programs carried out by the Department, whether author-  
19 ized or unauthorized.”.

20 (b) GOVERNMENT GUARANTEED OR INSURED MORT-  
21 GAGES.—On an annual basis, the following individuals  
22 shall testify before the appropriate committees of Congress  
23 with respect to mortgage loans made, guaranteed, or in-  
24 sured by the Federal Government:

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

3           (2) The Federal Housing Commissioner.

4           (3) The Administrator of the Rural Housing  
5 Service.

6           (4) The Executive Director of the Loan Guar-  
7 anty Service of the Department of Veterans Affairs.

8           (c) MORTGAGEE REVIEW BOARD.—Section 202(c)(8)  
9 of the National Housing Act (12 U.S.C. 1708(c)(8)) is  
10 amended

11           (1) by striking “, in consultation with the Fed-  
12 eral Housing Administration Advisory Board,”; and

13           (2) by inserting “and to Congress” after “the  
14 Secretary”.

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) ANNUAL INDEPENDENT ACTUARIAL STUDY.—  
5           Section 202(a)(4) of the National Housing Act (12 U.S.C.  
6           1708(a)(4)) is amended—

7           (1) by striking “The Secretary” and inserting  
8           the following:

9           “(A) DEFINITION.—In this paragraph, the  
10           term ‘first-time homebuyer’ means a borrower  
11           for whom no consumer report (as defined in  
12           section 603 of the Fair Credit Reporting Act  
13           (15 U.S.C. 1681a)) indicates that the borrower  
14           has or had a loan with a consumer purpose that  
15           is secured by a 1- to 4-unit residential real  
16           property.

17           “(B) STUDY AND REPORT.—The Sec-  
18           retary”; and

19           (2) in subparagraph (B), as so designated, by  
20           striking “also” and inserting “detail how many loans  
21           were originated in each census tract to first-time  
22           homebuyers, as well as”.

23           (c) ANNUAL REPORT.—Section 203(w)(2) of the Na-  
24           tional Housing Act (12 U.S.C. 1709(w))(2) is amended

1 by inserting “and first-time homebuyers (as defined in sec-  
2 tion 202(a)(4)(A))” after “minority borrowers”.

3 (d) GAO STUDY ON SUSTAINABLE HOMEOWNER-  
4 SHIP.—Not later than 180 days after the date of enact-  
5 ment of this Act, the Comptroller General of the United  
6 States shall conduct a study and submit to Congress a  
7 report on—

8 (1) the value for the Federal Housing Adminis-  
9 tration of defining what is sustainable homeowner-  
10 ship in way that considers borrower default, refi-  
11 nancing to a non-insured mortgage product, paying  
12 off a mortgage loan and transitioning back to rent-  
13 ing, and other factors that demonstrate whether in-  
14 surance provided under title II of the National  
15 Housing Act (12 U.S.C. 1707 et seq.) has success-  
16 fully served a borrower, including for first-time  
17 homebuyers (as defined in section 202(a)(4)(A) of  
18 the National Housing Act, as added by subsection  
19 (b)(1)); and

20 (2) the feasibility of the Federal Housing Ad-  
21 ministration developing a scorecard using the  
22 metrics described in paragraph (1) to measure bor-  
23 rower performance and reporting the scorecard data  
24 to Congress.

1 **SEC. 603. UNITED STATES INTERAGENCY COUNCIL ON**  
2 **HOMELESSNESS.**

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

5 (1) in paragraph (1)—

6 (A) by striking “Homeless Emergency As-  
7 sistance and Rapid Transition to Housing Act  
8 of 2009” and inserting “Renewing Opportunity  
9 in the American Dream to Housing Act”; and

10 (B) by striking “update such plan annu-  
11 ally” and inserting the following: “submit to the  
12 President and Congress a report every year  
13 thereafter that includes—

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

15 “(B) any modifications that were made to  
16 the plan and the reasons for those modifica-  
17 tions; and

18 “(C) an estimate of when homelessness will  
19 be ended;”;

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

22 (3) by redesignating the second paragraph (9)  
23 (relating to collecting and disseminating informa-  
24 tion) as paragraph (10);

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

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

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

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

6   **SEC. 604. NEIGHBORHOOD REINVESTMENT CORPORATION**  
7                           **OVERSIGHT.**

8           (a) INSPECTOR GENERAL.—The Neighborhood Rein-  
9           vestment Corporation Act (42 U.S.C. 8101 et seq.) is  
10          amended by adding at the end the following:

11   **“SEC. 609. OVERSIGHT BY THE INSPECTOR GENERAL OF**  
12                           **THE DEPARTMENT OF HOUSING AND URBAN**  
13                           **DEVELOPMENT.**

14          “The Inspector General of the Department of Hous-  
15          ing and Urban Development shall have all of the authori-  
16          ties and responsibilities provided under chapter 4 of title  
17          5, United States Code, with respect to the corporation,  
18          as if the corporation were part of the Department of  
19          Housing and Urban Development.”.

20          (b) WHISTLEBLOWER PROTECTIONS.—Section  
21          9101(3) of title 31, United States Code, is amended by  
22          adding at the end the following:

23                           “(Q) the Neighborhood Reinvestment Cor-  
24                           poration.”.