

116TH CONGRESS
2D SESSION

H. R. 8661

To address the housing needs in rural communities in the United States,
and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

OCTOBER 23, 2020

Ms. FINKENAUER (for herself and Mr. RIGGLEMAN) introduced the following
bill; which was referred to the Committee on Financial Services

A BILL

To address the housing needs in rural communities in the
United States, and for other purposes.

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

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Protecting Rural
5 Housing Act of 2020”.

6 **SEC. 2. HUD REPORT ON ACTIONS TO ADDRESS LAND-**
7 **LORDS.**

8 (a) IN GENERAL.—Not later than the expiration of
9 the 12-month period beginning on the date of the enact-
10 ment of this Act, the Secretary of Housing and Urban

1 Development shall submit a report to the Congress identi-
2 fying any legislative and regulatory actions and changes
3 needed to hold accountable and punish owners of housing
4 that is assisted under the housing choice voucher program
5 under section 8 of the United States Housing Act of 1937
6 (42 U.S.C. 1437f(o)) who violate the requirements of such
7 program or operate in bad faith with respect to such re-
8 quirements. Such report shall include recommendations
9 regarding the circumstances under which such assistance
10 should be recovered from such owners.

11 (b) CONSULTATION.—In conducting any analysis for,
12 and preparing, the report required under subsection (a),
13 the Secretary shall consult with the Secretary of Agri-
14 culture, State and local governments, advocates for ten-
15 ants' right, and public housing agencies.

16 **SEC. 3. RURAL HOUSING RELIEF PILOT PROGRAM.**

17 Title V of the Housing Act of 1949 (42 U.S.C. 14)
18 is amended by inserting after section 538 (42 U.S.C.
19 1490p–2) the following new section:

20 **“SEC. 539. RURAL HOUSING RELIEF PILOT PROGRAM.**

21 “(a) AFFORDABLE HOUSING GRANTS.—The Sec-
22 retary may make grants under this section to eligible enti-
23 ties described in subsection (b) that primarily serve rural
24 areas for purposes described in subsection (c).

1 “(b) ELIGIBLE ENTITIES.—The Secretary may make
2 grants under this subsection only to—

3 “(1) State or local governmental agencies or en-
4 tities;

5 “(2) Indian tribes; and

6 “(3) nonprofit entities.

7 “(c) ELIGIBLE ACTIVITIES.—Amounts from a grant
8 under this Act may be used only to support or acquire
9 housing that is affordable to low-income families or to fi-
10 nance, assist, or otherwise benefit the development or re-
11 habilitation of such housing, including for—

12 “(1) costs of construction, development, reha-
13 bilitation, or acquisition of such housing, including
14 predevelopment costs;

15 “(2) costs of demolition of substandard hous-
16 ing, with or without development of replacement af-
17 fordable housing;

18 “(3) relocation of residents of substandard
19 housing or residents of housing during rehabilitation
20 of housing that is affordable to low-income families;

21 “(4) purchase of housing by or for low-income
22 families in rural areas;

23 “(5) construction, development, installation, or
24 rehabilitation of related infrastructure for housing
25 that is affordable to low-income families;

1 “(6) establishment of revolving loan funds to fi-
2 nance and assist carrying out other eligible activities
3 under this subsection; and

4 “(7) such other purposes as the Secretary may
5 provide.

6 “(d) COST-SHARING.—

7 “(1) IN GENERAL.—Except as provided in para-
8 graph (2), the Secretary shall require each eligible
9 entity receiving a grant under this section to con-
10 tribute to the cost of activities to be carried out with
11 such grant amounts an amount that is equal to or
12 exceeding 10 percent of the total cost of such activi-
13 ties. In the case of eligible entities that are State
14 agencies or entities, such contributed amount shall
15 be derived from non-Federal sources.

16 “(2) EXCEPTION.—Paragraph (1) shall not
17 apply in the case of any activities carried out with
18 grant amounts in any area with respect to which a
19 major disaster was declared by the President under
20 section 401 of the Robert T. Stafford Disaster Relief
21 and Emergency Assistance Act (42 U.S.C. 5170)
22 during the 5-year period ending upon approval of
23 the application for a grant under this section to
24 carry out such activities, but not including the major

1 disaster declared by reason of the novel coronavirus
2 (COVID-19).

3 “(e) REPORTS.—Not later than September 30, 2025,
4 the Secretary shall submit a report to the Congress de-
5 scribing the activities carried out with grants under this
6 section and evaluating the effectiveness of the program
7 under this section in developing and rehabilitating housing
8 that is affordable to low-income families.

9 “(f) AUTHORIZATION OF APPROPRIATIONS.—There
10 is authorized to be appropriated to the Secretary for
11 grants under this section \$100,000,000 for fiscal year
12 2021, which amount shall remain available until Sep-
13 tember 30, 2024.”.

14 **SEC. 4. STUDY OF RHS HOME OWNERSHIP OUTREACH EF-**
15 **FORTS.**

16 The Secretary of Agriculture shall conduct a study
17 to determine the efficacy and effectiveness of outreach and
18 education activities of the Rural Housing Service of the
19 Department of Agriculture regarding the programs of
20 such Service that assist families to achieve home owner-
21 ship, including the single family housing direct and guar-
22 anteed home loan programs under section 502 of the
23 Housing Act of 1949 (42 U.S.C. 1472). Not later than
24 the expiration of the 12-month period beginning on the
25 date of the enactment of this Act the Secretary shall sub-

- 1 mit a report to the Congress setting forth the findings of
- 2 such study.

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