

118TH CONGRESS
2D SESSION

S. 5027

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

IN THE SENATE OF THE UNITED STATES

SEPTEMBER 11, 2024

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 Banking, Housing, and Urban Affairs

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.

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)—

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);”;

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 parison of the plans of all public housing agen-
2 cies participating in the program.

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

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

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

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

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.”.

○