

117TH CONGRESS  
1ST SESSION

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

To provide economic empowerment opportunities in the United States through the modernization of public housing, and for other purposes.

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IN THE SENATE OF THE UNITED STATES

Mr. SANDERS (for himself, Ms. WARREN, and Mr. MARKEY) introduced the following bill; which was read twice and referred to the Committee on

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**A BILL**

To provide economic empowerment opportunities in the United States through the modernization of public housing, 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 “Green New Deal for  
5 Public Housing Act”.

6 **SEC. 2. PURPOSES.**

7 The purpose of this Act is—

8 (1) to stimulate, gather, and develop the work-  
9 force capacity, tools, financing, and materials needed

1 to rehabilitate, upgrade, modernize, and transition  
2 public housing;

3 (2) to rehabilitate public housing that is se-  
4 verely distressed and causing residents to be exposed  
5 to unhealthy and unsafe environments;

6 (3) to upgrade and equip all public housing  
7 with cutting-edge materials, infrastructure, and all-  
8 electric appliances made in the United States in  
9 order to improve energy efficiency, water quality,  
10 and material living standards in public housing and  
11 to support United States manufacturing;

12 (4) to modernize public housing laws in order to  
13 maximize tenant participation and management by  
14 low- and very low-income individuals in the rehabili-  
15 tation, upgrade, and transition of public housing  
16 through education, training, and jobs; and

17 (5) to transition the entire public housing stock  
18 of the United States, as swiftly and seamlessly as  
19 possible, into highly energy-efficient homes that  
20 produce on-site, or procure, enough carbon-free re-  
21 newable energy to meet total energy consumption  
22 annually.

23 **SEC. 3. DEFINITIONS.**

24 In this Act:

1           (1) ELIGIBLE ENTITY.—The term “eligible enti-  
2           ty” means—

3                   (A) a public housing agency;

4                   (B) an Indian tribe or a tribally designated  
5           housing entity that is eligible to receive assist-  
6           ance under the Native American Housing As-  
7           sistance and Self-Determination Act of 1996  
8           (25 U.S.C. 4101 et seq.); and

9                   (C) the Department of Hawaiian Home  
10          Lands, as defined in section 801 of the Native  
11          American Housing Assistance and Self-Deter-  
12          mination Act of 1996 (25 U.S.C. 4221).

13           (2) INDIAN TRIBE; TRIBALLY DESIGNATED  
14          HOUSING ENTITY.—The terms “Indian tribe” and  
15          “tribally designated housing entity” have the mean-  
16          ings given those terms in section 4 of the Native  
17          American Housing Assistance and Self-Determina-  
18          tion Act of 1996 (25 U.S.C. 4103).

19           (3) PUBLIC HOUSING.—The term “public hous-  
20          ing”—

21                   (A) has the meaning given the term in sec-  
22          tion 3(b) of the United States Housing Act of  
23          1937 (42 U.S.C. 1437a(b)); and

24                   (B) includes—

1 (i) any dwelling unit owned by an In-  
2 dian tribe that is or was a dwelling unit in  
3 public housing;

4 (ii) any low-income housing dwelling  
5 unit described in section 302(b)(1) of the  
6 Native American Housing Assistance and  
7 Self-Determination Act of 1996 (25 U.S.C.  
8 4152(b)(1));

9 (iii) any dwelling unit assisted under  
10 section 802 of the Native American Hous-  
11 ing Assistance and Self-Determination Act  
12 of 1996 (25 U.S.C. 4222); and

13 (iv) any dwelling unit that—

14 (I) was a low-income housing  
15 dwelling unit described in section  
16 302(b)(1) of the Native American  
17 Housing Assistance and Self-Deter-  
18 mination Act of 1996 (25 U.S.C.  
19 4152(b)(1)); and

20 (II) is rented only to households  
21 with an income that is not more than  
22 80 percent of the area median income.

23 (4) PUBLIC HOUSING AGENCY.—The term  
24 “public housing agency” has the meaning given the

1 term in section 3(b) of the United States Housing  
2 Act of 1937 (42 U.S.C. 1437a(b)).

3 (5) PUBLIC HOUSING RESIDENT-OWNED BUSI-  
4 NESS.—The term “public housing resident-owned  
5 business” means a business concern that—

6 (A) provides economic opportunities, as de-  
7 fined in section 3(e) of the Housing and Urban  
8 Development Act of 1968 (12 U.S.C.  
9 1701u(e)); and

10 (B) is owned by public housing residents.

11 (6) RENEWABLE ENERGY.—The term “renew-  
12 able energy” means—

13 (A) utility-, community-, and small-scale  
14 photovoltaic and thermal solar energy;

15 (B) utility- and small-scale wind energy;

16 (C) geothermal energy;

17 (D) microturbine hydroelectricity;

18 (E) energy efficiency;

19 (F) building electrification;

20 (G) energy storage;

21 (H) microgrids; and

22 (I) modern distribution grid infrastructure.

23 (7) SECRETARY.—The term “Secretary” means  
24 the Secretary of Housing and Urban Development.

1           (8) ZERO-CARBON HOME.—The term “zero-car-  
2           bon home” means a highly energy-efficient home  
3           that produces on-site, or procures, enough carbon-  
4           free renewable energy to meet the total annual en-  
5           ergy consumption of the home.

6 **SEC. 4. CONGRESSIONAL FINDINGS AND SENSE OF CON-**  
7 **GRESS FOR IMPROVED ARCHITECTURAL DE-**  
8 **SIGN IN GOVERNMENT HOUSING PROGRAMS.**

9           Section 4 of the Housing and Urban Development  
10 Act of 1968 (12 U.S.C. 1701v) is amended to read as fol-  
11 lows:

12 **“SEC. 4. IMPROVED ARCHITECTURAL DESIGN IN GOVERN-**  
13 **MENT HOUSING PROGRAMS.**

14           “(a) FINDINGS.—Congress finds that—

15           “(1) if Federal aid is to make its full commu-  
16           nity-wide contribution toward improving our urban  
17           and rural environments, Federal aid must have a  
18           greater impact on improvements in architectural de-  
19           sign; and

20           “(2) even within the necessary budget limita-  
21           tions on housing for low- and moderate-income fami-  
22           lies, architectural design and environmental perform-  
23           ance can be improved not only to make the housing  
24           more livable, but also to better suit the needs of oc-  
25           cupants including human and environmental health,

1 zero carbon emissions, well-being, accessibility, and  
2 equity.

3 “(b) SENSE OF CONGRESS.—It is the sense of Con-  
4 gress that in the administration of housing programs that  
5 assist in the provision of housing for low- and moderate-  
6 income families, emphasis should be given to—

7 “(1) encouraging good architectural design that  
8 yields maximal environmental performance and ad-  
9 heres to accessibility guidelines established in ac-  
10 cordance with the Americans With Disabilities Act  
11 of 1990 (42 U.S.C. 12101 et seq.) as an essential  
12 component of such housing; and

13 “(2) developing, with opportunities for resident  
14 involvement, housing that will be of such quality as  
15 to reflect the highest international architectural  
16 standards and the architectural standards of the  
17 neighborhood and the community in which it is situ-  
18 ated, consistent with prudent budgeting.”.

19 **SEC. 5. DECLARATION OF POLICY.**

20 Section 2(a) of the United States Housing Act of  
21 1937 (42 U.S.C. 1437(a)) is amended to read as follows:

22 “(a) DECLARATION OF POLICY.—It is the policy of  
23 the United States—

24 “(1) to modernize the intersections of Federal  
25 and local government by employing the funds and

1 credit of the United States, as provided in this  
2 Act—

3 “(A) to guarantee the right to housing for  
4 every individual;

5 “(B) to assist States and political subdivi-  
6 sions of States in ensuring that—

7 “(i) all housing in the United States  
8 is habitable, highly energy-efficient, and  
9 safe; and

10 “(ii) housing conditions lead to good  
11 health, security, and adequate protection  
12 from the economic fears relating to old  
13 age, disability, sickness, accident, and un-  
14 employment; and

15 “(C) to protect, maintain, preserve, and  
16 expand public housing as a sustainable safety  
17 net for all people;

18 “(2) that it is the responsibility of the Federal  
19 Government, in conjunction with public housing  
20 agencies, to incentivize, promote, and protect the  
21 independent, collaborative, and collective actions of  
22 public housing residents and other private citizens to  
23 develop housing in a manner that strengthens entire  
24 neighborhoods; and



1           “(3) that the Federal Government should act  
2           and build new public housing where there is a seri-  
3           ous need that the free market cannot address or is  
4           not addressing responsibly.”.

5 **SEC. 6. GREEN NEW DEAL PUBLIC HOUSING GRANTS.**

6           (a) ESTABLISHMENT OF GRANT PROGRAMS.—

7                   (1) GRANTS FOR PUBLIC HOUSING COMMUNITY  
8           WORKFORCE DEVELOPMENT.—

9                           (A) IN GENERAL.—The Secretary, in con-  
10                           sultation with the Secretary of Labor, shall es-  
11                           tablish a grant program that provides amounts  
12                           to eligible entities to facilitate workforce devel-  
13                           opment projects and high-income employment  
14                           transition at public housing.

15                           (B) PREFERENCE.—In awarding grants  
16                           under this paragraph, the Secretary shall give  
17                           preference to applications submitted by—

18                                   (i) eligible entities described in sub-  
19                                   paragraph (B) or (C) of section 3(2);

20                                   (ii) eligible entities that have formed  
21                                   partnerships with an existing registered  
22                                   apprenticeship, pre-apprenticeship, intern-  
23                                   ship, labor-management partnership, or  
24                                   other partnerships with labor organiza-  
25                                   tions;

1 (iii) eligible entities that demonstrate  
2 a capacity to facilitate a workforce develop-  
3 ment program that leads to—

4 (I) the development of career and  
5 related skills, including financial and  
6 economic empowerment education;

7 (II) direct entry to registered ap-  
8 prenticeship programs;

9 (III) certification or associate de-  
10 gree acquisition;

11 (IV) technical assistance and re-  
12 sources for public housing resident-  
13 owned businesses for purposes of com-  
14 pliance with the requirements under  
15 section 3 of the Housing and Urban  
16 Development Act of 1968 (12 U.S.C.  
17 1701u), including—

18 (aa) legal or compliance  
19 services on behalf of public hous-  
20 ing resident-owned businesses for  
21 purposes of helping them access  
22 and apply for government pro-  
23 curement and contracting oppor-  
24 tunities;

1 (bb) education on starting  
2 and sustaining a business;

3 (cc) accessing insurance and  
4 bonds; and

5 (dd) demonstrating capacity  
6 and sustainable operations;

7 (V) training and development of  
8 skills necessary for career develop-  
9 ment in the fields, trades, and services  
10 reasonably determined during the first  
11 public comment period held in accord-  
12 ance with subsection (b)(3) to be of  
13 interest to public housing residents;

14 (VI) educational and organiza-  
15 tional tools for public housing resi-  
16 dents in order to advance the models  
17 of worker cooperatives and collective  
18 bargaining;

19 (VII) education, engagement, and  
20 empowerment resources to help both  
21 residents of public housing and local  
22 low- and very low-income individuals  
23 avail themselves of opportunities made  
24 available under the workforce develop-  
25 ment program, including education,

1 engagement, and empowerment re-  
2 sources provided in partnership  
3 with—

4 (aa) a local entity that oper-  
5 ates a Family Self-Sufficiency  
6 program under section 23 of the  
7 United States Housing Act of  
8 1937 (42 U.S.C. 1437u); and

9 (bb) community-based orga-  
10 nizations that demonstrate a  
11 commitment to and history of or-  
12 ganizing with public housing resi-  
13 dents;

14 (VIII) innovative design partner-  
15 ships with local schools and architec-  
16 tural firms;

17 (IX) training and employment  
18 opportunities reserved specifically for  
19 local low- and very low-income people  
20 that were formerly incarcerated; and

21 (X) stipends valued at not less  
22 than \$250 per week to individuals  
23 participating in the workforce develop-  
24 ment program; and

1 (iv) eligible entities in the construc-  
2 tion or maintenance sector seeking to carry  
3 out a project to develop pre-apprentice-  
4 ships that prepare individuals for accept-  
5 ance into registered programs in that sec-  
6 tor.

7 (C) COMPLIANCE MANAGERS.—Not more  
8 than 10 percent of the amount of a grant re-  
9 ceived by an eligible entity under this para-  
10 graph may be used by an eligible entity to hire  
11 or otherwise retain reporting and compliance  
12 managers with sufficient expertise to ensure  
13 that the eligible entity can comply with the re-  
14 quirements of section 3 of the Housing and  
15 Urban Development Act of 1968 (12 U.S.C.  
16 1701u).

17 (D) ADDITIONAL ELIGIBLE ENTITIES.—In  
18 addition to the eligible entities under this legis-  
19 lation, the following shall be eligible for grants  
20 under this section—

- 21 (i) Institutes of Higher Education;  
22 (ii) a labor organization;  
23 (iii) a nonprofit organization.

24 (2) GREEN NEW DEAL FOR PUBLIC HOUSING  
25 GRANTS.—

1           (A) ESTABLISHMENT.—The Secretary  
2 shall establish a grant program that provides  
3 amounts to eligible entities for the eligible ac-  
4 tivities described in subparagraph (B).

5           (B) ELIGIBLE ACTIVITIES.—The eligible  
6 activities described in this subparagraph are—

7                   (i) conducting physical needs assess-  
8 ments and subsequent deep energy retro-  
9 fits in public housing, including—

10                           (I) retrofits for—

11                                   (aa) energy-efficient win-  
12 dows;

13                                   (bb) super insulation of  
14 roofs and exterior walls, includ-  
15 ing the addition of new cladding  
16 to buildings and the rerouting of  
17 plumbing and electricity;

18                                   (cc) electrification of water  
19 heating and building heating sys-  
20 tems using electric heat pumps;  
21 and

22                                   (dd) electric heat pumps to  
23 provide air conditioning, where  
24 feasible;

1 (II) strategies to increase  
2 airtightness of building envelope, in-  
3 cluding air sealant paints; and

4 (III) acquisition and installation  
5 of heat-recovery ventilation systems;

6 (ii) upgrading, replacing, and improv-  
7 ing public housing to energy efficiency,  
8 building electrification, including—

9 (I) conducting physical needs as-  
10 sssments of public housing dwelling  
11 units;

12 (II) in-unit energy efficiency  
13 product upgrades, including upgrad-  
14 ing to—

15 (aa) modern, energy-efficient  
16 insulation;

17 (bb) all-electric state-of-the-  
18 art efficient appliances;

19 (cc) energy-efficient bath-  
20 room plumbing, including low-  
21 flow toilets;

22 (dd) energy-efficient laundry  
23 machines;

24 (ee) energy-efficient air fil-  
25 ters;

- 1 (ff) energy monitoring de-  
2 vices including smart meters and  
3 smart thermostats;
- 4 (gg) energy-efficient  
5 lightbulbs;
- 6 (hh) highly insulated win-  
7 dows;
- 8 (ii) reflective roofing; and
- 9 (jj) smart Supervisory Con-  
10 trol and Data Acquisition sys-  
11 tems and building-to-grid inte-  
12 gration;
- 13 (III) upgrading infrastructure re-  
14 lated to building electrification, in-  
15 cluding upgrading—
- 16 (aa) electric heating, ventila-  
17 tion, and air conditioning sys-  
18 tems, including cold-climate heat  
19 pumps;
- 20 (bb) electrical panels; and
- 21 (cc) electric appliances to re-  
22 place appliances reliant on fossil  
23 fuels, such as gas stoves and hot  
24 water heaters; and



1 (IV) water quality upgrades, in-  
2 cluding replacing water pipes in public  
3 housing if a quality test of drinking  
4 water concentrations in public housing  
5 exceeds—

6 (aa) 3.1 parts per billion of  
7 lead;

8 (bb) 20 parts per trillion  
9 combined of the 5 perfluoroalkyl  
10 and polyfluoroalkyl substances,  
11 which are—

12 (AA) perfluorooctanoic  
13 acid;

14 (BB) perfluorooctane  
15 sulfonate;

16 (CC) perfluorohexane  
17 sulfonic acid;

18 (DD)  
19 perfluoroheptanoic acid; and

20 (EE) perfluorononanoic  
21 acid;

22 (cc) 0.010 mg/L of arsenic;

23 (dd) 1.3 mg/L of copper;

24 (ee) drinking water stand-  
25 ards of the Environmental Pro-

1                   tection Agency for organic and  
2                   inorganic contaminants, radio-  
3                   nuclides, and microbiological con-  
4                   taminants; and

5                   (ff) any other Environ-  
6                   mental Protection Agency stand-  
7                   ard adopted under the Safe  
8                   Drinking Water Act (42 U.S.C.  
9                   300f et seq.);

10                  (iii) building and expanding commu-  
11                  nity energy generation in public housing,  
12                  including the construction of and ongoing  
13                  costs associated with—

14                   (I) renewable energy rooftops;  
15                   (II) renewable energy generation;  
16                   (III) photovoltaic glass windows;  
17                   (IV) the bulk purchase of clean  
18                  energy grid supply from energy utili-  
19                  ties; and

20                   (V) community-scale energy stor-  
21                  age systems;

22                  (iv) establishing or expanding recy-  
23                  cling and zero-waste programs in public  
24                  housing, including the recycling of appli-

1           ances and machines that were replaced  
2           through activities described in clause (iii);

3                   (v) community resilience and sustain-  
4           ability projects in public housing, includ-  
5           ing—

6                           (I) the purchase and installation  
7                           of energy storage, including batteries,  
8                           flywheels, compressed air, and  
9                           pumped hydroelectric or thermal en-  
10                          ergy storage, in order to ensure en-  
11                          ergy backup of not less than 48 hours  
12                          in the event of an emergency or dis-  
13                          aster;

14                           (II) the construction of childcare  
15                           centers and ongoing costs associated  
16                           with childcare centers;

17                           (III) the construction of senior  
18                           centers and ongoing costs associated  
19                           with senior centers;

20                           (IV) the construction of commu-  
21                           nity gardens and ongoing costs associ-  
22                           ated with community gardens;

23                           (V) the maintenance of entire  
24                           public housing developments;

1 (VI) the installation of publicly  
2 owned high speed internet in order to  
3 provide universal internet access for  
4 all residents with an upload speed of  
5 not less than 100Mbps and a  
6 download speed of not less than  
7 100Mbps, and the ongoing costs asso-  
8 ciated with providing that internet in-  
9 frastructure and access;

10 (VII) the establishment or im-  
11 provement, and painting, of commu-  
12 nity centers and other shared commu-  
13 nity spaces, the personnel of which  
14 shall earn the higher of—

15 (aa) the local prevailing  
16 wage; or

17 (bb) a wage of \$15 per hour;

18 (VIII) the establishment or im-  
19 provement of dedicated infrastructure  
20 for transportation by bicycle, includ-  
21 ing lanes, parking spots, and the bulk  
22 purchase of enough bicycles to offer 1  
23 bicycle to every low- and very low-in-  
24 come public housing resident;

1 (IX) the deployment of electric  
2 vehicle charging infrastructure for  
3 public housing residents and visitors;

4 (X) the establishment and leasing  
5 of commercial activity that offers pub-  
6 lic housing residents on-site access to  
7 goods and services, including good-  
8 quality healthcare clinics, dental clin-  
9 ics, bookstores, learning and tutoring  
10 centers, and affordable organic gro-  
11 ceries; and

12 (XI) repairs and upgrades to  
13 public housing to ensure compliance  
14 with the physical condition standards  
15 under section 5.703 of title 24, Code  
16 of Federal Regulations, or any suc-  
17 cessor regulation; and

18 (vi) construction and ongoing costs  
19 associated with climate adaptation and  
20 emergency disaster response for public  
21 housing, including—

22 (I) integrated solutions that com-  
23 bine better walls, heating, cooling,  
24 ventilation, solar, and storage into a

1 single easy-to-install and affordable  
2 retrofit for public housing;

3 (II) additional solar and storage  
4 on site, or through a local community  
5 microgrid, in order to allow residents  
6 to access essential energy during  
7 power outages;

8 (III) insulating and eliminating  
9 air leakage in order to ensure that in-  
10 dividual dwelling units can retain a  
11 safe temperature during a power out-  
12 age until power is restored or emer-  
13 gency assistance arrives; and

14 (IV) installing rigid foam wall in-  
15 sulation in hurricane and earthquake-  
16 prone areas in order to create shear  
17 walls to resist structural damage from  
18 walls tilting or falling during high  
19 winds and earthquakes.

20 (b) GRANT APPLICATION.—

21 (1) REQUIRED CONTENTS.—As a condition of  
22 receiving a grant under subsection (a), each eligible  
23 entity shall include in the grant application sub-  
24 mitted to the Secretary—

1 (A) a signed acknowledgment indicating a  
2 commitment to transition all public housing  
3 owned or managed by the eligible entity into  
4 zero-carbon homes not later than 10 years after  
5 the date on which the eligible entity receives the  
6 grant;

7 (B) a full accounting of the amount of  
8 funds required to complete the activities under  
9 the grant, which shall—

10 (i) be complete and reasonably cal-  
11 culated to accomplish the purposes of this  
12 Act;

13 (ii) include costs related to complying  
14 with local wage and labor laws;

15 (iii) include the amount of funds ex-  
16 pended by the eligible entity to comply  
17 with the resident and community engage-  
18 ment requirements under paragraph (3);  
19 and

20 (iv) be updated and submitted to Con-  
21 gress on a quarterly basis; and

22 (C) a community impact assessment and  
23 analysis of—

24 (i) the likely direct and indirect im-  
25 pact the grant funds, if awarded, will have

1 on the economic empowerment and social  
2 mobility of traditionally disadvantaged in-  
3 dividuals and communities; and

4 (ii) whether the proposed actions to be  
5 taken under the grant would be affirma-  
6 tively furthering fair housing, as defined in  
7 section 5.152 of title 24, Code of Federal  
8 Regulations, or any successor regulation.

9 (2) RESIDENT AND COMMUNITY ENGAGEMENT  
10 BEFORE SUBMITTING APPLICATION.—Before submit-  
11 ting an application for a grant under this subsection,  
12 an eligible entity shall—

13 (A) solicit and consider community and  
14 public feedback, to the maximum extent pos-  
15 sible, by providing for opportunities to comment  
16 via a cloud-based content collaboration provider  
17 that is certified by the Federal Risk and Au-  
18 thorization Management Program, through—

19 (i) an initial public comment period,  
20 for which the eligible entity shall—

21 (I) publish—

22 (aa) a description of each of  
23 the grant programs established  
24 under subsection (a); and



1 (bb) a form to be used to  
2 submit comments; and

3 (II) give interested persons 90  
4 days to—

5 (aa) submit draft text di-  
6 rectly into the application;

7 (bb) submit written data  
8 and accounting estimates; and

9 (cc) submit general com-  
10 ments;

11 (ii) a second public comment period  
12 beginning not later than 30 days after the  
13 end of the initial public comment period  
14 under clause (i), for which the eligible enti-  
15 ty shall—

16 (I) publish a draft version of the  
17 completed common application form  
18 described in subsection (a) that con-  
19 tains, at a minimum—

20 (aa) a short analysis and  
21 evaluation of the relevant signifi-  
22 cant proposals set forth during  
23 the initial public comment period;  
24 and

1 (bb) a clear and concise  
2 statement of the basis, purpose,  
3 and goals of the application; and  
4 (II) give interested persons 30  
5 days to submit feedback on and rec-  
6 ommended improvements to the draft  
7 final grant application;

8 (B) host not less than 2 public hearings,  
9 which shall be recorded and held at a conven-  
10 ient location for public housing residents, for  
11 each public comment period described in sub-  
12 paragraph (A), to provide public housing resi-  
13 dents with an opportunity to comment, with not  
14 less than 1 occurring in the afternoon and not  
15 less than 1 occurring in the evening; and

16 (C) solicit input and acquire signed ap-  
17 proval of the completed common application  
18 form from the resident council or resident coun-  
19 cils, if existing and active, of the public housing  
20 that will receive assistance under the grant.

21 (3) PRIORITY FOR WORKFORCE DEVELOPMENT  
22 GRANTS.—The Secretary shall prioritize the review  
23 and funding of applications submitted for grants  
24 under subsection (a)(1) over applications submitted  
25 for any other grant described in subsection (a).

1           (4) PRIORITY AMONG APPLICATIONS FOR COM-  
2           MUNITY ENERGY GENERATION.—In reviewing appli-  
3           cations for grants to carry out activities described in  
4           subsection (a)(2)(B)(iii), the Secretary shall give  
5           preference to applications submitted by eligible enti-  
6           ties that—

7                   (A) demonstrate an ability to generate the  
8                   greatest amount of renewable energy that can  
9                   be consumed by public housing projects and  
10                  transferred to the local energy grid; and

11                  (B) demonstrate a commitment to provide  
12                  job training and contracting opportunities to  
13                  public housing residents and public housing  
14                  resident-owned businesses.

15           (5) EXCEPTIONS FOR INDIGENOUS GROUPS AND  
16           TRIBES.—

17                   (A) IN GENERAL.—Any eligible entity de-  
18                   scribed in section 3(2) that submits an applica-  
19                   tion for a grant program described in this sub-  
20                   section—

21                           (i) is exempt from compliance with  
22                           subclauses (I), (II), and (III) of paragraph  
23                           (2)(A)(i) and paragraph (2)(A)(ii)(I); and

24                           (ii) is empowered to self-determine  
25                           guidelines and standards pertaining to en-

1           suring community and resident engage-  
2           ment.

3           (B) SUBMISSION BY TRIBALLY DES-  
4           IGNATED HOUSING ENTITIES.—An application  
5           for a grant under subsection (a) for an Indian  
6           tribe may be prepared and submitted on behalf  
7           of the Indian tribe by the tribally designated  
8           housing entity for the Indian tribe, if the appli-  
9           cation contains a certification by the recognized  
10          tribal government of the grant beneficiary that  
11          the Indian tribe—

12                 (i) has had an opportunity to review  
13                 the application and has authorized the sub-  
14                 mission of the application by the tribally  
15                 designated housing entity; or

16                 (ii) has delegated to the tribally des-  
17                 ignated housing entity the authority to  
18                 submit an application on behalf of the In-  
19                 dian tribe without prior review by the In-  
20                 dian tribe.

21          (6) BENCHMARKING ENERGY AND WATER CON-  
22          SUMPTION.—An eligible entity desiring a grant to  
23          carry out activities described in subsection  
24          (a)(2)(B)(ii) shall include in the grant application a  
25          commitment to benchmarking energy and water con-

1       sumption using ENERGY STAR Portfolio Manager,  
2       or another system approved by the Department of  
3       Housing and Urban Development, for a period of  
4       not less than 5 years beginning on the date on which  
5       the eligible entity receives the grant.

6       (c) SELECTION OF GRANT RECIPIENTS.—

7           (1) IN GENERAL.—If an eligible entity submits  
8       to the Secretary an application for a grant under  
9       subsection (a) that complies with the requirements  
10      under subsection (b), the Secretary shall award the  
11      funds to the eligible entity that are required to com-  
12      plete the grant, as specified in the accounting sub-  
13      mitted under subsection (b)(2)(C).

14          (2) REAPPLICATION.—If the Secretary deter-  
15      mines that an application submitted by an eligible  
16      entity under this section does not comply with the  
17      requirements under subsection (b)—

18           (A) the Secretary shall provide to the eligi-  
19      ble entity a summary of the requirements that  
20      the eligible entity has failed to meet; and

21           (B) the eligible entity may reapply for the  
22      grant.

23          (3) EXPEDITED REVIEW.—The Secretary shall  
24      expedite the review of applications submitted by eli-

1           gible entities that own or manage public housing in  
2           a congressional district—

3                   (A) with an aggregate total of not less  
4           than 5,000 public housing residents;

5                   (B) in which—

6                           (i) not less than 40 percent of the  
7           residents are not less than 62 years old;

8                           (ii) not less than 25 percent of the  
9           residents are disabled; or

10                          (iii) not less than 5 percent of all  
11           heads of household are not more than 24  
12           years old; or

13                   (C) with an average household income of  
14           less than \$40,000.

15           (d) USE OF GRANT AMOUNTS FOR CAPACITY BUILD-  
16   ING.—An eligible entity may use not more than 5 percent  
17   of grant funds received under this section for activities to  
18   expand the capacity of the eligible entity to carry out the  
19   grant activities, including—

20                   (1) hiring staff;

21                   (2) training residents for staff positions;

22                   (3) providing technical assistance;

23                   (4) community engagement; and

24                   (5) other necessary administrative activities.

1 (e) RESIDENT PROTECTION.—Each eligible entity  
2 that is the recipient of a grant under subsection (a)  
3 shall—

4 (1) comply with the requirements under part 24  
5 of title 49, Code of Federal Regulations, and provide  
6 relocation assistance for any and all residents of  
7 public housing managed by the eligible entity who  
8 may be displaced during construction, and ensure  
9 that all temporarily displaced residents can return to  
10 their homes once retrofitting is completed;

11 (2) provide enhanced tenant protection vouchers  
12 under section 8(t) of the United States Housing Act  
13 of 1937 (42 U.S.C. 1437f(t)) to all displaced resi-  
14 dents during the period in which dwelling units are  
15 under construction;

16 (3) ensure that activities undertaken as part of  
17 the grant do not result in a reduction of total public  
18 housing dwelling units; and

19 (4) to the greatest extent practicable, complete  
20 construction of replacement dwellings prior to de-  
21 molishing existing public housing units.

22 (f) PROFITS RELATED TO COMMUNITY ENERGY  
23 GENERATION.—

24 (1) IN GENERAL.—With respect to any energy  
25 produced by an eligible entity carrying out activities

1 described in subsection (a)(2)(B)(iii), the eligible en-  
2 tity may retain 90 percent of any profits earned  
3 from selling the energy.

4 (2) VOTE.—An eligible entity described para-  
5 graph (1) with not less than 50 public housing  
6 dwelling units shall provide residents of the public  
7 housing the opportunity to vote on how the profits  
8 earned under paragraph (1) shall be used.

9 (3) OTHER REVENUE.—Any profits not re-  
10 tained under this subsection shall be transferred to  
11 the Department of the Treasury for deposit in the  
12 General Fund.

13 (g) LABOR AND BUY AMERICAN PROVISIONS.—

14 (1) IN GENERAL.—In carrying out grant activi-  
15 ties under this section, each contractor or subcon-  
16 tractor for a project funded under this section shall  
17 carry out the following:

18 (A) Ensure that the materials used by the  
19 contractor or subcontractor are substantially  
20 manufactured, mined, and produced in the  
21 United States in accordance with chapter 83 of  
22 title 41, United States Code (commonly known  
23 as the “Buy American Act”).

24 (B) Ensure that all laborers and mechan-  
25 ics employed by the contractor or subcontractor



1 in the performance of construction, alteration,  
2 or repair work financed in whole or in part with  
3 assistance under this section shall be paid  
4 wages at rates not less than those prevailing on  
5 similar construction in the locality, as deter-  
6 mined by the Secretary of Labor, in accordance  
7 with subchapter IV of chapter 31 of title 40,  
8 United States Code (commonly known as the  
9 “Davis-Bacon Act”). With respect to the labor  
10 standards in this subparagraph, the Secretary  
11 of Labor shall have the authority and functions  
12 set forth in Reorganization Plan Numbered 14  
13 of 1950 (64 Stat. 1267; 5 U.S.C. App.) and  
14 section 3145 of title 40, United States Code.

15 (C) With respect to a project that costs  
16 not less than \$25,000,000, consent to a project  
17 labor agreement.

18 (D) Require each project labor agreement  
19 to be in compliance with the hiring and con-  
20 tracting requirements described in subsections  
21 (c) and (d) of section 3 of the Housing and  
22 Urban Development Act of 1968 (12 U.S.C.  
23 1701u).

24 (E) Not hire employees through a tem-  
25 porary staffing agency unless the relevant State

1 workforce agency certifies that temporary em-  
2 ployees are necessary to address an acute,  
3 short-term labor demand.

4 (F) Have an explicit neutrality policy on  
5 any issue involving the organization of employ-  
6 ees of the contractor or subcontractor, and all  
7 contractors and subcontractors, for purposes of  
8 collective bargaining.

9 (G) For each project employing union  
10 workers to rehabilitate, upgrade, innovate and  
11 transition public housing developments, dem-  
12 onstrate an ability to use and to commit to use  
13 individuals enrolled in a registered apprentice-  
14 ship program who shall, to the greatest extent  
15 practicable, constitute not less than 20 percent  
16 of the individuals working on the project.

17 (H) To the greatest extent practicable,  
18 provide preferential treatment in hiring laborers  
19 and mechanics that are—

- 20 (i) public housing residents;  
21 (ii) hired from within 50 miles of their  
22 official residence;  
23 (iii) veterans or active or retired mili-  
24 tary;  
25 (iv) highly skilled union workers; or

1 (v) returning citizens who were for-  
2 merly incarcerated individuals.

3 (I) Not require mandatory arbitration for  
4 any dispute involving a worker engaged in a  
5 service for the contractor or subcontractor.

6 (J) Consider an individual performing any  
7 service under the grant as an employee, and not  
8 an independent contractor, of the contractor or  
9 subcontractor, respectively, unless—

10 (i) the individual is free from control  
11 and direction in connection with the per-  
12 formance of the service, both under the  
13 contract for the performance of the service  
14 and in fact;

15 (ii) the service is performed outside  
16 the usual course of the business of the con-  
17 tractor or subcontractor, respectively; and

18 (iii) the individual is customarily en-  
19 gaged in an independently established  
20 trade, occupation, profession, or business  
21 of the same nature as that involved in such  
22 service.

23 (2) ACTION TO ENFORCE INDEPENDENT CON-  
24 TRACTOR REQUIREMENT.—A third party, including  
25 a State or local government, may bring an action in

1 any court of competent jurisdiction to enforce the re-  
2 quirement under paragraph (1)(J).

3 (h) CONSULTATION WITH AGENCIES.—The Sec-  
4 retary shall—

5 (1) consult with the Secretary of Energy—

6 (A) in developing criteria and assessing ap-  
7 plications for grants under subsection (a); and

8 (B) to identify and verify state-of-the-art  
9 building materials and appliances, made in the  
10 United States, that can be procured at scale for  
11 purposes of this Act;

12 (2) consult with the Secretary of the Treasury  
13 to track alternative energy revenues that are re-  
14 turned to the Department of the Treasury under  
15 subsection (f)(4);

16 (3) consult with the Administrator of the Envi-  
17 ronmental Protection Agency—

18 (A) in developing criteria and assessing ap-  
19 plications for grants under of subsection (a)(2);  
20 and

21 (B) regarding testing air quality and water  
22 quality for purposes of grant activities described  
23 in subsection (a)(2)(B)(ii);

1           (4) consult with the Secretary of Education in  
2           developing criteria and assessing applications for  
3           grants under subsection (a)(1);

4           (5) consult with the Secretary of Labor in de-  
5           veloping criteria and assessing applications for  
6           grants under subsection (a)(1);

7           (6) consult with the Administrator of the Small  
8           Business Administration in developing criteria and  
9           assessing applications for grants under subsection  
10          (a);

11          (7) consult with the Secretary of Health and  
12          Human Services—

13                 (A) in developing criteria and assessing ap-  
14                 plications for grants under subsection (a)(2);  
15                 and

16                 (B) regarding health trends related to all  
17                 illnesses that disproportionately impact low-in-  
18                 come people;

19          (8) consult with the Administrator of the Fed-  
20          eral Emergency Management Agency in developing  
21          criteria and assessing applications for grants under  
22          subsection (a)(2);

23          (9) consult with the Secretary of the Interior to  
24          develop criteria and assess applications for grants  
25          under subsection (a)(2); and

1           (10) consult with any entity described in para-  
2           graphs (1) through (9) for any other purpose as de-  
3           termined necessary by the Secretary to carry out  
4           this section and the purposes of this Act.

5           (i) REPORTS.—The Secretary shall submit to Con-  
6           gress biannual reports on the impact that the grant pro-  
7           grams established under subsection (a) have had on—

8           (1) the rehabilitation, upgrades, innovation, and  
9           transition of public housing in the United States;

10          (2) total greenhouse gas emission output, and  
11          quarterly data on greenhouse gas emission reduc-  
12          tions from individual public housing developments,  
13          specifically as they relate to—

14                (A) home energy carbon pollution emis-  
15                sions in each public housing development, as  
16                calculated using the Carbon Footprint Calcula-  
17                tor from the Environmental Protection Agen-  
18                cy;

19                (B) waste-related carbon emissions in each  
20                public housing development, as calculated using  
21                the Carbon Footprint Calculator from the Envi-  
22                ronmental Protection Agency; and

23                (C) total greenhouse gas emissions released  
24                by individual public housing buildings and  
25                homes within a public housing development, as

1           calculated using the Greenhouse Gas Equiva-  
2           lencies Calculator from the Environmental Pro-  
3           tection Agency;

4           (3) the amount of Federal money saved due to  
5           energy cost savings at public housing projects, on a  
6           quarterly basis;

7           (4) the amount of energy savings per Kwh at  
8           each public housing project, on a quarterly basis;

9           (5) public housing residents, including—

10           (A) access to economic opportunities  
11           through compliance with the hiring and con-  
12           tracting requirements described in subsections  
13           (c) and (d) of section 3 of the Housing and  
14           Urban Development Act of 1968 (12 U.S.C.  
15           1701u);

16           (B) the impacts, if any, those residents  
17           have experienced to their individual economic  
18           growth as measured by individual and house-  
19           hold income;

20           (C) the specific career skills acquired;

21           (D) the impacts, if any, those residents  
22           have experienced to their overall health; and

23           (E) the specific educational or technical  
24           certifications acquired; and

1           (6) changes to the overall community health in-  
2           dicators in public housing developments and their  
3           surrounding neighborhoods, including asthma rates,  
4           air quality, water quality, and levels of lead and  
5           mold.

6           (j) **ELIGIBILITY FOR THE CAPITAL AND OPERATING**  
7 **FUNDS.**—The receipt of a grant under this section shall  
8 not affect the eligibility of a public housing agency or a  
9 public housing dwelling unit to receive assistance under  
10 subsection (d) or (e) of section 9 of the United States  
11 Housing Act of 1937 (42 U.S.C. 1437g).

12          (k) **FUNDING.**—Out of funds in the Treasury not oth-  
13 erwise appropriated, there are appropriated to carry out  
14 this section—

15           (1) such sums as may be necessary for each of  
16           fiscal years 2022 through 2032; and

17           (2) \$1,000,000,000, to remain available until  
18           expended, for administrative costs relating to car-  
19           rying out this section.

20 **SEC. 7. THE SECTION 3 PROGRAM FOR ECONOMIC OPPOR-**  
21 **TUNITIES.**

22          Section 3 of the Housing and Urban Development  
23 Act of 1968 (12 U.S.C. 1701u) is amended—

24           (1) in subsection (c)(1)—



1 (A) in subparagraph (A), by striking “, op-  
2 erating assistance provided pursuant to section  
3 9 of that Act, and modernization grants pro-  
4 vided pursuant to section 14 of that Act” and  
5 inserting “(42 U.S.C. 1437c), assistance from  
6 the Operating Fund under section 9(e) of that  
7 Act (42 U.S.C. 1437g(e)), assistance from the  
8 Capital Fund under section 9(d) of that Act  
9 (42 U.S.C. 1437g(d)), and assistance provided  
10 under a grant awarded under section 6 of the  
11 Green New Deal for Public Housing Act”; and

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

13 “(C) **HIRING REQUIREMENT.**—The Sec-  
14 retary shall require that, of the employment po-  
15 sitions generated by development assistance  
16 provided pursuant to section 6 of the United  
17 States Housing Act of 1937 (42 U.S.C. 1437c),  
18 assistance from the Operating Fund under sec-  
19 tion 9(e) of that Act (42 U.S.C. 1437g(e)), as-  
20 sistance from the Capital Fund under section  
21 9(d) of that Act (42 U.S.C. 1437g(d)), and as-  
22 sistance provided under a grant awarded under  
23 section 6 of the Green New Deal for Public  
24 Housing Act, public and Indian housing agen-

1           cies, and their contractors and subcontractors,  
2           shall fill, to the greatest extent possible—

3                   “(i) not less than 40 percent of those  
4                   positions generated during the 1-year pe-  
5                   riod beginning 1 year after the initial re-  
6                   ceipt of grant funds awarded, with low-  
7                   and very low-income persons;

8                   “(ii) not less than 50 percent of those  
9                   positions generated during the 1-year pe-  
10                  riod beginning 2 years after the initial re-  
11                  ceipt of grant funds awarded, with low-  
12                  and very low-income persons; and

13                  “(iii) not less than 90 percent of those  
14                  positions generated after the expiration of  
15                  the period described in clause (ii) with low-  
16                  and very low-income persons.”;

17           (2) in subsection (d)(1)—

18                   (A) in subparagraph (A), by striking “, op-  
19                   erating assistance provided pursuant to section  
20                   9 of that Act, and modernization grants pro-  
21                   vided pursuant to section 14 of that Act” and  
22                   inserting “(42 U.S.C. 1437c), assistance from  
23                   the Operating Fund under section 9(e) of that  
24                   Act (42 U.S.C. 1437g(e)), assistance from the  
25                   Capital Fund under section 9(d) of that Act

1 (42 U.S.C. 1437g(d)), and assistance provided  
2 under a grant awarded under section 6 of the  
3 Green New Deal for Public Housing Act”; and

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

5 “(C) CONTRACTING REQUIREMENT.—The  
6 Secretary shall require that, of the aggregate  
7 dollar amount of contracts awarded for work to  
8 be performed in connection with assistance  
9 from the Operating Fund under section 9(e) of  
10 the United States Housing Act of 1937 (42  
11 U.S.C. 1437g(e)), assistance from the Capital  
12 Fund under section 9(d) of that Act (42 U.S.C.  
13 1437g(d)), and assistance provided under a  
14 grant awarded under section 6 of the Green  
15 New Deal for Public Housing Act, public and  
16 Indian housing agencies, and their contractors  
17 and subcontractors, shall, to the greatest extent  
18 possible, certify that—

19 “(i) not less than 20 percent of the  
20 aggregate dollar amount of such contracts  
21 awarded during the 1-year period begin-  
22 ning 1 year after the initial receipt of  
23 grant funds awarded shall be awarded to  
24 public housing resident-owned businesses;

1                   “(ii) not less than 30 percent of the  
2                   aggregate dollar amount of such contracts  
3                   awarded during the 1-year period begin-  
4                   ning 2 years after the initial receipt of  
5                   grant funds awarded shall be awarded to  
6                   public housing resident-owned businesses;  
7                   and

8                   “(iii) not less than 50 percent of the  
9                   aggregate dollar amount of such contracts  
10                  awarded after the expiration of the period  
11                  described in clause (ii) shall be awarded to  
12                  public housing resident-owned busi-  
13                  nesses.”;

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

16                  “(3) PUBLIC HOUSING RESIDENT-OWNED BUSI-  
17                  NESS.—The term ‘public housing resident-owned  
18                  business’ has the meaning given the term in section  
19                  3 of the Green New Deal for Public Housing Act.”;

20                  (4) by redesignating subsection (g) as sub-  
21                  section (i); and

22                  (5) by inserting after subsection (f) the fol-  
23                  lowing:

24                  “(g) MEASURING ECONOMIC IMPACT.—

1           “(1) MONITORING, MEASURING, AND REPORT-  
2           ING REQUIREMENTS.—Before the start of the second  
3           fiscal year beginning after the date of enactment of  
4           the Green New Deal for Public Housing Act, and  
5           quarterly thereafter, the Secretary shall require each  
6           public housing agency to monitor, measure, and re-  
7           port to the Secretary on the economic impacts of  
8           this section on the community in which housing de-  
9           velopments of the public housing agency are located,  
10          including—

11                   “(A) the aggregate dollar amount of con-  
12                   tracts awarded in compliance with this section;

13                   “(B) the aggregate dollar amount of wages  
14                   and salaries paid for positions employed by low-  
15                   and very low-income persons in accordance with  
16                   this section;

17                   “(C) the aggregate dollar amount ex-  
18                   pended for training opportunities provided to  
19                   low- and very low-income persons in accordance  
20                   with this section; and

21                   “(D) the aggregate dollar amount ex-  
22                   pended for training and assisting public housing  
23                   resident-owned businesses for compliance with  
24                   this section.

1           “(2) TERMINATION OF SPEARS SYSTEM.—The  
2           Secretary shall terminate the Section 3 Performance  
3           Evaluation and Registration System of the Depart-  
4           ment of Housing and Urban Development and shall  
5           issue such notice and guidelines as may be necessary  
6           to replace such system with the system for moni-  
7           toring, measuring, and reporting under this sub-  
8           section.

9           “(h) WORKFORCE ROSTER.—

10           “(1) REQUIREMENT.—The Secretary shall re-  
11           quire each public housing agency to establish and  
12           maintain a roster of the residents and public hous-  
13           ing resident-owned businesses of the public housing  
14           agency in order to identify and spotlight talented  
15           local laborers and facilitate compliance with this sec-  
16           tion.

17           “(2) INFORMATION.—The roster maintained by  
18           a public housing agency under paragraph (1) shall  
19           include information that is updated not less fre-  
20           quently than every 30 days, including—

21           “(A) information for each public housing  
22           resident choosing to have their information re-  
23           corded that lists their occupational skills, career  
24           goals, and any workforce development programs  
25           they participate in; and

1           “(B) information for each public housing  
2           resident-owned business that lists the field of  
3           business they are in and the hiring opportuni-  
4           ties they currently have available.

5           “(3) AVAILABILITY.—In order to facilitate com-  
6           pliance with this subsection, the Secretary shall—

7                   “(A) require each public housing agency to  
8           submit to the Secretary the information main-  
9           tained by the public housing agency in the ros-  
10          ter under this subsection; and

11                   “(B) collect and make the data described  
12          in subparagraph (A) available on the website of  
13          the Department of Housing and Urban Devel-  
14          opment, upon request, to contractors, sub-  
15          contractors, resident councils, resident manage-  
16          ment organizations, and YouthBuild pro-  
17          grams.”.

18 **SEC. 8. FAMILY SELF-SUFFICIENCY PROGRAM.**

19          Section 23 of the United States Housing Act of 1937  
20          (42 U.S.C. 1437u), as amended by section 306 of the Eco-  
21          nomic Growth, Regulatory Relief, and Consumer Protec-  
22          tion Act (Pub. L. 115–174; 132 Stat. 1339), is amend-  
23          ed—

24                   (1) in subsection (c)(2), by adding at the end  
25          the following:

1           “(C) An Indian tribe or tribally designated  
2           housing entity, as defined in section 4 of the  
3           Native American Housing Assistance and Self-  
4           Determination Act of 1996 (25 U.S.C. 4103).”;  
5           (2) in subsection (d)(2)—

6           (A) in subparagraph (J), by striking “and”  
7           at the end;

8           (B) by redesignating subparagraph (K) as  
9           subparagraph (M); and

10          (C) by inserting after subparagraph (J)  
11          the following:

12           “(K) digital literacy;

13           “(L) provision of a home health aide for el-  
14           derly and disabled members of participating  
15           families; and”;

16          (3) in subsection (g)(2), by inserting after the  
17          first sentence the following: “The program coordi-  
18          nating committee shall include representatives of any  
19          resident council and any jurisdiction-wide resident  
20          council of the eligible entity.”;

21          (4) in subsection (h)(3)—

22           (A) in subparagraph (H), by striking  
23           “and” at the end;

24           (B) by redesignating subparagraph (I) as  
25           subparagraph (J); and



1 (C) by inserting after subparagraph (H)  
2 the following:

3 “(I) a description of how the local program  
4 will ensure that opportunities provided through  
5 the local program will maximize success in syn-  
6 chronizing the program with, and complying  
7 with, the requirements regarding employment  
8 and contracting under section 3 of the Housing  
9 and Urban Development Act of 1968 (12  
10 U.S.C. 1701(u)).”; and

11 (5) in subsection (i)(2)—

12 (A) in subparagraph (A), by inserting “,  
13 but not more than 35 participants,” before “is  
14 eligible”;

15 (B) in subparagraph (B)—

16 (i) by striking “75” and inserting  
17 “36”; and

18 (ii) by striking “50” and inserting  
19 “35”;

20 (C) by redesignating subparagraphs (C),  
21 (D), and (E) as subparagraphs (F), (G), and  
22 (H), respectively; and

23 (D) by inserting after subparagraph (B)  
24 the following:

1                   “(C) ADDITIONAL AWARD FOR PUBLIC  
2 HOUSING GREEN NEW DEAL APPLICANTS.—An  
3 eligible entity that is approved for a grant  
4 under section 6 of the Green New Deal for  
5 Public Housing Act shall be eligible to receive  
6 an additional award under this subparagraph to  
7 cover costs of filling an additional family self-  
8 sufficiency coordinator position, or additional  
9 such positions, responsible for—

10                   “(i) coordinating participation in a  
11 local program under this section for par-  
12 ticipants seeking employment opportunities  
13 made available by the grant; and

14                   “(ii) compliance by the eligible entity  
15 with section 3 of the Housing and Urban  
16 Development Act of 1968 (12 U.S.C.  
17 1701u).

18                   “(D) ADDITIONAL AWARD FOR SYNCHRO-  
19 NIZATION WITH SECTION 3 REQUIREMENTS.—  
20 An eligible entity that meets such criteria as  
21 the Secretary shall establish regarding success-  
22 ful synchronization and compliance of a local  
23 program under this section with the require-  
24 ments regarding employment and contracting  
25 under section 3 of the Housing and Urban De-

1           velopment Act of 1968 (12 U.S.C. 1701u) shall  
2           be eligible to receive an additional award under  
3           this subparagraph to cover costs relating to a  
4           family self-sufficiency coordinator position re-  
5           sponsible for such synchronization and compli-  
6           ance.

7           “(E) AWARDS TO ASSIST ELIGIBLE ENTI-  
8           TIES TO ESTABLISH FAMILY SELF-SUFFICIENCY  
9           PROGRAMS.—An eligible entity that is not ad-  
10          ministering a local program under this section  
11          and that meets such standards as the Secretary  
12          shall establish shall be eligible to receive an  
13          award under this subparagraph to cover costs  
14          relating to a family self-sufficiency coordinator  
15          position responsible for assisting in preparing  
16          and submitting an application to establish such  
17          a local program.”.

18 **SEC. 9. RESIDENT COUNCILS.**

19          Section 2 of the United States Housing Act of 1937  
20          (42 U.S.C. 1437) is amended by adding at the end the  
21          following:

22          “(c) RESIDENT COUNCILS.—

23                 “(1) IN GENERAL.—Each public housing  
24          project with not less than 50 dwelling units shall  
25          form a resident council to—

1           “(A) improve residents’ quality of life and  
2           resident satisfaction; and

3           “(B) establish self-help initiatives to enable  
4           residents to create a positive living environment  
5           for families living in public housing.

6           “(2) PARTICIPATION.—Each resident council  
7           formed under this subsection may actively partici-  
8           pate through working partnerships with a public  
9           housing agency to advise and assist in all aspects of  
10          public housing operations.

11          “(3) REQUIREMENTS.—

12           “(A) IN GENERAL.— A resident council  
13           shall consist of individuals residing in public  
14           housing and shall meet the requirements de-  
15           scribed in this paragraph in order to—

16           “(i) receive official recognition from  
17           the public housing agency and the Sec-  
18           retary;

19           “(ii) be eligible to receive funds for  
20           resident council activities; and

21           “(iii) be eligible to receive stipends for  
22           officers for their related costs in connec-  
23           tion with volunteer work in public housing.

1                   “(B) RESIDENTS REPRESENTED.—A resi-  
2                   dent council may represent residents residing  
3                   in—

4                   “(i) scattered site buildings;  
5                   “(ii) areas of contiguous row houses;  
6                   “(iii) 1 or more contiguous buildings;  
7                   “(iv) a development; or  
8                   “(v) any combination of clauses (i)  
9                   through (iv).

10                   “(C) ELECTIONS.—

11                   “(i) WRITTEN PROCEDURES.—A resi-  
12                   dent council shall adopt written proce-  
13                   dures, such as by-laws or a constitution,  
14                   which shall—

15                   “(I) provide for a democratically  
16                   elected governing board that—

17                   “(aa) consists of not less  
18                   than 5 members; and

19                   “(bb) is elected—

20                   “(AA) by the voting  
21                   membership of the residents  
22                   of the public housing; and

23                   “(BB) in elections that  
24                   occur on a regular basis not

1 less frequently than every 2  
2 years; and

3 “(II) provide for the recall of the  
4 resident council by the voting mem-  
5 bership through a petition or other ex-  
6 pression of the desire of the voting  
7 membership for a recall election and  
8 set the threshold percentage of voting  
9 membership who are required to be in  
10 agreement in order to hold a recall  
11 election, which percentage shall be not  
12 less than 10 percent of the voting  
13 membership.

14 “(ii) VOTING MEMBERSHIP.—The vot-  
15 ing membership of a resident council shall  
16 consist of heads of households of the public  
17 housing dwelling units of any age and  
18 other residents not less than 16 years of  
19 age.

20 “(4) STIPENDS.—Public housing agencies may  
21 provide stipends to resident council officers who  
22 serve as volunteers in their public housing develop-  
23 ments, which shall—

24 “(A) not exceed \$1,000 per month per offi-  
25 cer; and

1                   “(B) be decided locally by the resident  
2                   council and the public housing agency.

3                   “(5) APPLICABILITY OF 2-YEAR ELECTION  
4                   CYCLE.—The requirement under paragraph  
5                   (3)(C)(i)(I)(bb)(BB) shall apply on and after Janu-  
6                   ary 1, 2022.”.

7 **SEC. 10. REPEAL OF FAIRCLOTH AMENDMENT.**

8                   Section 9(g) of the United States Housing Act of  
9                   1937 (42 U.S.C. 1437g(g)) is amended by striking para-  
10                   graph (3).