

## S 1481

### Frank Melville Supportive Housing Investment Act of 2010

**Congress:** 111 (2009–2011, Ended)

**Chamber:** Senate

**Policy Area:** Housing and Community Development

**Introduced:** Jul 21, 2009

**Current Status:** Became Public Law No: 111-374.

**Latest Action:** Became Public Law No: 111-374. (Jan 4, 2011)

**Law:** 111-374 (Enacted Jan 4, 2011)

**Official Text:** <https://www.congress.gov/bill/111th-congress/senate-bill/1481>

### Sponsor

**Name:** Sen. Menendez, Robert [D-NJ]

**Party:** Democratic • **State:** NJ • **Chamber:** Senate

### Cosponsors (9 total)

Cosponsor	Party / State	Role	Date Joined
Sen. Johanns, Mike [R-NE]	R · NE		Jul 21, 2009
Sen. Lieberman, Joseph I. [ID-CT]	ID · CT		Sep 23, 2009
Sen. Merkley, Jeff [D-OR]	D · OR		Oct 29, 2009
Sen. Kerry, John F. [D-MA]	D · MA		Mar 17, 2010
Sen. Brown, Sherrod [D-OH]	D · OH		Apr 12, 2010
Sen. Bingaman, Jeff [D-NM]	D · NM		Jul 12, 2010
Sen. Sanders, Bernard [I-VT]	I · VT		Jul 12, 2010
Sen. Schumer, Charles E. [D-NY]	D · NY		Jul 12, 2010
Sen. Tester, Jon [D-MT]	D · MT		Sep 20, 2010

### Committee Activity

Committee	Chamber	Activity	Date
Banking, Housing, and Urban Affairs Committee	Senate	Reported By	Dec 14, 2010

### Subjects & Policy Tags

#### Policy Area:

Housing and Community Development

### Related Bills

Bill	Relationship	Last Action
111 HR 1675	Related bill	Jul 23, 2009: Received in the Senate and Read twice and referred to the Committee on Banking, Housing, and Urban Affairs.

**(This measure has not been amended since it was passed by the Senate on December 17, 2010. The summary of that version is repeated here.)**

Frank Melville Supportive Housing Investment Act of 2010 - (Sec. 2) Amends the Cranston-Gonzalez National Affordable Housing Act to revise requirements for supportive housing for persons with disabilities.

Authorizes appropriations for tenant-based rental assistance under section 8 (rental voucher program) of the United States Housing Act of 1937 for persons with disabilities in an amount at least necessary to convert the number of authorized vouchers and funding under an annual contributions contract in effect on the date of the enactment of this Act.

Requires the Secretary of Housing and Urban Development (HUD) to issue guidance to public housing agencies (PHAs) receiving voucher assistance under this Act, as well as those that received such assistance under the United States Housing Act of 1937 for incremental vouchers for nonelderly disabled families during FY1997-FY2002, in order to ensure that such vouchers continue to be provided upon turnover to qualified persons with disabilities or to qualified nonelderly disabled families.

Authorizes the Secretary to provide technical assistance to PHAs and other administering entities to: (1) facilitate using vouchers to provide permanent supportive housing for persons with disabilities, (2) help states reduce reliance on segregated restrictive settings for people with disabilities to meet community care requirements, and (3) end chronic homelessness.

(Sec. 3) Modifies project rental assistance contract requirements, including renewal of, and increases in, annual contract amounts.

Requires initial contracts with the sponsor of a project assisted with any low-income housing tax credit or with any tax-exempt housing bonds to have an initial term of up to 360 months and to provide funding for 60 months.

Revises the requirement that all units in housing assisted by capital advances and project rental assistance contracts be made available for occupancy by very low-income persons with disabilities for at least 40 years. Authorizes the Secretary to approve a project owner's request to convert a project from supportive housing for persons with disabilities to the direct benefit of low-income persons with disabilities, if the project is no longer needed for use as supportive housing.

Limits to 25% the aggregate number of units in a multifamily housing project (except a group home or independent living facility) that may be used for persons with disabilities, including supportive housing.

Requires the Secretary, within 30 days of issuing certain capital advances for multifamily projects (except group homes or independent living facilities), to delegate review and processing of such projects to an experienced state or local housing agency meeting specified criteria.

Requires the Secretary to: (1) develop criteria and a timeline to assess periodically the performance of such agencies; and (2) retain authority to review and process such projects in the event that, after its review and assessment, the agency fails to satisfy such criteria.

Revises tenant selection procedures. Requires occupancy in dwelling units assisted under the Act to be available only to persons with disabilities, without regard to the particular disability involved, and households that include at least one person with a disability.

Requires a lease between a tenant and a housing owner to be for at least one year. Prohibits the termination of a tenancy or refusal to renew a lease except for serious or repeated violation of the lease terms.

Applies certain cost limits established by the Act and developed by the Secretary to supportive housing assisted by a capital advance as well as to the amount of funds that may be invested on a per unit basis. Authorizes the Secretary to waive such limitations to achieve specified goals.

Requires the Secretary to establish a minimum percentage of capital advances per fiscal year for multifamily projects.

(Sec. 4) Directs the Secretary to make funds available for project rental assistance to offer additional methods of financing supportive housing for nonelderly adults with disabilities and with extremely low-incomes or for extremely low-income households that include at least one disabled person.

(Sec. 5) Repeals the Secretary's authority to require an owner to deposit an amount up to \$10,000 in a special escrow account to assure the owner's commitment to the housing.

(Sec. 6) Authorizes appropriations for FY2011-FY2015.

(Sec. 8) Directs the Comptroller General to study and report to Congress on the adequacy and effectiveness of the program in assisting households of persons with disabilities.

## **Actions Timeline**

---

- **Jan 4, 2011:** Signed by President.
- **Jan 4, 2011:** Became Public Law No: 111-374.
- **Dec 28, 2010:** Presented to President.
- **Dec 21, 2010:** Mr. Murphy (CT) moved to suspend the rules and pass the bill.
- **Dec 21, 2010:** Considered under suspension of the rules. (consideration: CR H8806-8811)
- **Dec 21, 2010:** DEBATE - The House proceeded with forty minutes of debate on S. 1481.
- **Dec 21, 2010:** Passed/agreed to in House: On motion to suspend the rules and pass the bill Agreed to by voice vote.(text: CR H8806-8809)
- **Dec 21, 2010:** On motion to suspend the rules and pass the bill Agreed to by voice vote. (text: CR H8806-8809)
- **Dec 21, 2010:** Motion to reconsider laid on the table Agreed to without objection.
- **Dec 21, 2010:** Cleared for White House.
- **Dec 17, 2010:** Measure laid before Senate by unanimous consent. (consideration: CR S10444-10451; text of measure as reported in Senate: CR S10444-10447)
- **Dec 17, 2010:** Passed/agreed to in Senate: Passed Senate with amendments by Unanimous Consent.(text: CR S10448-10451)
- **Dec 17, 2010:** Passed Senate with amendments by Unanimous Consent. (text: CR S10448-10451)
- **Dec 17, 2010:** Message on Senate action sent to the House.
- **Dec 17, 2010:** Received in the House.
- **Dec 17, 2010:** Held at the desk.
- **Dec 14, 2010:** Committee on Banking, Housing, and Urban Affairs. Reported by Senator Dodd with amendments. Without written report.
- **Dec 14, 2010:** Placed on Senate Legislative Calendar under General Orders. Calendar No. 689.
- **Sep 30, 2010:** Committee on Banking, Housing, and Urban Affairs. Ordered to be reported with an amendment favorably.
- **Jul 21, 2009:** Introduced in Senate
- **Jul 21, 2009:** Read twice and referred to the Committee on Banking, Housing, and Urban Affairs.