

## **The HOPE VI Improvement and Reauthorization Act of 2007**

### **H.R. 3524**

The Act reauthorizes and makes a number of changes to the HOPE VI public housing revitalization program to provide for the retention of public housing units, to expand housing opportunities available to relocated residents, to protect displaced residents from discrimination, and to improve the efficiency and expediency of HOPE VI construction:

- **One-for-One Replacement.** The bill requires that all public housing units proposed for demolition or disposition be replaced on a one-for-one basis. A mixed-income housing development must be provided on the site of the original public housing location. At least a third of the units in this development must be public housing units, with limited exceptions. Public housing agencies can build additional units on the site provided the provision of these units does not violate fair housing laws and the number of additional units is determined in consultation with residents, community leaders, and local government officials. Remaining units must be built in the jurisdiction of the public housing agency in low poverty areas and in a manner that affirmatively furthers fair housing. All replacement housing units must be located in a mixed-income community.
- **Expanded Housing Opportunities.** The bill provides displaced residents with three housing choices: a) a revitalized unit on the site of the original public housing location; b) a revitalized unit in the jurisdiction of the public housing agency; or c) a housing choice voucher, which can be used in areas with lower concentrations of poverty.
- **Unfair Screening Criteria.** The bill prohibits housing authorities or resident advisory boards from implementing strict re-entry standards that are only applied to tenants who will be residing in HOPE VI developments. Instead, the bill requires that the same screening criteria that is used for all public housing units be applied to public housing residents of the revitalized developments.
- **Tenant Protections.** The bill requires public housing agencies to monitor and track all households affected by the HOPE VI revitalization plan. In addition, public housing agencies must develop a temporary relocation plan that provides comparable housing for all relocated residents, protects residents in transitioning to the private rental market with housing choice vouchers, provides for housing opportunities in neighborhoods with lower concentrations of poverty, and extends the voucher search time to 150 days.
- **Resident Involvement.** The bill provides for the active involvement and participation of residents in the grant planning process, including public hearings and four notices to residents on a) the intent to apply for a HOPE VI grant, b) grant award and relocation options, c) grant agreement and relocation options, and d) replacement housing.

- **Improvements to Grant Implementation.** The bill includes several provisions designed to increase the rate at which HOPE VI developments are constructed. The bill requires all new housing to be rebuilt within 12 months from the allocation of low-income housing tax credits or, for those grants that do not use tax credits, within 12 months of demolition or disposition. The bill does not penalize housing authorities in states with limited tax credit allocations. The bill waives the grant matching requirement for HOPE VI applicants in areas recovering from natural disasters or emergencies. The bill also provides penalties for grantees that do not meet performance benchmarks. The bill provides additional consideration for applications that are realistic and achievable.
- **Green Housing.** The bill requires all replacement housing and other structures part of the HOPE VI development to be built in accordance with green building standards. The bill requires the Secretary to verify compliance with criteria for Green Communities for residential construction and for LEED for non-residential construction.
- **Technical Assistance.** The bill provides planning and technical assistance grants to public housing agencies.