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**A BILL**

*To amend the United States Housing Act of 1937 and other Acts to improve rental assistance programs at the Department of Housing and Urban Development.*

**SECTION 1. SHORT TITLE AND TABLE OF CONTENTS.**

(a) SHORT TITLE.—This Act may be cited as the “Making Affordable Housing Work Act of 2018”.

(b) TABLE OF CONTENTS.—The table of contents for this Act is as follows:

- Sec. 1. Short title and table of contents.
- Sec. 2. Rental payments amendments.
- Sec. 3. Low-income housing assistance amendments.
- Sec. 4. Self-certification of assets.
- Sec. 5. Housing for the elderly.
- Sec. 6. Supportive housing for persons with disabilities.
- Sec. 7. Technical and conforming amendments.

**SEC 2. RENTAL PAYMENTS AMENDMENTS.**

(a) OCCUPANCY REQUIREMENTS AND FAMILY RENTS—Section 3 of the United States Housing Act of 1937 (42 U.S.C. 1437a) is amended—

(1) in subsection (a), by—

(A) inserting “OCCUPANCY REQUIREMENTS AND FAMILY RENTS.—” after “(a)”;

(B) amending paragraphs (1) and (2) to read as follows:

“(1) OCCUPANCY REQUIREMENTS.—Dwelling units assisted under this Act shall be rented only to families who meet the requirements in this paragraph.

1                   “(A) INCOME LIMITS.—The family shall be a low-income family at the  
2 time of the initial occupancy of the unit.

3                   “(B) OVERHOUSING.—No one person, living alone, may be provided a  
4 housing unit assisted under this Act of two or more bedrooms, unless that person  
5 is—

6                           “(i) an elderly person;

7                           “(ii) a person with disabilities;

8                           “(iii) a displaced person; or

9                           “(iv) the remaining member of a tenant family.

10                   “(C) ABSENCE OF CHILDREN.—The temporary absence of a child  
11 from the home due to placement in foster care shall not be considered in  
12 determining family composition and family size.

13                   “(2) RENT STRUCTURES.—

14                   “(A) RENTS FOR FAMILIES.—Except as provided otherwise in this  
15 paragraph, a family shall pay as monthly rent for a dwelling unit assisted under  
16 this Act (other than dwelling units receiving tenant-based assistance under  
17 sections 8(o), 8(t), or 8(y)), the higher of—

18                           “(i) 35 percent of the family’s monthly income; or

19                           “(ii) 35 percent of the amount earned by an individual working 15  
20 hours a week for four weeks at the federal minimum wage, as determined  
21 by section 6(a)(1) of the Fair Labor Standards Act of 1938 (29 U.S.C.  
22 206(a)(1)), rounded to the nearest 10 dollars. The Secretary may adjust the

1                   number of hours of work per week used to determine the family rent  
2                   through regulation, but the number of hours may not be less than 15 hours.

3                   “(B) RENTS FOR EXEMPTED FAMILIES.—Elderly families, disabled  
4                   families, and such other families defined by the Secretary through regulation shall  
5                   pay as monthly rent for an assisted dwelling unit the higher of—

6                                 “(i) 30 percent of the family’s monthly income; or

7                                 “(ii) minimum rent, which shall be at least \$50 and may be  
8                   adjusted by the Secretary through regulation.

9                   “(C) HARDSHIP EXEMPTION.—

10                                “(i) IN GENERAL.—For rent structures established in  
11                   subparagraphs (A) and (B), a public housing agency, in the case of public  
12                   housing or voucher assistance, or owner, in the case of project-based  
13                   assistance, shall immediately grant an exemption from the family rent  
14                   structures established under this paragraph for any family unable to pay  
15                   the family rent due to a financial hardship, which includes the following  
16                   circumstances:

17                                “(I) The family has lost eligibility for, or is awaiting an  
18                   eligibility determination for, a Federal, State, or local assistance  
19                   program, including a family that includes a member who is an  
20                   alien lawfully admitted for permanent residence under the  
21                   Immigration and Nationality Act who would be entitled to public  
22                   benefits but for title IV of the Personal Responsibility and Work  
23                   Opportunity Reconciliation Act of 1996 (8 U.S.C. 1601 et seq.).

1                                   “(II) The family would be evicted as a result of the  
2                                   imposition of the family rent structure under this paragraph.

3                                   “(III) The income of the family has decreased because of  
4                                   changed circumstances, including the loss of employment.

5                                   “(IV) A death in the family has occurred.

6                                   “(V) Other situations as may be determined by the public  
7                                   housing agency, the owner, or the Secretary.

8                                   “(ii) WAITING PERIOD.—If a family requests a hardship  
9                                   exemption under this subparagraph and the public housing agency, in the  
10                                   case of public housing or voucher assistance, or owner, in the case of  
11                                   project-based assistance, reasonably determines the hardship to be of a  
12                                   temporary nature, an exemption shall not be granted during the 90-day  
13                                   period beginning upon the making of a request for the exemption. A  
14                                   family may not be evicted during such 90-day period for nonpayment of  
15                                   rent. In such a case, if the family thereafter demonstrates that the financial  
16                                   hardship is of a long-term basis, the public housing agency or owner shall  
17                                   retroactively exempt the family from the applicability of the family rent  
18                                   for such 90-day period.

19                                   “(D) ALTERNATIVE FAMILY RENT STRUCTURES.—In order to  
20                                   encourage families to achieve self-sufficiency and for administrative efficiency,  
21                                   alternative family rent structures different from subparagraph (A) may be  
22                                   established under this subparagraph.

1                   “(i) SECRETARY-ESTABLISHED RENTS.—The Secretary may,  
2                   through regulation, establish alternative family rent structures that a public  
3                   housing agency or owner, which meets eligibility criteria established by  
4                   the Secretary, may elect to adopt upon notification to the Secretary. These  
5                   alternative family rent structures may include, but are not limited to, tiered  
6                   rents, stepped rents, or timed escrow, as long as such alternative rent  
7                   structures serve substantially the same number of families as the family  
8                   rent in subparagraph (A) without additional Federal appropriated funds  
9                   and provide a reasonable hardship exemption.

10                   “(ii) PHA- AND OWNER-ESTABLISHED RENTS.—  
11                   Alternatively, a public housing agency, in the case of public housing or  
12                   voucher assistance, or owner, in the case of project-based assistance, may  
13                   request approval from the Secretary to establish an alternative family rent  
14                   structure as long as such alternative rent structure—

15                   “(I) serves substantially the same number of families as the  
16                   family rent in subparagraph (A) without additional Federal  
17                   appropriated funds;

18                   “(II) is appropriate for the housing market;

19                   “(III) provides a reasonable hardship exemption for  
20                   families; and

21                   “(IV) meets any other standards established by the  
22                   Secretary.

1                                   “(iii) ALTERNATIVE INCOME RECERTIFICATIONS.—In  
2                                   establishing alternative family rent structures under clause (i) or approving  
3                                   alternative rent structures under clause (ii), the Secretary may establish  
4                                   requirements for income recertification different from those in paragraph  
5                                   (6)(A).

6                                   “(E) MINIMUM FAMILY SHARE.—For sections 8(o), 8(t), and 8(y), the  
7                                   minimum family share shall be the family rent determined under this paragraph.

8                                   “(F) MINIMUM WORK REQUIREMENTS.—A public housing agency,  
9                                   in the case of the public housing or voucher assistance, or an owner, in the case of  
10                                  project-based assistance, may establish minimum work requirements for  
11                                  individuals or families, excluding persons at least 65 years of age, persons with  
12                                  disabilities, elderly and disabled families, and such other individuals or families  
13                                  as defined by the Secretary through regulation. A public housing agency or owner  
14                                  that imposes work requirements shall be exempt from imposing the community  
15                                  service and self-sufficiency requirements under section 12(c) (42 U.S.C.  
16                                  1437j(c)). The Secretary shall, through regulation, establish—

17                                  “(i) criteria regarding the population that may be subject to work  
18                                  requirements;

19                                  “(ii) the maximum number of hours of work per week that a public  
20                                  housing agency or owner may require;

21                                  “(iii) the definition of work, including forms of employment or  
22                                  employment-related activities that would satisfy any work requirement  
23                                  instituted by the public housing agency or owner; and

1                   “(iv) other criteria the Secretary determines are needed to prevent  
2                   adverse impacts.”;

3                   (C) striking and reserving paragraph (3); and

4                   (D) amending paragraphs (6) and (7) to read as follows:

5                   “(6) REVIEWS OF FAMILY INCOME.—

6                   “(A) FAMILY INCOME REVIEW FREQUENCY.—Reviews of family  
7                   income for purposes of this section shall be made—

8                   “(i) in the case of all families, upon the initial provision of housing  
9                   assistance for the family; and

10                   “(ii) every 3 years thereafter.

11                   “(B) INTERIM REEXAMINATIONS.—

12                   “(i) IN GENERAL.—Except as provided in clause (ii) and upon  
13                   the request of a family, a public housing agency or owner is only required  
14                   to conduct an interim reexamination of income if the family’s income has  
15                   decreased by 20 percent or more.

16                   “(ii) EXEMPTED FAMILIES.—Upon the request of an elderly  
17                   family, a disabled family, or such other families as defined by the  
18                   Secretary through regulation, a public housing agency or owner is only  
19                   required to conduct an interim reexamination of income if the family’s  
20                   income has decreased by 10 percent or more.

21                   “(iii) INCREASES IN INCOME.—No interim reexamination is  
22                   permitted that results in a higher family rent.

1                   “(C) OTHER.—Reviews of family income for purposes of this section  
2 shall be subject to the provisions of section 904 of the Stewart B. McKinney  
3 Homeless Assistance Amendments Act of 1988 (42 U.S.C. 3544).

4                   “(7) CALCULATION OF INCOME.—

5                   “(A) USE OF CURRENT YEAR INCOME.—In determining family  
6 income for initial occupancy or income recertifications pursuant to paragraph (6),  
7 a public housing agency, in the case of public housing or voucher assistance, or  
8 owner, in the case of project-based assistance, shall use the income of the family  
9 as estimated by the agency or owner for the upcoming year, which may be based  
10 on the prior year’s income.

11                   “(B) SAFE HARBOR.—A public housing agency, in the case of public  
12 housing or voucher assistance, or owner, in the case of project-based assistance,  
13 may, to the extent such information is available to the public housing agency or  
14 owner, determine the family’s income based on timely income determinations  
15 made for purposes of other means-tested Federal public assistance programs  
16 (including the program for block grants to States for temporary assistance for  
17 needy families under part A of title IV of the Social Security Act (42 U.S.C. 601  
18 et seq.), a program for Medicaid assistance under a State plan approved under title  
19 XIX of the Social Security Act (42 U.S.C. 1101 et seq.), and the supplemental  
20 nutrition assistance program (as such term is defined in section 3 of the Food and  
21 Nutrition Act of 2008 (7 U.S.C. 2012))). The Secretary shall, in consultation with  
22 other appropriate Federal agencies, develop electronic procedures to enable public  
23 housing agencies and owners to have access to such benefit determinations made

1 by other means-tested Federal programs that the Secretary determines to have  
2 comparable reliability. Exchanges of such information shall be subject to the same  
3 limitations and tenant protections provided under section 904 of the Stewart B.  
4 McKinney Homeless Assistance Act Amendments of 1988 (42 U.S.C. 3544) with  
5 respect to information obtained under the requirements of section 303(i) of the  
6 Social Security Act (42 U.S.C. 503(i)).

7 “(C) ELECTRONIC INCOME VERIFICATION.—The Secretary shall  
8 develop a mechanism for disclosing information to a public housing agency for  
9 the purpose of verifying the employment and income of individuals and families  
10 in accordance with section 453(j)(7)(E) of the Social Security Act (42 U.S.C.  
11 653(j)(7)(E)), and shall ensure public housing agencies have access to information  
12 contained in the ‘Do Not Pay’ system established by section 5 of the Improper  
13 Payments Elimination and Recovery Improvement Act of 2012 (31 U.S.C. 3321  
14 note).

15 “(D) PROCEDURES.—Each public housing agency, in the case of public  
16 housing or voucher assistance, or owner, in the case of project-based assistance,  
17 administering assistance under this Act shall establish procedures that are  
18 appropriate and necessary to ensure that income data provided to the agency and  
19 owners by families applying for or receiving assistance is complete and accurate.

20 “(E) PHA AND OWNER COMPLIANCE.—A public housing agency or  
21 owner may not be considered to fail to comply with this paragraph or paragraph  
22 (6) due solely to any de minimis errors made by the agency or owner in  
23 calculating family incomes.”; and

1 (2) in subsection (b), by—

2 (A) amending paragraphs (3) and (4) to read as follows:

3 “(3) FAMILIES AND PERSONS.—

4 “(A) FAMILIES.—

5 “(i) IN GENERAL.—

6 “(I) The term “family” means a household consisting of  
7 one or more persons, including households with children.

8 “(II) The term “family” also includes, in the cases of  
9 elderly families, near-elderly families, and disabled families, 2 or  
10 more elderly persons, near-elderly persons, or persons with  
11 disabilities living together, and 1 or more such persons living with  
12 1 or more persons determined under the public housing agency  
13 plan to be essential to their care or well-being.

14 “(ii) ELDERLY FAMILY.—

15 “(I) The term “elderly family” means a family whose head  
16 of household, co-head of household, spouse, or sole member is an  
17 elderly person.

18 “(II) For purposes of determining the family rent under  
19 subsection (a)(2), requesting interim examinations under  
20 subsection (a)(6)(B), and setting work requirements under  
21 subsection (a)(2)(F), all adults living in the assisted unit, other than  
22 a live-in aide as defined by the Secretary, shall be a person with  
23 disabilities or who is at least 65 years of age.

1 “(iii) DISABLED FAMILY.—

2 “(I) The term “disabled family” means a family whose head  
3 of household, co-head of household, spouse, or sole member is a  
4 person with disabilities.

5 “(II) For purposes of determining the family rent under  
6 subsection (a)(2), requesting interim examinations under  
7 subsection (a)(6)(B), and setting work requirements under  
8 subsection (a)(2)(F), all adults living in the assisted unit, other than  
9 a live-in aide as defined by the Secretary, shall be a person with  
10 disabilities or who is at least 65 years of age.

11 “(iv) NEAR-ELDERLY FAMILY.—The term “near-elderly  
12 family” means any family whose head of household, co-head of  
13 household, or spouse of the head of household is a near-elderly person.

14 “(B) PERSONS.—

15 “(i) ELDERLY PERSON.—The term “elderly person” means a  
16 person who is at least 62 years of age.

17 “(ii) PERSON WITH DISABILITIES.—

18 “(I) The term “person with disabilities” means a person  
19 who—

20 “(aa) has a disability as defined in section 223 of the  
21 Social Security Act (42 U.S.C. 423);

22 “(bb) is determined, pursuant to regulations issued  
23 by the Secretary, to have a physical, mental, or emotional

1 impairment which is expected to be of long-continued and  
2 indefinite duration, substantially impedes his or her ability  
3 to live independently, and is of such a nature that such  
4 ability could be improved by more suitable housing  
5 conditions;

6 “(cc) has a developmental disability as defined in  
7 section 102 of the Developmental Disabilities Assistance  
8 and Bill of Rights Act of 2000 (42 U.S.C. 15002(8)); or

9 “(dd) has the disease of acquired immunodeficiency  
10 syndrome or any conditions arising from the etiologic agent  
11 for acquired immunodeficiency syndrome.

12 “(II) Notwithstanding any other provision of law, no  
13 individual shall be considered a person with disabilities, for  
14 purposes of eligibility for low-income housing under this title,  
15 solely on the basis of any drug or alcohol dependence. The  
16 Secretary shall consult with other appropriate Federal agencies to  
17 implement the preceding sentence.

18 “(iii) DISPLACED PERSON.—The term “displaced person”  
19 means a person displaced by governmental action or by one or more  
20 activities undertaken with Federal financial assistance, or a person whose  
21 dwelling has been extensively damaged or destroyed as a result of a  
22 disaster declared or otherwise formally recognized pursuant to Federal  
23 disaster relief laws.

1                   “(iv) NEAR-ELDERLY PERSON.—The term “near-elderly  
2                   person” means a person who is at least 50 years of age but below the age  
3                   of an elderly person.

4                   “(4) INCOME.—The term “income” means, with respect to a family, annual  
5                   income received from all sources by each member of the family who is 18 years of age or  
6                   older or is the head of household or spouse of the head of the household, plus unearned  
7                   income by or on behalf of each dependent who is less than 18 years of age, as determined  
8                   in accordance with criteria prescribed by the Secretary, in consultation with the Secretary  
9                   of Agriculture, subject to the following requirements:

10                   “(A) INCLUDED AMOUNTS.—Such term includes recurring gifts and  
11                   receipts, actual income from assets, and profit or loss from a business.

12                   “(B) EXCLUDED AMOUNTS.—Such term does not include—

13                   (i) any return on net family assets, as defined by section 16(e), as  
14                   long as the value of the net family assets is under \$25,000, after an annual  
15                   inflation adjustment done by the Secretary in accordance with an  
16                   inflationary index selected by the Secretary;

17                   “(ii) any amounts that would be eligible for exclusion under  
18                   section 1613(a)(7) of the Social Security Act (42 U.S.C. 1382b(a)(7));

19                   “(iii) deferred disability benefits from the Department of Veterans  
20                   Affairs that are received in a lump sum amount or in prospective monthly  
21                   amounts;

1                   “(iv) any expenses related to aid and attendance under section 1521  
2 of title 38, United States Code, to veterans who are in need of regular aid  
3 and attendance;

4                   “(v) earned income, up to an amount as the Secretary may establish  
5 by notice with public comment, of any dependent earned during any  
6 period that such dependent is attending school or vocational training on a  
7 full-time basis;

8                   “(vi) any grant-in-aid or scholarship amounts related to attendance  
9 on a full-time basis at a school or vocational training used—

10                   “(I) for the cost of tuition and any other required fees and  
11 charges or books; or

12                   “(II) in such amounts as the Secretary may allow, for the  
13 cost of room and board;

14                   “(vii) any amounts in or from, or any benefits from, any ABLE  
15 accounts under section 529A of the Internal Revenue Code of 1986 (26  
16 U.S.C. 259A), any Coverdell education savings account under section 530  
17 of such Code (26 U.S.C. 530), or any qualified tuition program under  
18 section 529 of such Code (26 U.S.C. 529); and

19                   “(viii) exclusions from income as established by the Secretary by  
20 regulation or notice, or any amount required by Federal law to be excluded  
21 from consideration as income.

22                   “(C) MONTHLY INCOME.—A family’s monthly income is the family’s  
23 income divided by 12.

1                   “(D) RECORDKEEPING.—The Secretary may not require a public  
2                   housing agency or owner to maintain records of any amounts excluded from  
3                   income pursuant to this subparagraph.”;

4                   (B) striking and reserving paragraph (5); and

5                   (C) adding at the end the following new paragraph:

6                   “(14) OWNER.—The term “owner” means any private person or entity, including  
7                   a cooperative, an agency of the Federal Government, or a public housing agency, having  
8                   the legal right to lease or sublease dwelling units.”.

9                   (b) IMPLEMENTATION.—

10                   (1) IN GENERAL.—The Secretary may implement the changes in subsection (a)  
11                   as necessary to minimize negative impacts on families, public housing agencies, or  
12                   owners.

13                   (2) HOLD HARMLESS FOR ELDERLY AND DISABLED FAMILIES.—To  
14                   implement the rent structures under section 3(a)(2)(B) of the United States Housing Act  
15                   of 1937 (42 U.S.C. 1437a(a)(2)(B)), as amended by this Act, for disabled families and  
16                   families consisting of persons 62 years of age or older receiving assistance under the  
17                   United States Housing Act of 1937 at the time of enactment of this Act, the Secretary  
18                   shall phase in any subsequent increases in rent over two triennial recertifications under  
19                   section 3(a)(6)(A), as amended by this Act.

20  
21 **SEC. 3. LOW-INCOME HOUSING ASSISTANCE AMENDMENTS.**

22                   (a) SECTION 8 ASSISTANCE.—Section 8 of the United States Housing Act of 1937  
23                   (42 U.S.C. 1437f) is amended—

1 (1) in subsection (c)(3), by striking “section 3(a)” and all that follows through the  
2 end of the paragraph and inserting “section 3(a)(2) of this Act. Reviews of family income  
3 shall be made in accordance with section 3(a)(6), unless otherwise provided.”;

4 (2) in subsection (f), by—

5 (A) amending paragraph (1) to read as follows:

6 “(1) the term “owner” has the same meaning as in section 3(b)”;

7 (B) in paragraph (6), by striking “pursuant to subsection (d)(2) or” and  
8 inserting “other than under subsection”;

9 (3) in subsection (o)—

10 (A) in paragraph (1)(E)(i), by striking “30 percent of adjusted income” and  
11 inserting “35 percent of income”;

12 (B) in paragraph (2), by—

13 (i) striking the undesignated matter before subparagraph (A); and

14 (ii) amending subparagraphs (A), (B), and (C) to read as follows:

15 “(A) TENANT-BASED ASSISTANCE; RENT NOT EXCEEDING  
16 PAYMENT STANDARD.—For a family receiving tenant-based assistance, if the  
17 rent for the unit (including the amount allowed for tenant-paid utilities) does not  
18 exceed the applicable payment standard established under paragraph (1), the  
19 monthly assistance payment for the family shall be equal to the amount by which  
20 the rent for the unit (including the amount allowed for tenant-paid utilities)  
21 exceeds the minimum family share under section 3(a)(2)(E).

22 “(B) TENANT-BASED ASSISTANCE; RENT EXCEEDING  
23 PAYMENT STANDARD.—For a family receiving tenant-based assistance, if the

1 rent for the unit (including the amount allowed for tenant-paid utilities) exceeds  
2 the applicable payment standard established under paragraph (1), the monthly  
3 assistance payment for the family shall be equal to the amount by which the  
4 applicable payment standard exceeds the minimum family share under section  
5 3(a)(2)(E).

6 “(C) FAMILIES RECEIVING PROJECT-BASED VOUCHER  
7 ASSISTANCE.—For a family receiving project-based voucher assistance, the  
8 rent that the family is required to pay shall be the family rent under section  
9 3(a)(2), and the housing assistance payment shall be the difference between the  
10 unit rent (including tenant-paid utilities) determined in accordance with  
11 subsections (o)(13)(H) and (o)(13)(I) and the family rent.”;

12 (C) by striking and reserving paragraphs (3) and (5);

13 (D) in paragraph (13) by striking “project-based assistance” and inserting  
14 “project-based voucher assistance” each time such term appears; and

15 (E) in paragraph (18)(B)(iii), by striking “, except that a family may be  
16 required” and all that follows until the period;

17 (4) in subsection (t)(1), by amending subparagraph (D) to read as follows:

18 “(D) if the income of the assisted family declines to a significant extent,  
19 the percentage of income paid by the family for rent shall not exceed the greater  
20 of the minimum family share under section 3(a)(2)(E) or the percentage of income  
21 paid at the time of the eligibility event for the project.”;

22 (5) in subsection (u)(2), by striking “adjusted”; and

23 (6) in subsection (y)—

1 (A) in paragraph (2)—  
2 (i) in subparagraph (A), by striking “highest of the following  
3 amounts” and all that follows through the end of the subparagraph and  
4 inserting “minimum family share under section 3(a)(2)(E).”; and  
5 (ii) in subparagraph (B), by striking “highest of the amounts” and  
6 all that follows until the period and inserting “minimum family share  
7 under section 3(a)(2)(E).”; and  
8 (B) in paragraph (7)(A), by striking “for fiscal year” and all that follows  
9 until the period.

10 (b) HOMEOWNERSHIP VOUCHER ASSISTANCE PAYMENTS.—The monthly  
11 assistance payment for families receiving assistance under section 8(y) of the United States  
12 Housing Act of 1937 (42 U.S.C. 1437f(y)) prior to the enactment of this Act shall be the amount  
13 determined under the United States Housing Act of 1937 as in effect prior to the enactment of  
14 this Act.

15 (c) IMPLEMENTATION.—The Secretary may implement the changes in subsection (a)  
16 as necessary to minimize negative impacts on families, public housing agencies, or owners.

17

#### 18 **SEC. 4. SELF-CERTIFICATION OF ASSETS.**

19 Section 16(e)(3)(A) of the United States Housing Act (42 U.S.C. 1437n(e)(3)(A)) is  
20 amended by striking “\$50,000” and inserting “\$25,000”.

21

1 **SEC. 5. HOUSING FOR THE ELDERLY.**

2 (a) SECTION 202 RENTS.—Section 202(c)(3) of the Housing Act of 1959 (12 U.S.C.  
3 1701q(c)(3)) is amended by striking “the highest of the following amounts” and all that follows  
4 until the period and inserting “the amount determined by section 3(a)(2) of the United States  
5 Housing Act of 1937 (42 U.S.C. 1437a(a)(2))”.

6 (b) IMPLEMENTATION.—

7 (1) IN GENERAL.—The Secretary may implement the changes in subsection (a)  
8 as necessary to minimize negative impacts on families, public housing agencies, or  
9 owners.

10 (2) HOLD HARMLESS FOR ELDERLY AND DISABLED FAMILIES.—To  
11 implement the rent structures under section 3(a)(2)(B) of the United States Housing Act  
12 of 1937 (42 U.S.C. 1437a(a)(2)(B)), as amended by this Act, for disabled families and  
13 families consisting of persons 62 years of age or older receiving assistance under section  
14 202 of the Housing Act of 1959 at the time of enactment of this Act, the Secretary shall  
15 phase in any subsequent increases in rent over two triennial recertifications under section  
16 3(a)(6)(A), as amended by this Act.

17

18 **SEC. 6. SUPPORTIVE HOUSING FOR PERSONS WITH DISABILITIES.**

19 (a) SECTION 811 RENTS.—Section 811(d)(3) of the Cranston-Gonzalez National  
20 Affordable Housing Act (42 U.S.C. 8013(d)(3)) is amended by striking “the higher of the  
21 following amounts” and all that follows until the period and inserting “the amount determined by  
22 section 3(a)(2) of the United States Housing Act of 1937 (42 U.S.C. 1437a(a)(2))”.

23 (b) IMPLEMENTATION.—

1 (1) IN GENERAL.—The Secretary may implement the changes in subsection (a)  
2 as necessary to minimize negative impacts on families, public housing agencies, or  
3 owners.

4 (2) HOLD HARMLESS FOR ELDERLY AND DISABLED FAMILIES.—To  
5 implement the rent structures under section 3(a)(2)(B) of the United States Housing Act  
6 of 1937 (42 U.S.C. 1437a(a)(2)(B)), as amended by this Act, for disabled families and  
7 families consisting of persons 62 years of age or older receiving assistance under section  
8 811 of the Cranston-Gonzalez National Affordable Housing Act at the time of enactment  
9 of this Act, the Secretary shall phase in any subsequent increases in rent over two  
10 triennial recertifications under section 3(a)(6)(A), as amended by this Act.

11  
12 **SEC. 7. TECHNICAL AND CONFORMING AMENDMENTS.**

13 (a) Section 202 of the Housing Act of 1959 (12 U.S.C. 1701q) is amended—

14 (1) in subsection (f)—

15 (A) in paragraph (1)(B), by striking the semi-colon after “served” and  
16 inserting a semi-colon at the end of the subparagraph;

17 (B) in paragraph (2)(A)(iii), by striking the comma after “section” and  
18 inserting a semi-colon; and

19 (2) in subsection (h)(2)(B), by striking the comma after “thereof” and inserting a  
20 semi-colon.

21 (b) Section 811(b) of the Cranston-Gonzalez National Affordable Housing Act (42  
22 U.S.C. 8013(b)) is amended—

23 (1) by removing the second subsection (b) designation; and

1 (2) in paragraph (3)(B)(i)(II), by inserting “of” after “term”.

2 (c) The AIDS Housing Opportunity Act is amended—

3 (1) in section 859 (42 U.S.C. 12908), by inserting “, except for provisions related  
4 to the determinations of rent paid by the family and family income” after “United States  
5 Housing Act of 1937”;

6 (2) in section 861(b)(1)(B)(i) (42 U.S.C. 12910(b)(1)(B)(i)), by adding before the  
7 period at the end, “, as in effect prior to the enactment of the Making Affordable Housing  
8 Work Act of 2018”.

9 (d) The following statutes are amended by striking “adjusted” each place it occurs in the  
10 following statutes:

11 (1) In the United States Housing Act of 1937—

12 (A) section 8(o)(1)(D) (42 U.S.C. 1437f(o)(1)(D));

13 (B) section 23(d) (42 U.S.C. 1437u(d)); and

14 (C) section 304(b) 42 U.S.C. 1437aaa-3(b)).

15 (2) Section 802(d)(7)(A) of the Cranston-Gonzalez National Affordable Housing  
16 Act (42 U.S.C. 8011(d)(7)(A)).

17 (3) Section 203(g) of the Housing and Community Development Amendments  
18 Act of 1978 (12 U.S.C. 1701z-11(g)).

19 (4) Section 206(d)(6) of the Housing and Urban-Rural Recovery Act of 1983 (42  
20 U.S.C. 1437a note).

21 (5) Section 101(d) of the Housing and Urban Development Act of 1965 (12  
22 U.S.C. 1701s(d)).

23 (6) Section 221(f) of the National Housing Act (12 U.S.C. 1715l(f)).

1                   (7) Paragraphs (3) and (1)(B) of section 215(a) of the Home Investment  
2                   Partnerships Act (42 U.S.C. 12745(a)).

3                   (e) Section 12(d) of the United States Housing Act of 1937 (42 U.S.C. 1437j(d)) is  
4                   amended by striking “and adjusted income” each place it occurs.

5                   (f) Section 236(f) of the National Housing Act (12 U.S.C. 1715z-1(f)) is amended by  
6                   striking “adjusted income” each place it occurs and inserting “income”.

7                   (g) Section 516 of the Housing Act of 1949 (42 U.S.C. 1486) is amended in subsection  
8                   (k)(3)(D) by striking “3(a) of the United States Housing Act of 1937” and inserting “521(a)(2)“.