

110TH CONGRESS  
1ST SESSION

# H. R. 2786

To reauthorize the programs for housing assistance for Native Americans.

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## IN THE HOUSE OF REPRESENTATIVES

JUNE 20, 2007

Mr. KILDEE (for himself, Mr. PEARCE, Ms. WATERS, Mr. BOREN, Mr. RENZI, Mr. COLE of Oklahoma, and Mr. FRANK of Massachusetts) introduced the following bill; which was referred to the Committee on Financial Services

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## A BILL

To reauthorize the programs for housing assistance for Native Americans.

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; REFERENCES.**

4 (a) **SHORT TITLE.**—This Act may be cited as the  
5 “Native American Housing Assistance and Self-Deter-  
6 mination Reauthorization Act of 2007”.

7 (b) **REFERENCES.**—Except as otherwise expressly  
8 provided in this Act, wherever in this Act an amendment  
9 or repeal is expressed in terms of an amendment to, or  
10 repeal of, a section or other provision, the reference shall

1 be considered to be made to a section or other provision  
2 of the Native American Housing Assistance and Self-De-  
3 termination Act of 1996 (25 U.S.C. 4101 et seq.).

4 **SEC. 2. BLOCK GRANTS.**

5 (a) **AUTHORIZATION OF APPROPRIATIONS.**—Section  
6 108 (25 U.S.C. 4117) is amended by striking “fiscal years  
7 1998 through 2007” and inserting “fiscal years 2008  
8 through 2012”.

9 (b) **BLOCK GRANTS REQUIREMENTS.**—Section 101  
10 (25 U.S.C. 4111) is amended by adding at the end the  
11 following new subsections:

12 “(j) **FEDERAL SUPPLY SOURCES.**—For purposes of  
13 section 501 of title 40, United States Code (relating to  
14 services for executive agencies), an Indian tribe or tribally  
15 designated housing entity shall be considered to be an ex-  
16 ecutive agency when carrying out housing programs, serv-  
17 ices, functions and activities under the tribe or tribally  
18 designated housing entity, and its employees shall be eligi-  
19 ble to have access to such sources of supply on the same  
20 basis as employees of an executive agency.

21 “(k) **TRIBAL PREFERENCE IN EMPLOYMENT AND**  
22 **CONTRACTING.**—Notwithstanding any other provision of  
23 law, with respect to any grant made under this Act on  
24 behalf of an Indian tribe that is intended to benefit one  
25 tribe, the tribal employment or contract preference laws

1 adopted by such tribe shall govern with respect to the ad-  
2 ministration of the grant or portion of the grant.”.

3 (c) INDIAN HOUSING PLANS.—Subparagraph (A) of  
4 section 102(c)(3) (25 U.S.C. 4112(c)(3)(A)) is amended  
5 by inserting before the semicolon the following: “and a de-  
6 scription of any amounts made available pursuant to a  
7 grant under section 101 for the Indian tribe for any pre-  
8 ceding fiscal year which have not been, or are not expected  
9 to be, obligated or expended before the beginning of the  
10 fiscal year for which the plan is submitted, including any  
11 amounts in any reserve account established pursuant to  
12 section 202(9)”.

13 (d) PROGRAM INCOME.—Subsection (a) of section  
14 104 (25 U.S.C. 4114(a)) is amended by adding at the end  
15 the following:

16 “(4) EXCLUSION FROM PROGRAM INCOME OF  
17 REGULAR DEVELOPER’S FEES FOR LOW-INCOME  
18 HOUSING TAX CREDIT PROJECTS.—Notwithstanding  
19 any other provision of the Act, any income derived  
20 from a regular and customary developer’s fee for  
21 any project assisted with a low-income housing tax  
22 credit under section 42 of the Internal Revenue  
23 Code of 1986 that is initially funded with grant  
24 funds provided under this Act, which fee is approved

1 by the State housing credit agency, shall not be con-  
2 sidered to be program income.”.

3 (d) ESSENTIAL FAMILIES.—Section 201(b) (25  
4 U.S.C. 4131(b)) is amended—

5 (1) in paragraph (3)—

6 (A) in the paragraph heading, by striking  
7 “NON-INDIAN FAMILIES” and inserting “ES-  
8 SENTIAL FAMILIES”;

9 (B) by striking “non-Indian”; and

10 (C) by striking “on the Indian reservation  
11 or other Indian area”; and

12 (2) by redesignating the last paragraph (relat-  
13 ing to exemption) as paragraph (7).

14 (e) ELIGIBILITY OF LOCAL LAW ENFORCEMENT OF-  
15 FICERS FOR RESIDENCY.—Clause (i) of section  
16 201(b)(4)(A) (25 U.S.C. 4131(b)(4)(A)(i)) is amended by  
17 striking “or” the last place it appears and inserting “,  
18 or other unit of local government, or a”.

19 (f) OPERATION AND MAINTENANCE COSTS.—Para-  
20 graph (4) of section 202 (25 U.S.C. 4132(4)) is amended  
21 by inserting after “rental assistance,” the following: “op-  
22 eration and maintenance of units developed with amounts  
23 provided under this Act,”.

1 (g) RESERVE FUNDS.—Section 202 (25 U.S.C.  
2 4132) is amended by adding at the end the following new  
3 paragraph:

4 “(9) RESERVE ACCOUNTS.—The deposit of  
5 amounts, including grant amounts under section  
6 101, in a reserve account established for an Indian  
7 tribe only for the purpose of accumulating amounts  
8 for funding affordable housing activities under this  
9 section in accordance with the Indian housing plan  
10 for the tribe, except that not more than 20 percent  
11 of any grant amounts under section 101 on behalf  
12 of any Indian tribe for any fiscal year may be used  
13 under this paragraph. Amounts in such a reserve ac-  
14 count may be invested only subject to the same limi-  
15 tations applicable to grant amounts under section  
16 204(b). Any income resulting from amounts in any  
17 such reserve account shall be considered to be pro-  
18 gram income for purposes of this Act.”.

19 (h) PROGRAM REQUIREMENTS.—Section 203 (25  
20 U.S.C. 4133) is amended by adding at the end the fol-  
21 lowing new subsections:

22 “(f) USE OF GRANT AMOUNTS OVER EXTENDED PE-  
23 RIODS.—To the extent that the Indian housing plan for  
24 a tribe provides for the use of amounts from a grant under  
25 section 101 over more than one fiscal year or for afford-

1 able housing activities for which such funds will be com-  
2 mitted for use or expended in a subsequent fiscal year,  
3 the Secretary may not require amounts from such a grant  
4 to be used, or committed for use, any sooner than so pro-  
5 vided under such Indian housing plan.

6 “(g) DE MINIMIS EXEMPTION FOR PROCUREMENT  
7 OF GOODS AND SERVICES.—Notwithstanding any other  
8 provision of law, any rules and procedures regarding com-  
9 petitive procurement otherwise applicable to a recipient  
10 shall not apply to the recipient in the case of procurement  
11 of goods and services under \$5,000 with grant amounts  
12 under this Act.”.

13 (i) AVAILABILITY OF RECORDS.—Subsection (a) of  
14 section 208 (25 U.S.C. 4138(a)) is amended—

15 (1) by inserting “(1)” after “criminal conviction  
16 records of”; and

17 (2) by inserting before the period at the end the  
18 following: “, or (2) adult applicants for employment  
19 with the tribe in positions relating to the tribe’s ac-  
20 tivities under this Act or its other housing-related  
21 activities or with the tribally designated housing en-  
22 tity, for purposes of applicant screening”.

1 **SEC. 3. SELF-DETERMINED HOUSING ACTIVITIES FOR TRIB-**  
2 **AL COMMUNITIES PROGRAM.**

3 (a) ESTABLISHMENT OF PROGRAM.—Title II (25  
4 U.S.C. 4131 et seq.) is amended—

5 (1) by inserting after the title heading the fol-  
6 lowing:

7 **“Subtitle A—General Block Grant**  
8 **Program”;**

9 and

10 (2) by adding at the end the following new sub-  
11 title:

12 **“Subtitle B—Self-Determined Hous-**  
13 **ing Activities for Tribal Commu-**  
14 **nities**

15 **“SEC. 231. PURPOSES.**

16 “The purposes of this subtitle are to establish a self-  
17 determined housing activities for the tribal communities  
18 program to provide Indian tribes with the flexibility to use  
19 a portion of the grant amounts under section 101 for the  
20 tribe in manners that are wholly self-determined by the  
21 tribe for housing activities involving construction, acquisi-  
22 tion, or rehabilitation of housing that will benefit the com-  
23 munity served by the tribe.

24 **“SEC. 232. AUTHORITY.**

25 “(a) IN GENERAL.—Under the program under this  
26 subtitle, for each of fiscal years 2008 through 2012, the

1 recipient for each qualifying Indian tribe may use the  
2 amounts specified in subsection (c) in accordance with this  
3 subtitle.

4 “(b) QUALIFYING INDIAN TRIBES.—For purposes of  
5 this section, the term ‘qualifying Indian tribe’ means, with  
6 respect to a fiscal year, an Indian tribe or tribally des-  
7 ignated housing entity that—

8 “(1) a grant is made in behalf of under section  
9 101;

10 “(2) has complied with the requirements under  
11 subsections (b)(4) and (c)(7) of section 102; and

12 “(3) has no unresolved significant and material  
13 audit findings or exceptions in the most recent an-  
14 nual audit completed under chapter 75 of title 31,  
15 United States Code (commonly known as the Single  
16 Audit Act), or in an independent financial audit pre-  
17 pared in accordance with generally accepted auditing  
18 principles.

19 “(c) AMOUNT.—With respect to a fiscal year and a  
20 recipient, the amounts specified in this subsection are  
21 amounts from any grant under section 101 for the recipi-  
22 ent for the fiscal year, as determined by the recipient, but  
23 in no case exceeding the lesser of (1) 15 percent of the  
24 total grant amount for the recipient for such fiscal year,  
25 or (2) \$1,000,000.



1 **“SEC. 233. USE OF AMOUNTS FOR HOUSING ACTIVITIES.**

2 “(a) ELIGIBLE HOUSING ACTIVITIES.—Any amounts  
3 made available for use under this subtitle by a recipient  
4 for an Indian tribe shall be used only for housing activi-  
5 ties, as selected at the discretion of the recipient and set  
6 forth in the Indian housing plan for the tribe pursuant  
7 to section 102(c)(7), for the construction, acquisition or  
8 rehabilitation of housing that provide a benefit to families  
9 described in section 201(b)(1).

10 “(b) PROHIBITION ON CERTAIN ACTIVITIES.—  
11 Amounts made available for use under this subtitle may  
12 not be used for any costs of providing infrastructure, com-  
13 mercial and economic development, and operating costs of  
14 housing.

15 **“SEC. 234. INAPPLICABILITY OF OTHER PROVISIONS.**

16 “(a) IN GENERAL.—Except as specifically provided  
17 in this Act, the provisions of title I, subtitle A of title II,  
18 and titles III through VIII shall not apply to the program  
19 under this subtitle or to amounts made available in ac-  
20 cordance with this subtitle.

21 “(b) APPLICABLE PROVISIONS.—The following provi-  
22 sions of titles I through VIII shall apply to the program  
23 under this subtitle and amounts made available in accord-  
24 ance with this subtitle:

25 “(1) Section 101(c) (relating to local coopera-  
26 tion agreements).

1           “(2) Subsections (d) and (e) of section 101 (re-  
2 relating to tax exemption).

3           “(3) Section 102(c)(5) (relating to certification  
4 of compliance).

5           “(4) Section 104 (relating to treatment of pro-  
6 gram income and labor standards).

7           “(5) Section 105 (relating to environmental re-  
8 view).

9           “(6) Section 201(b) (relating to eligible fami-  
10 lies).

11           “(7) Section 201(b)(7) (relating to preference  
12 for tribal members and other Indian families).

13           “(8) Section 203(c) (relating to insurance cov-  
14 erage).

15           “(9) Section 209 (relating to noncompliance  
16 with affordable housing requirement).

17           “(10) Section 401 (relating to remedies for  
18 noncompliance).

19           “(11) Section 408 (relating to public avail-  
20 ability of information).

21           “(12) Section 702 (relating to 50-year leasehold  
22 interests in trust or restricted lands for housing pur-  
23 poses).

1 **“SEC. 235. REVIEW AND REPORT.**

2 “(a) REVIEW.—During calendar year 2011, the Sec-  
3 retary shall conduct a review of the results achieved by  
4 the program under this subtitle to determine—

5 “(1) the housing constructed, acquired, or reha-  
6 bilitated under the program;

7 “(2) the effects of such housing constructed, ac-  
8 quired, or rehabilitated on costs to low-income fami-  
9 lies of affordable housing;

10 “(3) the effectiveness of each recipient in  
11 achieving the results intended to be achieved, as set  
12 forth in the Indian housing plan for the Indian tribe;  
13 and

14 “(4) the need for, and effectiveness of, extend-  
15 ing the duration of the program and increasing the  
16 amount of grants under section 101 that may be  
17 used under the program.

18 “(b) REPORT.—Not later than December 31, 2011,  
19 the Secretary shall submit a report to the Congress setting  
20 forth the information obtained pursuant to the review  
21 under subsection (a), which shall include conclusions and  
22 recommendations of the Secretary with respect to the pro-  
23 gram under this subtitle, including—

24 “(1) recommendations regarding extension of  
25 the program for subsequent fiscal years and increas-

1       ing the amount pursuant to section 232(c) that may  
2       be used under the program; and

3               “(2) recommendations for—

4                       “(A) specific Indian tribes (or recipients)  
5                       that should be prohibited from participating in  
6                       the program for failure to achieve results, and  
7                       the period for which such prohibition should re-  
8                       main in effect; or

9                       “(B) standards and procedures by which  
10                      tribes (or recipients) may be prohibited from  
11                      participating in the program for failure to  
12                      achieve results.

13       “(c) PROVISION OF INFORMATION TO SECRETARY.—  
14       Notwithstanding any other provision of the Act, recipients  
15       participating in the program under this subtitle shall pro-  
16       vide such information to the Secretary as the Secretary  
17       may request, in sufficient detail and in a timely manner  
18       sufficient to ensure that the review and report required  
19       by this section is accomplished in a timely manner”.

20       (b) AUTHORITY TO USE BLOCK GRANT AMOUNTS.—  
21       Subsection (a) of section 101 (25 U.S.C. 4111(a)) is  
22       amended by inserting before the period at the end of the  
23       first sentence the following: “under subtitle A of title II  
24       and to carry out self-determined housing activities for trib-  
25       al communities programs under subtitle B of such title”.

1           (c) EXEMPTION FROM AFFORDABLE HOUSING AC-  
2 TIVITIES REQUIREMENT.—Subsection (g) of section 101  
3 (25 U.S.C. 4111) is amended by inserting “of this section  
4 and subtitle B of title II” after “subsection (h)”.

5           (d) INDIAN HOUSING PLANS.—Section 102 (25  
6 U.S.C. 4112) is amended as follows:

7               (1) 5-YEAR PLAN.—In subsection (b), by adding  
8 at the end the following new paragraph:

9               “(4) SELF-DETERMINED HOUSING ACTIVITIES  
10 PROGRAM.—A statement of the manner in which the  
11 program for the Indian tribe under subtitle B of  
12 title II will be carried out and implemented, and an  
13 overview of the benefits to the low-income commu-  
14 nity intended to be achieved from activities to be un-  
15 dertaken during the period pursuant to the program  
16 for the Indian tribe under subtitle B of title II.”.

17               (2) 1-YEAR PLAN.—In subsection (c), by adding  
18 at the end the following new paragraph:

19               “(7) SELF-DETERMINED HOUSING ACTIVITIES  
20 PROGRAM.—A statement of housing activities to be  
21 undertaken during the period pursuant to the pro-  
22 gram for the Indian tribe under subtitle B of title  
23 II and a description of the benefit such activities will  
24 provide for the low-income community.”.

1 (e) REVIEW OF HOUSING PLANS.—Section 103 (25  
2 U.S.C. 4113) is amended by striking subsection (e) and  
3 inserting the following new subsection:

4 “(e) SELF-DETERMINED ACTIVITIES PROGRAM.—  
5 Notwithstanding any other provision of this section, the  
6 Secretary—

7 “(1) shall review the information included in an  
8 Indian housing plan pursuant to subsections (b)(4)  
9 and (c)(7) only to determine whether such informa-  
10 tion is included for purposes of compliance with the  
11 requirement under section 232(b)(2); and

12 “(2) may not approve or disapprove an Indian  
13 housing plan based on the content of the particular  
14 benefits, activities, and results included pursuant to  
15 such subsections.”.

16 (f) CLERICAL AMENDMENTS.—The table of contents  
17 in section 1(b) (25 U.S.C. 4101 note) is amended—

18 (1) by inserting after the item for title II the  
19 following new item:

“Subtitle A—General Block Grant Program”;

20 and

21 (2) by inserting before the item for title III the  
22 following new items:

“Subtitle B—Self-Determined Housing Activities for Tribal Communities

“Sec. 231. Purposes.

“Sec. 232. Authority.

“Sec. 233. Use of amounts for housing activities.

“Sec. 234. Inapplicability of other provisions.

“Sec. 235. Review and report.”.

1 **SEC. 4. EFFECT OF NAHASDA ON HOME INVESTMENT PART-**  
 2 **NERSHIPS ACT.**

3 (a) IN GENERAL.—Title V (25 U.S.C. 4181 et seq.)  
 4 is amended by adding at the end the following new section:

5 **“SEC. 509. EFFECT ON HOME INVESTMENT PARTNERSHIPS**  
 6 **ACT.**

7 “The amendments made by this title, and the provi-  
 8 sions of this title and this Act, may not be construed to  
 9 prohibit or prevent any insular area or participating juris-  
 10 diction (as such terms are used for purposes of the HOME  
 11 Investment Partnerships Act (42 U.S.C. 12721 et seq.))  
 12 from providing amounts made available under such Act  
 13 for such area or jurisdiction to Indian tribes, or tribally  
 14 designated housing entities, for use in accordance with the  
 15 HOME Investment Partnerships Act.”.

16 (b) CLERICAL AMENDMENT.—The table of contents  
 17 in section 1(b) (25 U.S.C. 4101 note) is amended by in-  
 18 serting after the item for section 508 the following new  
 19 item:

“Sec. 509. Effect on HOME Investment Partnerships Act.”.

20 **SEC. 5. GAO STUDY OF EFFECTIVENESS OF NAHASDA FOR**  
 21 **TRIBES OF DIFFERENT SIZES.**

22 (a) IN GENERAL.—The Comptroller General of the  
 23 United States shall conduct a study of the effectiveness

1 of the Native American Housing Assistance and Self-De-  
2 termination Act of 1996 in achieving its purposes of meet-  
3 ing the needs for affordable housing for low-income Indian  
4 families, as compared to the programs for housing and  
5 community development assistance for Indian tribes and  
6 families and Indian housing authorities that were termi-  
7 nated under title V of such Act and the amendments made  
8 by such title. The study shall compare such effectiveness  
9 with respect to Indian tribes of various sizes and types,  
10 and specifically with respect to smaller tribes for which  
11 grants of lesser or minimum amounts have been made  
12 under title I of such Act.

13 (b) REPORT.—Not later than the expiration of the  
14 12-month period beginning on the date of the enactment  
15 of this Act, the Comptroller General shall submit a report  
16 to the Committee on Financial Services of the House of  
17 Representatives and the Committee on Banking, Housing,  
18 and Urban Affairs of the Senate regarding the results and  
19 conclusions of the study conducted pursuant to subsection  
20 (a). Such report shall include recommendations regarding  
21 any changes appropriate to the Native American Housing  
22 Assistance and Self-Determination Act of 1996 to help en-  
23 sure that the purposes of such Act are achieved by all In-  
24 dian tribes, regardless of size or type.



1 **SEC. 6. FEDERAL GUARANTEES FOR FINANCING FOR TRIB-**  
2 **AL HOUSING ACTIVITIES.**

3 (a) EDUCATIONAL SEMINARS.—Section 604 (25  
4 U.S.C. 4195) is amended by adding at the end the fol-  
5 lowing: “Such activities shall include conducting edu-  
6 cational seminars with tribes and tribally designated hous-  
7 ing entities on how to utilize the loan guarantee program  
8 under this title.”.

9 (b) AGGREGATE FISCAL YEAR LIMITATION.—Sub-  
10 section (a) of section 605 (25 U.S.C. 4195(a)) is amended  
11 by striking “fiscal years 1997 through 2007” and insert-  
12 ing “fiscal years 2008 through 2012”.

13 (c) AUTHORIZATION OF APPROPRIATIONS FOR CRED-  
14 IT SUBSIDY.—Subsection (b) of section 605 is amended  
15 by striking “fiscal years 1997 through 2007” and insert-  
16 ing “fiscal years 2008 through 2012”.

17 **SEC. 7. TRAINING AND TECHNICAL ASSISTANCE.**

18 Section 703 (25 U.S.C. 4212) is amended by striking  
19 “fiscal years 1997 through 2007” and inserting “fiscal  
20 years 2008 through 2012”.

21 **SEC. 8. HOUSING ASSISTANCE FOR NATIVE HAWAIIANS.**

22 Section 824 (25 U.S.C. 4243), as added by section  
23 513 of Public Law 106–569 (114 Stat. 2969), is amended  
24 by striking “fiscal years” and all that follows and inserting

1 the following: “fiscal years 2008, 2009, 2010, 2011 and  
2 2012.”.

○