

115TH CONGRESS  
2D SESSION

# H. R. 4258

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## AN ACT

To promote the development of local strategies to coordinate use of assistance under sections 8 and 9 of the United States Housing Act of 1937 with public and private resources, to enable eligible families to achieve economic independence and self-sufficiency, 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,*

1 **SECTION 1. SHORT TITLE.**

2 This Act may be cited as the “Family Self-Sufficiency  
3 Act”.

4 **SEC. 2. FAMILY SELF-SUFFICIENCY PROGRAM.**

5 (a) IN GENERAL.—Section 23 of the United States  
6 Housing Act of 1937 (42 U.S.C. 1437u) is amended—

7 (1) in subsection (a)—

8 (A) by striking “public housing and”; and

9 (B) by striking “the certificate and vouch-  
10 er programs under section 8” and inserting  
11 “sections 8 and 9”;

12 (2) by amending subsection (b) to read as fol-  
13 lows:

14 “(b) CONTINUATION OF PRIOR REQUIRED PRO-  
15 GRAMS.—

16 “(1) IN GENERAL.—Each public housing agen-  
17 cy that was required to administer a local Family  
18 Self-Sufficiency program on the date of enactment of  
19 the Family Self-Sufficiency Act, shall operate such  
20 local program for, at a minimum, the number of  
21 families the agency was required to serve on the date  
22 of enactment of such Act, subject only to the avail-  
23 ability under appropriations Acts of sufficient  
24 amounts for housing assistance and the require-  
25 ments of paragraph (2).

1           “(2) REDUCTION.—The number of families for  
2           which a public housing agency is required to operate  
3           such local program under paragraph (1) shall be de-  
4           creased by one for each family from any supported  
5           rental housing program administered by such agency  
6           that, after October 21, 1998, fulfills its obligations  
7           under the contract of participation.

8           “(3) EXCEPTION.—The Secretary shall not re-  
9           quire a public housing agency to carry out a manda-  
10          tory program for a period of time upon the request  
11          of the public housing agency and upon a determina-  
12          tion by the Secretary that implementation is not fea-  
13          sible because of local circumstances, which may in-  
14          clude—

15                 “(A) lack of supportive services accessible  
16                 to eligible families, which shall include insuffi-  
17                 cient availability of resources for programs  
18                 under title I of the Workforce Investment Act  
19                 of 1998 (29 U.S.C. 2801 et seq.);

20                 “(B) lack of funding for reasonable admin-  
21                 istrative costs;

22                 “(C) lack of cooperation by other units of  
23                 State or local government; or

24                 “(D) any other circumstances that the Sec-  
25                 retary may consider appropriate.”;

1 (3) by striking subsection (i);

2 (4) by redesignating subsections (c), (d), (e),  
3 (f), (g), and (h) as subsections (d), (e), (f), (g), (h),  
4 and (i) respectively;

5 (5) by inserting after subsection (b), as amend-  
6 ed, the following:

7 “(c) ELIGIBILITY.—

8 “(1) ELIGIBLE FAMILIES.—A family is eligible  
9 to participate in a local Family Self-Sufficiency pro-  
10 gram under this section if—

11 “(A) at least one household member seeks  
12 to become and remain employed in suitable em-  
13 ployment or to increase earnings; and

14 “(B) the household member receives direct  
15 assistance under section 8 or resides in a unit  
16 assisted under section 8 or 9.

17 “(2) ELIGIBLE ENTITIES.—The following enti-  
18 ties are eligible to administer a local Family Self-  
19 Sufficiency program under this section:

20 “(A) A public housing agency admin-  
21 istering housing assistance to or on behalf of an  
22 eligible family under section 8 or 9.

23 “(B) The owner or sponsor of a multi-  
24 family property receiving project-based rental

1 assistance under section 8, in accordance with  
2 the requirements under subsection (l).”;

3 (6) in subsection (d), as so redesignated—

4 (A) in paragraph (1)—

5 (i) by striking “public housing agen-  
6 cy” the first time it appears and inserting  
7 “eligible entity”;

8 (ii) in the first sentence, by striking  
9 “each leaseholder receiving assistance  
10 under the certificate and voucher programs  
11 of the public housing agency under section  
12 8 or residing in public housing adminis-  
13 tered by the agency” and inserting “a  
14 household member of an eligible family”;  
15 and

16 (iii) by striking the third sentence and  
17 inserting the following: “Housing assist-  
18 ance may not be terminated as a con-  
19 sequence of either successful completion of  
20 the contract of participation or failure to  
21 complete such contract. A contract of par-  
22 ticipation shall remain in effect until the  
23 participating family exits the Family Self-  
24 Sufficiency program upon successful grad-

1                   uation or expiration of the contract of par-  
2                   ticipation, or for other good cause.”;

3                   (B) in paragraph (2)—

4                   (i) in the matter preceding subpara-  
5                   graph (A)—

6                   (I) in the first sentence—

7                   (aa) by striking “A local  
8                   program under this section” and  
9                   inserting “An eligible entity”;

10                  (bb) by striking “provide”  
11                  and inserting “coordinate”; and

12                  (cc) by striking “to” and in-  
13                  serting “for”; and

14                  (II) in the second sentence—

15                  (aa) by striking “provided  
16                  during” and inserting “coordi-  
17                  nated for”;

18                  (bb) by striking “under sec-  
19                  tion 8 or residing in public hous-  
20                  ing” and inserting “pursuant to  
21                  section 8 or 9 and for the dura-  
22                  tion of the contract of participa-  
23                  tion”; and

1 (cc) by inserting “, but are  
2 not limited to” after “may in-  
3 clude”;

4 (ii) in subparagraph (D), by inserting  
5 “or attainment of a high school equiva-  
6 lency certificate” after “high school”;

7 (iii) by striking subparagraph (G);

8 (iv) by redesignating subparagraphs  
9 (E), (F), and (J) as subparagraphs (F),  
10 (G), and (K) respectively;

11 (v) by inserting after subparagraph  
12 (D) the following:

13 “(E) education in pursuit of a post-sec-  
14 ondary degree or certification;”;

15 (vi) in subparagraph (H), by inserting  
16 “financial literacy, such as training in fi-  
17 nancial management, financial coaching,  
18 and asset building, and” after “training  
19 in”;

20 (vii) in subparagraph (I), by striking  
21 “and” at the end; and

22 (viii) by inserting after subparagraph  
23 (I) the following:

24 “(J) homeownership education and assist-  
25 ance; and”;

1 (C) in paragraph (3)—

2 (i) in the first sentence, by inserting  
3 “the first recertification of income after”  
4 after “not later than 5 years after”; and

5 (ii) in the second sentence—

6 (I) by striking “public housing  
7 agency” and inserting “eligible enti-  
8 ty”; and

9 (II) by striking “of the agency”;

10 (D) by amending paragraph (4) to read as  
11 follows:

12 “(4) EMPLOYMENT.—The contract of participa-  
13 tion shall require one household member of the par-  
14 ticipating family to seek and maintain suitable em-  
15 ployment.”; and

16 (E) by adding at the end the following:

17 “(5) NONPARTICIPATION.—Assistance under  
18 section 8 or 9 for a family that elects not to partici-  
19 pate in a Family Self-Sufficiency program shall not  
20 be delayed by reason of such election.”;

21 (7) in subsection (e), as so redesignated—

22 (A) in paragraph (1), by striking “whose  
23 monthly adjusted income does not exceed 50  
24 percent” and all that follows through the period  
25 at the end of the third sentence and inserting



1 “shall be calculated under the rental provisions  
2 of section 3 or section 8(o), as applicable.”;

3 (B) in paragraph (2)—

4 (i) by striking the first sentence and  
5 inserting the following: “For each partici-  
6 pating family, an amount equal to any in-  
7 crease in the amount of rent paid by the  
8 family in accordance with the provisions of  
9 section 3 or 8(o), as applicable, that is at-  
10 tributable to increases in earned income by  
11 the participating family, shall be placed in  
12 an interest-bearing escrow account estab-  
13 lished by the eligible entity on behalf of the  
14 participating family. Notwithstanding any  
15 other provision of law, an eligible entity  
16 may use funds it controls under section 8  
17 or 9 for purposes of making the escrow de-  
18 posit for participating families assisted  
19 under, or residing in units assisted under,  
20 section 8 or 9, respectively, provided such  
21 funds are offset by the increase in the  
22 amount of rent paid by the participating  
23 family.”;

24 (ii) by striking the second sentence  
25 and inserting the following: “All Family

1 Self-Sufficiency programs administered  
2 under this section shall include an escrow  
3 account.”;

4 (iii) in the fourth sentence, by striking  
5 “subsection (c)” and inserting “subsection  
6 (d)”;

7 (iv) in the last sentence—

8 (I) by striking “A public housing  
9 agency” and inserting “An eligible en-  
10 tity”;

11 (II) by striking “the public hous-  
12 ing agency” and inserting “such eligi-  
13 ble entity”;

14 (C) by amending paragraph (3) to read as  
15 follows:

16 “(3) FORFEITED ESCROW.—Any amount placed  
17 in an escrow account established by an eligible entity  
18 for a participating family as required under para-  
19 graph (2), that exists after the end of a contract of  
20 participation by a household member of a partici-  
21 pating family that does not qualify to receive the es-  
22 crow, shall be used by the eligible entity for the ben-  
23 efit of participating families in good standing.”;

24 (8) in subsection (f), as so redesignated, by  
25 striking “, unless the income of the family equals or

1 exceeds 80 percent of the median income of the area  
2 (as determined by the Secretary with adjustments  
3 for smaller and larger families)”;

4 (9) in subsection (g), as so redesignated—

5 (A) in paragraph (1)—

6 (i) by striking “public housing agen-  
7 cy” and inserting “eligible entity”;

8 (ii) by striking “the public housing  
9 agency” and inserting “such eligible enti-  
10 ty”; and

11 (iii) by striking “subsection (g)” and  
12 inserting “subsection (h)”;

13 (B) in paragraph (2)—

14 (i) by striking “public housing agen-  
15 cy” and inserting “eligible entity” each  
16 place that term appears;

17 (ii) by striking “or the Job Opportu-  
18 nities and Basic Skills Training Program  
19 under part F of title IV of the Social Secu-  
20 rity Act”;

21 (iii) by inserting “primary, secondary,  
22 and post-secondary” after “public and pri-  
23 vate”; and

24 (iv) in the second sentence, by insert-  
25 ing “and tenants served by the program”

1 after “the unit of general local govern-  
2 ment”;

3 (10) in subsection (h), as so redesignated—

4 (A) in paragraph (1)—

5 (i) by striking “public housing agen-  
6 cy” and inserting “eligible entity”;

7 (ii) by striking “participating in the”  
8 and inserting “carrying out a”; and

9 (iii) by striking “to the Secretary”;

10 (B) in paragraph (2)—

11 (i) by striking “public housing agen-  
12 cy” and inserting “eligible entity”;

13 (ii) by striking “subsection (f)” and  
14 inserting “subsection (g)”;

15 (iii) by striking “residents of the pub-  
16 lic housing” and inserting “the current  
17 and prospective participants of the pro-  
18 gram”; and

19 (iv) by striking “or the Job Opportu-  
20 nities and Basic Skills Training Program  
21 under part F of title IV of the Social Secu-  
22 rity Act”; and

23 (C) in paragraph (3)—

24 (i) in subparagraph (C)—

1 (I) by striking “subsection  
2 (e)(2)” and inserting “subsection  
3 (d)(2)”;

4 (II) by striking “provided to”  
5 and inserting “coordinated on behalf  
6 of participating”;

7 (III) by inserting “direct” before  
8 “assistance”; and

9 (IV) by striking “the section 8  
10 and public housing programs” and in-  
11 sserting “sections 8 and 9”;

12 (ii) in subparagraph (D)—

13 (I) by striking “subsection (d)”  
14 and inserting “subsection (e)”; and

15 (II) by striking “public housing  
16 agency” and inserting “eligible enti-  
17 ty”;

18 (iii) in subparagraph (E), by striking  
19 “deliver” and inserting “coordinate”;

20 (iv) in subparagraph (H), by striking  
21 “the Job Opportunities and Basic Skills  
22 Training Program under part F of title IV  
23 of the Social Security Act and”; and

24 (v) in subparagraph (I), by striking  
25 “public housing or section 8 assistance”

1                   and inserting “assistance under section 8  
2                   or 9”;

3                   (11) by amending subsection (i), as so redesign-  
4                   nated, to read as follows:

5                   “(i) FAMILY SELF-SUFFICIENCY AWARDS.—

6                   “(1) IN GENERAL.—Subject to appropriations,  
7                   the Secretary shall establish a formula by which an-  
8                   nual funds will be awarded or as otherwise deter-  
9                   mined by the Secretary for the costs incurred by an  
10                  eligible entity in administering the self-sufficiency  
11                  program under this section.

12                  “(2) ELIGIBILITY FOR AWARDS.—The award  
13                  established under paragraph (1) shall provide fund-  
14                  ing for family self-sufficiency coordinators as follows:

15                  “(A) BASE AWARD.—An eligible entity  
16                  serving 25 or more participants in the Family  
17                  Self-Sufficiency program under this section is  
18                  eligible to receive an award equal to the costs,  
19                  as determined by the Secretary, of 1 full-time  
20                  family self-sufficiency coordinator position. The  
21                  Secretary may, by regulation or notice, deter-  
22                  mine the policy concerning the award for an eli-  
23                  gible entity serving fewer than 25 such partici-  
24                  pants, including providing prorated awards or  
25                  allowing such entities to combine their pro-

1           grams under this section for purposes of em-  
2           ploying a coordinator.

3           “(B) ADDITIONAL AWARD.—An eligible en-  
4           tity that meets performance standards set by  
5           the Secretary is eligible to receive an additional  
6           award sufficient to cover the costs of filling an  
7           additional family self-sufficiency coordinator po-  
8           sition if such entity has 75 or more partici-  
9           pating families, and an additional coordinator  
10          for each additional 50 participating families, or  
11          such other ratio as may be established by the  
12          Secretary based on the award allocation evalua-  
13          tion under subparagraph (E).

14          “(C) STATE AND REGIONAL AGENCIES.—  
15          For purposes of calculating the award under  
16          this paragraph, each administratively distinct  
17          part of a State or regional eligible entity may  
18          be treated as a separate agency.

19          “(D) DETERMINATION OF NUMBER OF CO-  
20          ORDINATORS.—In determining whether an eligi-  
21          ble entity meets a specific threshold for funding  
22          pursuant to this paragraph, the Secretary shall  
23          consider the number of participants enrolled by  
24          the eligible entity in its Family Self-Sufficiency

1 program as well as other criteria determined by  
2 the Secretary.

3 “(E) AWARD ALLOCATION EVALUATION.—  
4 The Secretary shall submit to Congress a report  
5 evaluating the award allocation under this sub-  
6 section, and make recommendations based on  
7 this evaluation and other related findings to  
8 modify such allocation, within 4 years after the  
9 date of enactment of the Family Self-Suffi-  
10 ciency Act, and not less frequently than every  
11 4 years thereafter. The report requirement  
12 under this subparagraph shall terminate after  
13 the Secretary has submitted two such reports to  
14 Congress.

15 “(3) RENEWALS AND ALLOCATION.—

16 “(A) IN GENERAL.—Funds allocated by  
17 the Secretary under this subsection shall be al-  
18 located in the following order of priority:

19 “(i) FIRST PRIORITY.—Renewal of the  
20 full cost of all coordinators in the previous  
21 year at each eligible entity with an existing  
22 Family Self-Sufficiency program that  
23 meets applicable performance standards  
24 set by the Secretary.



1           “(ii) SECOND PRIORITY.—New or in-  
2           cremental coordinator funding authorized  
3           under this section.

4           “(B) GUIDANCE.—If the first priority, as  
5           described in subparagraph (A)(i), cannot be  
6           fully satisfied, the Secretary may prorate the  
7           funding for each eligible entity, as long as—

8                   “(i) each eligible entity that has re-  
9                   ceived funding for at least one part-time  
10                  coordinator in the prior fiscal year is pro-  
11                  vided sufficient funding for at least one  
12                  part-time coordinator as part of any such  
13                  proration; and

14                   “(ii) each eligible entity that has re-  
15                  ceived funding for at least one full-time co-  
16                  ordinator in the prior fiscal year is pro-  
17                  vided sufficient funding for at least one  
18                  full-time coordinator as part of any such  
19                  proration.

20           “(4) RECAPTURE OR OFFSET.—Any awards al-  
21           located under this subsection by the Secretary in a  
22           fiscal year that have not been spent by the end of  
23           the subsequent fiscal year or such other time period  
24           as determined by the Secretary may be recaptured  
25           by the Secretary and shall be available for providing

1 additional awards pursuant to paragraph (2)(B), or  
2 may be offset as determined by the Secretary. Funds  
3 appropriated pursuant to this section shall remain  
4 available for 3 years in order to facilitate the re-use  
5 of any recaptured funds for this purpose.

6 “(5) PERFORMANCE REPORTING.—Programs  
7 under this section shall be required to report the  
8 number of families enrolled and graduated, the num-  
9 ber of established escrow accounts and positive es-  
10 crow balances, and any other information that the  
11 Secretary may require. Program performance shall  
12 be reviewed periodically as determined by the Sec-  
13 retary.

14 “(6) INCENTIVES FOR INNOVATION AND HIGH  
15 PERFORMANCE.—The Secretary may reserve up to 5  
16 percent of the amounts made available under this  
17 subsection to provide support to or reward Family  
18 Self-Sufficiency programs based on the rate of suc-  
19 cessful completion, increased earned income, or  
20 other factors as may be established by the Sec-  
21 retary.”;

22 (12) in subsection (j)—

23 (A) by striking “public housing agency”  
24 the first place such term appears and inserting  
25 “eligible entity”;

1 (B) by striking “public housing” before  
2 “units”;

3 (C) by striking “in public housing projects  
4 administered by the agency”;

5 (D) by inserting “or coordination” after  
6 “provision”; and

7 (E) by striking the last sentence;

8 (13) in subsection (k), by striking “public hous-  
9 ing agencies” and inserting “eligible entities”;

10 (14) by striking subsection (n);

11 (15) by striking subsection (o);

12 (16) by redesignating subsections (l) and (m) as  
13 subsections (m) and (n), respectively;

14 (17) by inserting after subsection (k) the fol-  
15 lowing:

16 “(l) PROGRAMS FOR TENANTS IN PRIVATELY OWNED  
17 PROPERTIES WITH PROJECT-BASED ASSISTANCE.—

18 “(1) VOLUNTARY AVAILABILITY OF FSS PRO-  
19 GRAM.—The owner of a privately owned property  
20 may voluntarily make a Family Self-Sufficiency pro-  
21 gram available to the tenants of such property in ac-  
22 cordance with procedures established by the Sec-  
23 retary. Such procedures shall permit the owner to  
24 enter into a cooperative agreement with a local pub-  
25 lic housing agency that administers a Family Self-

1 Sufficiency program or, at the owner’s option, oper-  
2 ate a Family Self-Sufficiency program on its own or  
3 in partnership with another owner. An owner, who  
4 voluntarily makes a Family Self-Sufficiency program  
5 available pursuant to this subsection, may access  
6 funding from any residual receipt accounts for the  
7 property to hire a family self-sufficiency coordinator  
8 or coordinators for their program.

9 “(2) COOPERATIVE AGREEMENT.—Any coopera-  
10 tive agreement entered into pursuant to paragraph  
11 (1) shall require the public housing agency to open  
12 its Family Self-Sufficiency program waiting list to  
13 any eligible family residing in the owner’s property  
14 who resides in a unit assisted under project-based  
15 rental assistance.

16 “(3) TREATMENT OF FAMILIES ASSISTED  
17 UNDER THIS SUBSECTION.—A public housing agency  
18 that enters into a cooperative agreement pursuant to  
19 paragraph (1) may count any family participating in  
20 its Family Self-Sufficiency program as a result of  
21 such agreement as part of the calculation of the  
22 award under subsection (i).

23 “(4) ESCROW.—

24 “(A) COOPERATIVE AGREEMENT.—A coop-  
25 erative agreement entered into pursuant to

1 paragraph (1) shall provide for the calculation  
2 and tracking of the escrow for participating  
3 residents and for the owner to make available,  
4 upon request of the public housing agency, es-  
5 crow for participating residents, in accordance  
6 with paragraphs (2) and (3) of subsection (e),  
7 residing in units assisted under section 8.

8 “(B) CALCULATION AND TRACKING BY  
9 OWNER.—The owner of a privately owned prop-  
10 erty who voluntarily makes a Family Self-Suffi-  
11 ciency program available pursuant to paragraph  
12 (1) shall calculate and track the escrow for par-  
13 ticipating residents and make escrow for par-  
14 ticipating residents available in accordance with  
15 paragraphs (2) and (3) of subsection (e).

16 “(5) EXCEPTION.—This subsection shall not  
17 apply to properties assisted under section 8(o)(13).

18 “(6) SUSPENSION OF ENROLLMENT.—In any  
19 year, the Secretary may suspend the enrollment of  
20 new families in Family Self-Sufficiency programs  
21 under this subsection based on a determination that  
22 insufficient funding is available for this purpose.”;

23 (18) in subsection (m), as so redesignated—

24 (A) in paragraph (1)—

1 (i) in the first sentence, by striking  
2 “Each public housing agency” and insert-  
3 ing “Each eligible entity”;

4 (ii) in the second sentence, by striking  
5 “The report shall include” and inserting  
6 “The contents of the report shall include”;  
7 and

8 (iii) in subparagraph (D)—

9 (I) by striking “public housing  
10 agency” and inserting “eligible enti-  
11 ty”; and

12 (II) by striking “local”; and

13 (B) in paragraph (2), by inserting “and  
14 describing any additional research needs of the  
15 Secretary to evaluate the effectiveness of the  
16 program” after “under paragraph (1)”;

17 (19) in subsection (n), as so redesignated, by  
18 striking “may” and inserting “shall”; and

19 (20) by adding at the end the following:

20 “(o) DEFINITIONS.—In this section:

21 “(1) ELIGIBLE ENTITY.—The term ‘eligible en-  
22 tity’ means an entity that meets the requirements  
23 under subsection (c)(2) to administer a Family Self-  
24 Sufficiency program under this section.

1           “(2) ELIGIBLE FAMILY.—The term ‘eligible  
2 family’ means a family that meets the requirements  
3 under subsection (c)(1) to participate in the Family  
4 Self-Sufficiency program under this section.

5           “(3) PARTICIPATING FAMILY.—The term ‘par-  
6 ticipating family’ means an eligible family that is  
7 participating in the Family Self-Sufficiency program  
8 under this section.”.

9           (b) EFFECTIVE DATE.—Not later than 360 days  
10 after the date of enactment of this Act, the Secretary of  
11 Housing and Urban Development shall issue notice or reg-  
12 ulations to implement this Act and any amendments made  
13 by this Act, and this Act and any amendments made by  
14 this Act shall take effect upon such issuance.

Passed the House of Representatives January 17,  
2018.

Attest:

*Clerk.*

115<sup>TH</sup> CONGRESS  
2<sup>D</sup> SESSION

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To promote the development of local strategies to coordinate use of assistance under sections 8 and 9 of the United States Housing Act of 1937 with public and private resources, to enable eligible families to achieve economic independence and self-sufficiency, and for other purposes.